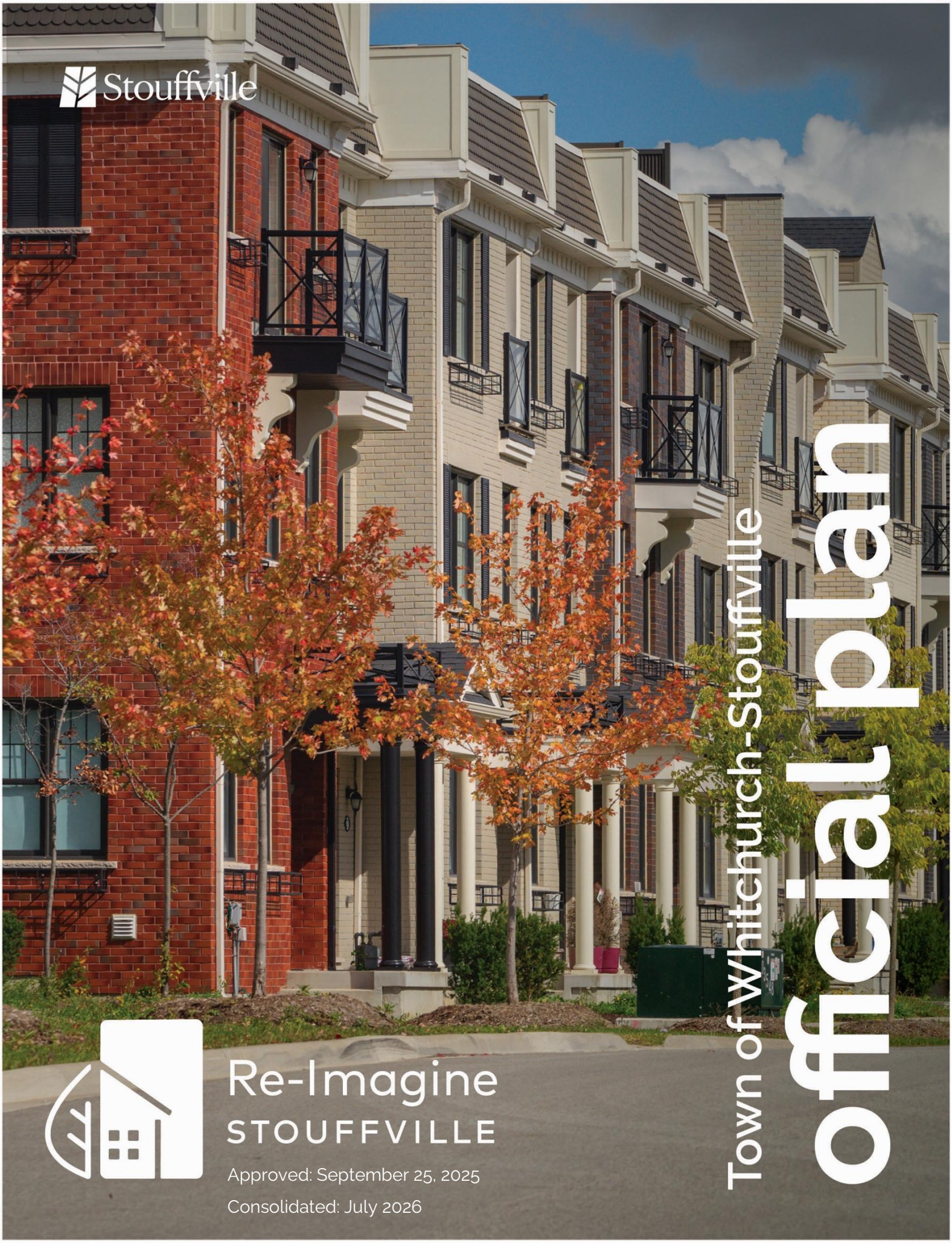

Stouffville
official plan
Town of Whitchurch-Stouffville
Re-Imagine
STOUFFVILLE
Approved: September 25, 2025
Consolidated: July 2026

MINISTER'S APPROVAL AND MODIFICATIONS

The Town of Whitchurch-Stouffville Official Plan was approved in part, with modifications and deferrals, on September 25, 2025, by the Province of Ontario's Ministry of Municipal Affairs and Housing. Subsequently, a decision was made on September 18, 2026 to refuse the previously withheld policies and schedules that were not approved, as updated through Official Plan Amendment No. 4.

Territorial Acknowledgement and Connection to Indigenous History

Territorial Land Acknowledgement

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Treaties First Nations (Alderville, Beausoleil, Chippewas of Georgina Island, Curve Lake, Hiawatha, Mississaugas of Scugog Island, and Rama First Nations) and within the Johnson-Butler Purchase (Gunshot Treaty). 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

It is believed that 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.

Approximately 2,000 years ago, corn and other crops were introduced from the Mississippi valley to Great Lakes region by Algonquian (Anishnabek) speaking peoples.

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 (Huronia) 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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List of Amendments

OPA No. (By-law No.)	Adopted Date	Approved Date	Address / Location	Description
1 (2026-029-OP)	April 15, 2026	April 15, 2026	Town-wide	Enable a broader range of housing options through the Town's Housing Accelerator Fund Initiatives for Medium and High-Density Parking Study and Expanding Missing Middle Housing Study.
2 (2026-033-OP)	May 6, 2026	May 6, 2026	Town-wide	Update Official Plan policies to enable the Town to revoke the York Region Official Plan and consolidate various amendments following Council adoption of the New Official Plan.
3 (2026-034-OP)	May 6, 2026	May 6, 2026	13531 Ninth Line, Bloomington	Establish Special Provision (SP-HB1) to permit townhouse dwellings serviced by private communal wastewater and water systems on reduced lot sizes.
4 (2026-055-OP)	June 17, 2026	June 17, 2026	Town-wide	Update employment land policies and land use designations to be consistent with the Provincial Planning Statement, 2024, for which a decision was withheld through the Minister's approval of the Official Plan.
5 (2026-066-OP)	August 12, 2026	August 12, 2026	5262, 5270, 5286, 5318 Main Street and 12371 Highway 48, Stouffville	Amend Special Provision (SP-S19) to permit additional uses, including standalone retail and service commercial uses, offices, institutional uses, hotel, conference, convention, and banquet facilities fronting Main Street, and delete the "Potential Road" from Schedule D-3.



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 and Ballantrae, and the Hamlets of Vandorf, Gormley, and Musselman's 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.

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 Planning Statement, 2024 (hereby referred to as "the PPS") issued under the ***Planning Act,*** 1990 ("Planning Act"), and must conform or not conflict with any applicable Provincial Plans, including the Oak Ridges Moraine Conservation Plan, 2017 ("ORMCP"), the Greenbelt Plan, 2017, the Lake Simcoe Protection Plan, 2009 and the ***Clean Water Act***, 2006, 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;
- 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;
- 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.

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 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 Section includes 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.

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 and initiatives, including:

- The Oak Ridges Moraine Conservation Plan (ORMCP);
- The Greenbelt Plan;
- The Lake Simcoe Protection Plan;
- The Drinking Water Source Protection Plans under the ***Clean Water Act;***
- Metrolinx 2041 Regional Transportation Plan; and,
- Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

These Plans and initiatives, 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

the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan are depicted on **Schedule B- Provincial Plan Areas and Designations**.

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.

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, and the Greenbelt Plan.

The Town of Whitchurch-Stouffville Official Plan has been brought into conformity with the PPS and applicable Provincial Plans. 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.

Provincial Planning 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 homes, sustaining strong and competitive communities;
- Infrastructure and facilities;
- Wise use and management of 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.

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.

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.

Amendment 4 to the Greenbelt Plan came into effect on October 20, 2024, and provided that policies of the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 continue to apply where the Greenbelt Plan refers to them.

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***. This Plan implements the policy directions and requirements of the Lake Simcoe Protection Plan.

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 to implement the Source Protection Plans to protect drinking water sources.

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 Province. ***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.



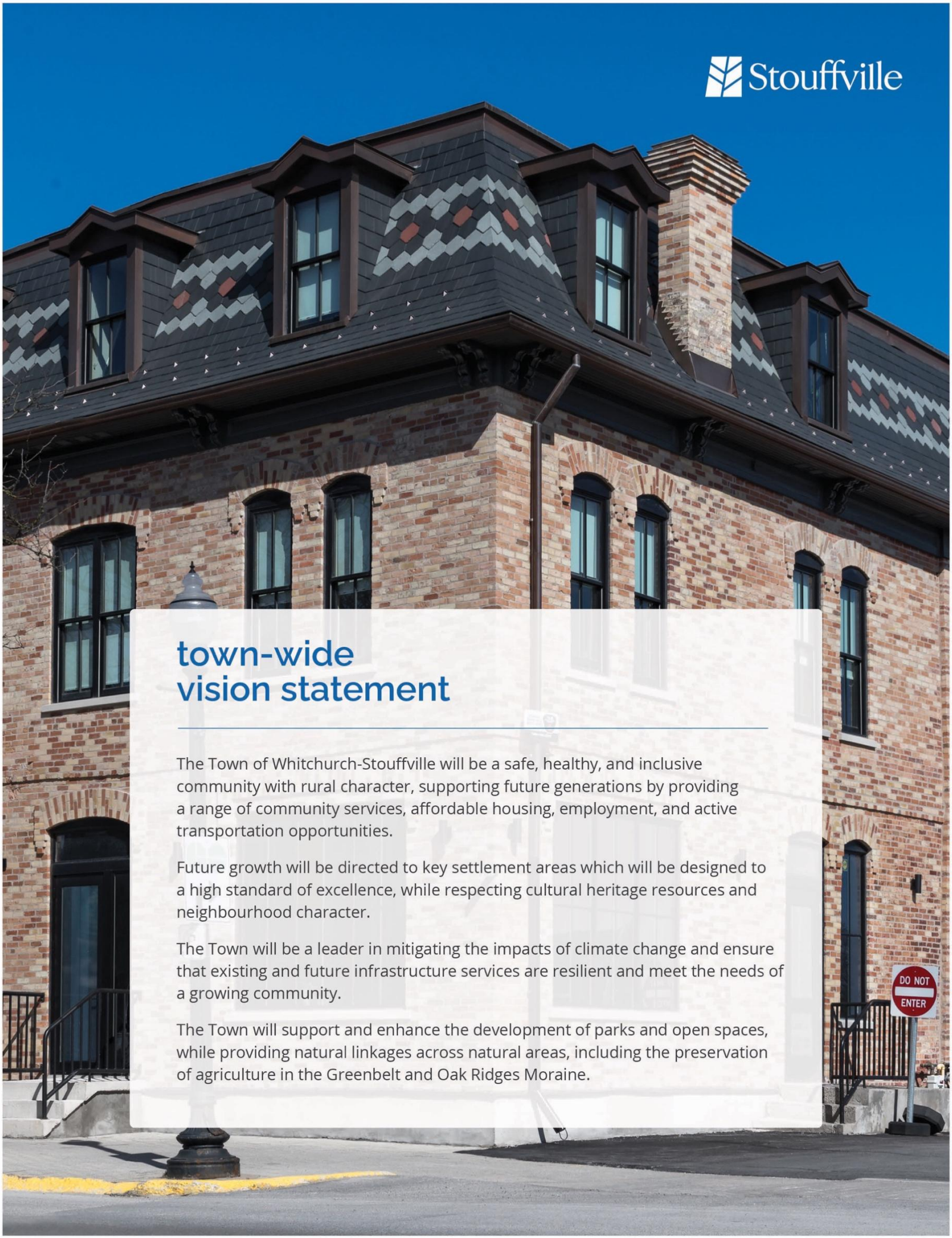
1 re-imagine stouffville

1 Re-Imagine Stouffville

1.1 Town-Wide Vision Statement

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.





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*** that aligns with growth, 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.

1.3.1.1 It is a goal of this Official Plan that the Community of Stouffville will:

a. Continue to be the primary focus of ***intensification*** for population and employment growth.

b. Evolve as a balanced ***complete community*** with opportunities for living, working, recreating, and flourishing commercial opportunities.

c. Preserve and enhance rural and heritage traditions while welcoming and celebrating diverse populations who contribute to the rich and changing cultural landscape.

d. Maintain its historic downtown as a central meeting place and shopping area for the community, and adjacent rural and urban areas.

e. Support a linked and connected system of green spaces, including protected natural heritage features and habitats and parkland.

f. Be physically and economically accessible to people of all ages and interests, with attractive and sustainable streetscapes and built forms.

g. 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.

1.3.2.1 It is a goal of this Official Plan that the Community of Ballantrae will:

a. Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Plan.

b. Ensure new development occurs in a manner which minimizes any ***negative impacts*** on natural systems and features.

c. Accommodate and encourage development and infill opportunities, subject to adequate servicing capacity.

d. Encourage the enhancement of existing development in a manner which will assist in the resolution of existing environmental issues.

e. Plan for a mix of uses along Highway 48 to facilitate easy access to daily needs, a ***multimodal transportation system***, and live-work and local employment opportunities for people of all ages, abilities, and incomes.

1.3.3 Hamlet of Musselman's Lake Guiding Principles

The Hamlet of Musselman's 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.

1.3.3.1 It is a goal of this Official Plan that the Hamlet of Musselman's Lake will:

a. Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Plan.

b. Accommodate and encourage limited infill opportunities, subject to adequate servicing capacity.

c. Recognize and value the rural character and ***cultural heritage resources***.

1.3.4 Hamlet of Gormley Guiding Principles

The Hamlet of Gormley will comprise a distinctive, predominantly industrial and commercial area. The Hamlet of Gormley will benefit from and leverage its location along Highway 404 to promote the ***development*** of employment uses and its "gateway" location within the Town, compatible with established land uses and its role as a Rural Settlement in Provincial Plans.

1.3.4.1 It is a goal of this Official Plan that the Hamlet of Gormley will:

a. Ensure the proper functioning of an integrated and cohesive planning area, through the arrangement of land uses.

b. Ensure that land uses develop in a manner which is compatible with adjacent land uses, including industrial, commercial and residential land uses.

c. Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville, and utilize the Highway 404 as a major goods and movement corridor.

d. Continue to recognize the existing employment and commercial land uses, and allow limited opportunities for infill, expansions, redevelopment and new ***development*** that services the needs of the employees of the Gormley Industrial Area and the residents of the Gormley community.

e. ***Development*** will be compatible with adjacent land uses and in keeping with the rural character of the area.

1.3.5 Hamlet of Vandorf Guiding Principles

The Hamlet 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. The Hamlet of Vandorf will benefit from and leverage its location along Highway 404 to promote the ***development*** of employment uses and its "gateway" location within the Town, compatible with established land uses and its role as a Rural Settlement in Provincial Plans.

1.3.5.1 It is a goal of this Official Plan that the Hamlet of Vandorf will:

a. 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 on or in proximity to the Oak Ridges Moraine.

b. Vandorf will be developed with small scale commercial, recreational and ***institutional*** facilities which will allow it to serve as a meeting place for residents and visitors.

c. Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville, and utilize the Highway 404 as a major goods and movement corridor.

d. ***Development*** will be compatible with adjacent land uses and in keeping with the rural character of the area.

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***.

1.3.6.1 It is a goal of this Official Plan that the ***Hamlet*** of Bloomington will:

a. Limit growth in the ***Hamlet*** to ***low density residential*** and small-scale commercial and ***institutional uses*** that support local residents.

b. Develop in a manner that preserves the views and vistas of the surrounding ***rural area***, natural features and important public spaces.

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



2 planning for growth



2 Planning for Growth

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

The policies of this Plan establish a Town Structure to plan for growth, ensuring ***infrastructure*** plans support growth, ***complete communities*** are realized, and agricultural and natural systems are maintained. This Official Plan sets the direction for growth and ***development*** impacting how our communities grow and change now, and in years to come.

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

Whitchurch-Stouffville's population is forecast to steadily increase to 2051, consistent with broader York Region growth trends. The Town's population is forecasted to grow from approximately 51,400 persons in 2021 to 103,000 persons by 2051. This represents an increase of approximately 51,600 persons between 2021 and 2051, or an average annual growth rate of 2.3% during this period.

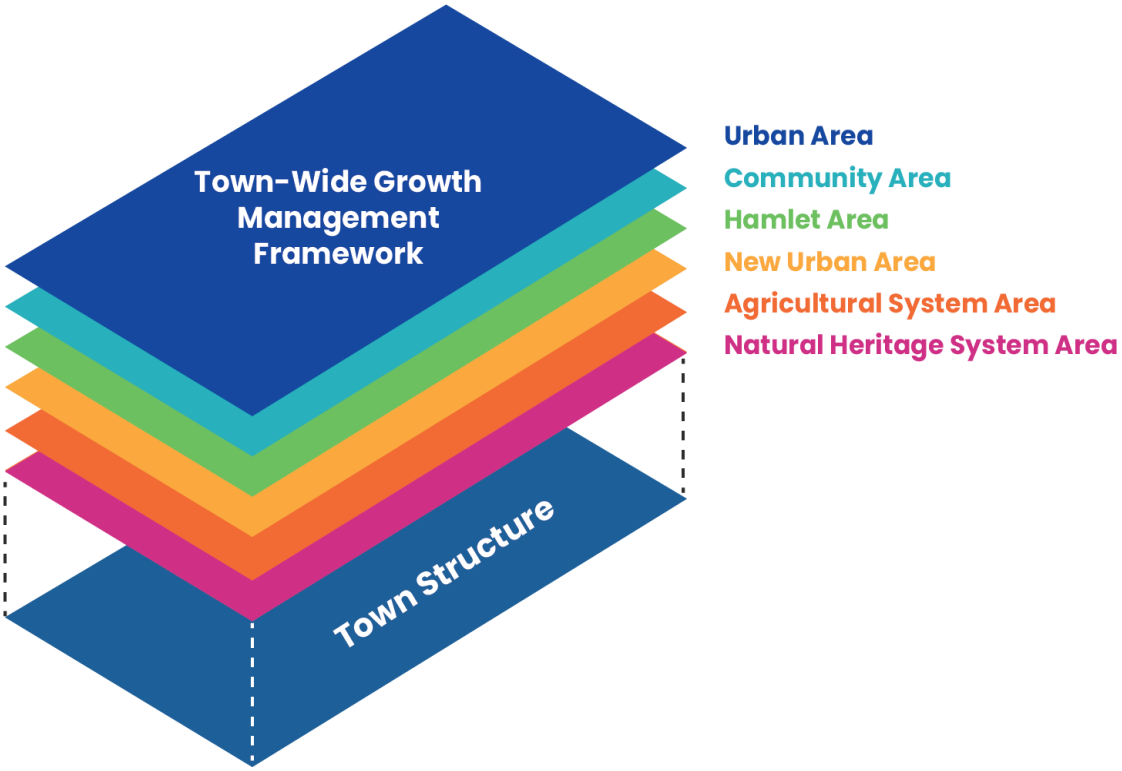
The local housing market is gradually becoming more diverse by structure type with a greater share of medium- and higher-density dwelling units. Over the forecast period, the Town's housing base is expected to shift significantly to an increasing share of higher-density units. The

Town's housing base is forecasted to increase from approximately 16,710 units in 2021 to 34,730 by 2051, representing an increase of approximately 18,020 housing units during this period.

Whitchurch-Stouffville's employment base is also expected to increase from 17,000 jobs to 28,300 jobs by 2051. This represents an increase of approximately 11,300 jobs between 2021 and 2051, or an average annual growth rate of 1.7% during this period. Based on the Town's forecasted 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 landscapes and communities, each with their own unique character ranging from the Town's extensive Agricultural and Natural Heritage Systems, to the rural Community and ***Hamlet*** Areas and 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.



2.1.1 Applying the Town Structure

2.1.1.1 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 services and facilities, a diverse range and mix of land uses, and the provision of transportation and transit services.

2.1.1.2 Growth will be directed 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 sewage services*** and ***municipal water services***. The Urban Area accommodates the broadest range and intensity of uses along with ***public service facilities*** which foster the creation of ***complete communities***. The Community of Stouffville includes two ***Major Transit Station Areas*** 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 the Community of Ballantrae. ***Community Areas*** accommodate a range of 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 Area of Ballantrae is partially serviced by ***municipal water supply system*** and a private ***individual on-site wastewater system***. Modest growth and ***redevelopment*** is anticipated to be directed to Ballantrae, subject to adequate municipal water servicing capacity. Development may also be considered on ***private communal water services*** and ***private communal sewage services*** for multi-unit/lot ***development***.

c. **Hamlet Area**: Includes the ***Hamlet*** of Bloomington, Musselman's Lake, Vandorf and Gormley which comprise historical ***rural settlements*** with existing residential and limited commercial and ***employment-generating uses*** which serves the local community and supports the surrounding ***Agricultural System***. Hamlets are predominantly serviced by ***individual on-site water services*** and ***individual on-site sewage services*** and ***partial services*** in the case of Musselman's Lake. Limited ***redevelopment*** and infill growth is anticipated. Additional modest growth may be permitted

subject to appropriate water and wastewater solution and in conformity with applicable Provincial Plans.

d. **New Urban Area:** Includes lands located outside the ***Greenbelt Area***, which have been identified as ***urban expansion areas*** to accommodate job and population growth to 2051. These lands include ***Designated Greenfield Areas*** and are subject to a ***Secondary Plan*** process that will further delineate community and ***employment areas.*** Growth is planned to occur on ***municipal sewage services*** and ***municipal water services.***

e. **Agricultural System:** Includes lands comprised of ***prime agricultural areas***, ***rural areas,*** as well as Parks and Open Spaces and Significant Environmental Areas. The ***Agricultural System*** will accommodate a robust and productive land base for agriculture while supporting a sustainable ***agri-food network***, tourism, low intensity recreation uses, and natural heritage resources.

f. **Natural Heritage System:** Includes lands with significant natural heritage features and water resources which include ***woodlands***, ***watercourses***, ***valleylands***, habitats for endangered species, significant habitats, and ***wetlands***. These areas and their associated vegetation protection zones/***environmental buffers*** and linkages require protection and enhancement recognizing their environmental, economic, social, and health benefits.

2.1.1.3 The Town Structure has been established and further detailed at a local level based on the direction and policies of the applicable Provincial Plans. The Provincial Plan areas and designations on **Schedule B – Provincial Plan Areas and Designations** include the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the area subject to the Lake Simcoe Protection Plan.

2.1.1.4 This Official Plan conforms to the applicable Provincial Plans; in the event of any conflict, the policies of the Provincial Plans shall prevail. The Provincial Plans are implemented throughout the policies of this Plan, and shall be read together and in their entirety. The following Provincial land use designations provide land use and resource management planning direction for the protection of these lands within the Town:

a. **Greenbelt Plan:**

i. Protected Countryside Area of the Greenbelt Plan, made up of agricultural and natural systems, including the Natural Heritage System, which comprises the greatest concentration of the most sensitive and significant natural features and functions; and

ii. ***Hamlets***, which provide for more limited growth subject to appropriate servicing, and are primarily governed by the policies of the Growth Plan and municipal official plans.

b. **Oak Ridges Moraine Conservation Plan:**

i. Natural Core Areas, consist of lands with the greatest concentration of ***key natural heritage features*** that are critical to maintaining the integrity of the Oak Ridges Moraine;

ii. Natural Linkage Areas, which protect critical natural and open space linkages between Natural Core Areas and along rivers and streams of the Oak Ridges Moraine;

iii. Countryside Area of the Oak Ridges Moraine Conservation Plan, made up of agricultural and natural systems, and ***rural settlements***; and

iv. ***Settlement Areas***, which provide for the ***development*** of urban land uses consistent with the growth management strategies identified in municipal official plans.

2.2 Urban Areas

The Town's Urban Area includes 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 ***Major Transit Station Areas*** (MTSAs**)** (Stouffville GO MTSA (Core Area) and the Old Elm GO MTSA), ***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-generating uses***.

2.2.1.1 The Community of Stouffville will continue to develop as a ***complete community*** with a ***compact built form*** that promotes the efficient use of land and ***infrastructure*** with densities and land use patterns supportive of transit service.

2.2.1.2 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***.

2.2.1.3 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.

2.2.1.4 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 ***Major Transit Station Areas*** (Stouffville GO MTSA (Core Area) and the Old Elm GO MTSA) and ***Strategic Growth Areas***, with a strong pedestrian and built form connection with nearby ***community hubs*** and neighbourhood areas.

2.2.1.5 Lands within the Community of Stouffville are identified as part of the ***Designated Greenfield Area*** and ***Built-up Area*** as shown on **Schedule A – Town Structure** and are subject to the policies of Section 2.8.2 with respect to density and ***intensification*** targets.

2.2.2 Major Transit Station Areas

2.2.2.1 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 ***Major Transit Station Areas*** (MTSAs), which are ***Strategic Growth Areas*** in the Town.

2.2.2.2 All ***Major Transit Station Areas***, which are identified on **Schedule D – Stouffville Land Use Designations** of this Plan, are Protected MTSAs as designated under the ***Planning Act,*** which include areas around an existing or planned ***higher order transit*** station intended for transit supportive densities, uses, and ***active transportation*** connections. The Town's MTSAs include the Stouffville GO and Old Elm GO Stations. The land uses for the Stouffville GO MTSA and Old Elm MTSA are identified on **Schedule D-1 – Core Area (Stouffville GO MTSA) Land Use Designations** and **Schedule D-4 - Old Elm MTSA Land Use Designations** respectively.

2.2.2.3 In accordance with the policies of this Plan, ***development*** and ***intensification*** within the MTSA's will avoid ***hazardous lands*** and ***hazardous sites***, and natural heritage features important for natural hazard management.

2.2.2.4 MTSAs are those locations where ***Inclusionary Zoning*** maybe be leveraged to help the Town achieve its ***affordable*** housing goals. MTSAs are intended to achieve the following:

a. ***Transit-supportive*** solutions which are promoted and designed to achieve ***multimodal*** access to the GO stations through the provision of bus transit connections, ***active transportation*** connections, and pedestrian-friendly design considerations.

b. A diverse mix of uses along with a variety of ***housing options***, including ***affordable*** housing.

c. At least 35% of the housing units developed in a MTSA will satisfy the criteria for the provision of ***affordable*** housing.

d. MTSAs provide opportunities for focused ***intensification*** and higher-density residential, commercial, office and ***employment-generating uses*** that will contribute to the viability of transit services, and the creation of ***complete communities.***

2.2.2.5 The planned overall minimum density for the MTSAs will be as follows:

a. **Stouffville GO MTSA (Core Area)**: 150 people and jobs per hectare; and,

b. **Old Elm GO MTSA**: 150 people and jobs per hectare.

2.2.3 Stouffville GO MTSA (Core Area)

2.2.3.1 The Stouffville GO MTSA includes the Community of Stouffville Core Area – Main Street, Core Area – Mixed Use, and Urban Medium Density Residential Area designations as shown on **Schedule D-1 – Core Area (Stouffville GO MTSA) 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 personal service commercial uses. The Land Use policies for the Core Area designations can be found in Section 6 – Land Use Strategy.



2.2.4 Old Elm Major Transit Station Area

The Old Elm ***Major Transit Station Area*** will develop into a complete, ***transit-supportive*** community that is anchored by a mixed use node at the intersection at Tenth Line and the entrance to Old Elm GO Station. The new community is served by the Old Elm GO Station, which provides an exceptional opportunity to create a ***transit-supportive*** neighbourhood with a wide range of housing opportunities, including ***affordable*** housing, recreational and community participation opportunities, as well as complementary commercial and office uses which will contribute to a complete, mixed use community.

Section 2.2.4 (first four paragraphs) is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

The Old Elm ***Major Transit Station Area***, is shown on **Schedule D-4 – Old Elm MTSA Land Use Designations**. The land use designation policies related to the Old Elm ***Major Transit Station Area*** can be found in Section 6 – Land Use Strategy. The ***Major Transit Station Area*** generally encompasses lands in the Community of Stouffville ***settlement area*** that are within a 500 metre radius of the Old Elm GO Station, including some adjustment for alignment with planned collector roads and other features. This Plan further implements the applicable Provincial policy.

The boundaries of the land use designations and roads on **Schedule D-4 – Old Elm MTSA Land Use Designations** are approximate and subject to minor refinements which will not require an amendment to this Plan. Where boundaries are shown as following the roads, the location of the roads may be subject to minor changes through more detailed review of ***development*** applications, or through ***Environmental Assessment*** processes, in accordance with this Plan. As such, the boundaries of the land use designations and collector roads will be adjusted accordingly without requiring an amendment to this Plan, provided the changes are minor. Where land use designation boundaries follow only lot fabric or do not otherwise follow a

feature, the Town will consider minor changes to the location of land use designations without an amendment to this Plan provided the overall intent of this Plan is achieved and provided the overall density target of the ***Major Transit Station Area*** and the overall land use designation is not negatively affected.

Old Elm GO Station Area Vision

The vision for the Old Elm GO Station Area is described in terms of the following major structural aspects of this Plan:

2.2.4.1 The Old Elm GO Station Area consists of lands generally within an 800-metre radius of the Old Elm GO Station. This Plan establishes land use designations that are specific to the Old Elm GO Station Area. The Old Elm GO Station Area boundary is delineated on **Schedule D-4 – Old Elm MTSA Land Use Designations,** and the associated land use designations are provided in Section 6 – Land Use Strategy.

2.2.4.2 This Plan implements the ***Major Transit Station Area***, within an approximate 500 metre radius (approximately 5-minute walk) of the Old Elm GO Station as shown on **Schedule D-4 – Old Elm MTSA Land Use Designations**. The ***Major Transit Station Area*** is planned to achieve a gross overall density of at least 150 persons and jobs per hectare in the long term.

2.2.4.3 A series of land use designations are established to support achieving the vision for the area, in which higher densities and mixed uses are principally and predominantly concentrated in close proximity of the GO Station. Density is anticipated to transition outwards from the central Old Elm - High-Density Mixed Use Area designation. The land use designations support achievement of the minimum overall ***Major Transit Station Area gross density*** target of 150 persons and jobs per hectare.

2.2.4.4 The Old Elm GO Station Area includes a mixed use node area with ground floor commercial uses, framing the intersection and the new collector road connecting the GO Station with the lands on the other side of Tenth Line, as well as along Tenth Line. A second mixed use node is identified within the southerly extent of the Old Elm - High-Density Mixed Use Area designation. Lands outside of the ***Major Transit Station Area***, but within the approximate 500 to 800 metre radius of the GO Station, are envisioned to accommodate principally residential uses with a mix of unit types.

2.2.4.5 The Old Elm GO Station site is designated to accommodate the existing transit station and to permit future mixed use ***development***. Over time, the site could accommodate additional ***development*** and it is considered to contribute to the overall density target in this regard. It is acknowledged that Metrolinx may require replacement of commuter parking where ***development*** is proposed.

Old Elm Density Requirements

2.2.4.6 The ***Major Transit Station Area*** is planned to achieve a minimum density of 150 people and jobs per hectare. This is a gross minimum density requirement that is

measured within all of the lands delineated in the ***Major Transit Station Area***, inclusive of any environmental features and constraints. This target is not intended to be achieved within each individual ***development*** application, but represents the overall, long-term target that will be achieved cumulatively across all lands delineated in the ***Major Transit Station Area***. Each of the land use designations set out in this Plan identify a minimum ***net density*** target within the designation to support achieving this overall minimum density target, along with the other policies of this Plan.

2.2.4.7 As part of a ***development*** application, the Town will require applicants to demonstrate how the application supports the overall ***gross density*** target for the ***Major Transit Station Area*** and how the application meets the applicable density requirements in this Plan. The Town may refuse an application that is considered to preclude or negatively affect the ability for the density target to be achieved.

2.2.4.8 The Town will monitor the achievement of the minimum density target over time. The Town will track ***development*** applications and pre-application consultation submissions and maintain information with respect to the projected density in the ***Major Transit Station Area***. On an annual basis, the Town will assess projected density and growth and may initiate an amendment to this Plan to refine the land use designations and implementation policies, to ensure that the minimum density target is achieved.

2.2.4.9 The land use designations established for the Old Elm GO Station area identify a minimum required density target that is generally intended to be achieved for each ***development*** application, subject to the phasing policies. To provide flexibility, the Town may permit a minor reduction to the minimum density requirements established in each of the land use designations as part of an individual ***development*** application without an amendment to this Plan, provided:

a. The Town is satisfied that the overall minimum density target within the Old Elm GO Station Area is not compromised, and is similarly satisfied that the overall land use designation will achieve the stated minimum density, per the density of other approved ***development*** applications in the same land use designation; and

b. The built form, urban design and unit typology policies of the land use designation are achieved.

2.2.4.10 The overall density target within the ***Major Transit Station Area*** is intended to represent a long-term target without a specific target year for its full implementation. As such, the Town may consider phased ***development*** proposals that do not initially achieve the minimum density set out in the applicable land use designation, including the provision of rear or interior yard surface parking as an interim use, provided:

a. The developer submits a phasing plan to the Town's satisfaction showing that the overall ***development*** concept will feasibly achieve the density policies of this Plan in the long term;

b. Ownership or operation of any surface parking provided as an interim use will not encumber or otherwise preclude the long-term ***development*** of the site, as set out in the phasing plan;

c. The phasing plan or achievement of density is not contingent upon reconstruction or ***redevelopment*** of any buildings proposed in the early phases;

d. The built form provided within the early phases of ***development*** and in the long-term as set out in the phasing plan is designed to achieve the policies of the land use designation; and

e. The proposed phasing strategy prioritizes ***development*** that frames Tenth Line and any collector roads, concurrent with or in advance of the rear portions of the lots.

Policy 2.2.4.10 e. is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

2.2.4.11 The land use designations identify a maximum density requirement. Notwithstanding the maximum density requirements within each land use designation, the Town will permit an application to exceed the applicable maximum density requirement without an amendment to this Plan, provided:

a. Servicing is, or will be, available for the ***development***;

b. A coordinated strategy for services and stormwater management has been approved by the Town (refer to Section 2.11.2);

c. Where servicing availability is or will be limited, the Town is satisfied that servicing will be equitably distributed and not unreasonably encumbered by the ***development***, as may be demonstrated through the status of other ***development*** applications and servicing commitments, and/or via landowner agreement(s) / front-ending agreement(s) respecting the equitable distribution of limited servicing capacity, as may be available; and

d. All other requirements of this Plan as well as the Urban Design Guidelines are met.

Old Elm General Development Policies

2.2.4.12 Urban Design Guidelines for the Old Elm GO Station Area have been established to provide further built form and ***public realm*** design guidance that build upon the principles and policies set out in this Plan. The Old Elm Urban Design Guidelines establish criteria and design guidance with respect to the anticipated forms of ***development*** that are envisioned for the Old Elm GO Station Area and are in accordance with the policies of this Plan while allowing a degree of flexibility with respect to unit types and ***development*** pattern.

2.2.4.13 The transition of ***development*** density is a key principle that is woven into the policies of this Plan. Consideration will be made in the ***development*** review process to ensure that density appropriately transitions to neighbouring low-rise residential neighbourhoods to ensure compatibility. Further, density is intended to be concentrated in close proximity to the GO Station itself, at the intersection of Tenth Line and the new east-west collector road, and along Tenth Line adjacent to this intersection, that will represent the community focal point. Density will further transition north towards Bethesda Road, to create an appropriate rural-urban interface, recognizing the context of this area at the current urban edge of the Community of Stouffville.

2.2.4.14 Ensuring land use compatibility for existing and future uses is a key objective of this Plan. A significant portion of the Old Elm GO Station Area will be located in close proximity to the GO Rail Layover facility, located on the north side of Bethesda Road between the rail line and York/Durham Line, as well as the rail line. The Town will require applicable studies to ensure that ***development*** is compatible and not negatively impacted by the noise, vibration and visual and potential safety impacts associated with the rail line and the GO Rail layover facility located on the north side of Bethesda Road. The Town may require setbacks, ***buffering***, building orientation, design/construction measures or other mitigation strategies to mitigate potential land use impacts, as determined through the ***development*** review process and in consultation with GO Transit and the ***Conservation Authority***.

2.2.4.15 The concept for the Old Elm GO Station Area includes requirements as well as permissions for the provision of commercial uses to support a ***complete community.*** The intent is for commercial uses to serve the future residents and employees of this new community, so that residents can live in a ***complete community*** where their daily needs are met. The area is not intended to function as a new major commercial centre for Stouffville and commercial uses will not impact the commercial function of Downtown Stouffville or other commercial areas of the Town.

2.2.4.16 All ***development*** will be designed to be compact and pedestrian-oriented, as set out in the policies of the designation and as detailed in the Old Elm Urban Design Guidelines. This shall include, where applicable:

a. Buildings that closely frame and enclose all streets, with a particular emphasis on Tenth Line and the collector roads;

b. Provision of consolidated accesses and preferably rear lane or local road access to minimize disruption in the street wall on Tenth Line and the collector roads;

c. Frequent building entrances; and,

d. Where garages are provided in conjunction with townhouses or other permitted ground-related dwelling unit types, garages shall be setback

and proportioned to minimize their impact and dominance on the streetscape.

Old Elm Sustainability Policies

2.2.4.17 The Town will promote environmentally sustainable building, ***development*** and design practices throughout the Old Elm GO Station Area, 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 built 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 ***community improvement plan*** incentives to encourage innovation and leadership in sustainable ***development*** and design.

Old Elm Transportation and Streetscape

2.2.4.18 The collector road network will be designed in accordance with the road network concept illustrated on **Schedule D-4 – Old Elm MTSA Land Use Designations**. The specific alignment and location of collector roads is subject to further refinement through the ***development*** application process, and any minor refinements will not require an amendment to this Plan. Design of local and collector roads shall be in accordance with the policies of this Plan and will reference the Old Elm Urban Design Guidelines. A proposed deletion of a collector road, or the addition of a new collector road, will require an amendment to this Plan to evaluate the impact on the land use concept. The specific design, alignment and need for collector and local roads will occur through the ***development*** review process and may be subject to an appropriate process in accordance with the ***Environmental Assessment Act,*** such as the Municipal Engineers Association's Municipal Class ***Environmental Assessment*** process.

Policies 2.2.4.18 to 2.2.4.31 are deferred pending Ontario Land Tribunal Decision with respect to OPA 155

2.2.4.19 The Plan identifies a conceptual collector road network as well as policies to support improvements to Tenth Line, which will be a key ***multimodal*** transportation corridor that will provide access to the GO Station. This Plan emphasizes the need to balance different modes of transportation. There will be a need to prioritize pedestrians and cyclists. The long-term plan is intended to accommodate a variety of transportation modes and create an overall streetscape and built form that is pedestrian and cycling-oriented as a priority.

2.2.4.20 It is the objective of the Town to provide future Old Elm GO Station Area residents with convenient, safe and comfortable pedestrian and cycling access between the future residences and the GO Station site, facilitating an approximate 5-minute walk from anywhere in the ***Major Transit Station Area*** (approximate 500 metre radius) to the GO Station platform. Collector and arterial roads are intended to be designed in a manner that balance automobile, pedestrian and cycling activity, to contribute to the vision of a truly ***transit-supportive*** design where walking and cycling distances are optimized and where pedestrians and cyclists are well accommodated to create safe, efficient connections between uses and the GO Station.

2.2.4.21 To further support the objective of creating a principally pedestrian- and cycling-oriented neighbourhood and the walking distances established above, the Town will support a trail network that facilitates greater connectivity and creates recreational opportunity. Any trails shall be subject to further study to ensure they do not adversely impact any natural heritage features.

2.2.4.22 The Town will require a highly permeable road network with shorter blocks and frequent connections to optimize opportunity for pedestrian connectivity. Additionally, where block widths are larger due to operational considerations, such as connection with arterial roads, the Town will require pedestrian and cycling linkages such as mid-block connections. Pedestrian and cycling linkages shall be conveyed to the Town.

2.2.4.23 Where ***development*** is proposed to proceed by way of a Plan of Condominium, the Town shall prefer the provision of appropriate public pedestrian, cycling and vehicular connections and their conveyance to the Town.

2.2.4.24 Direct connections from private or condominium road/lanes to collector roads will only be permitted for shared access to a condominium block or to parking access for larger sites. Multiple individual connections from private roads or lanes shall be predominantly accessed from local roads. A direct connection from private or condominium road/lanes to collector roads to an individual ***development*** will be permitted if consolidation of accesses to adjacent ***development*** sites is not feasible.

2.2.4.25 A high quality, compact streetscape design form with suitable pedestrian and cycling amenities that complement the ***transit-supportive development*** context 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.

2.2.4.26 On-street parking will be encouraged on all roads. At a minimum, on-street parking will be required on collector roads.

2.2.4.27 Roadways will be designed and oriented to avoid any natural heritage features, natural hazards and associated ***buffers*** and to mitigate impacts to the greatest extent possible. However, providing a link between on and off road trails and pedestrian connections should be provided.

2.2.4.28 Tenth Line and the new east-west collector road providing access into the GO Station site are envisioned to function as a primary focal point in the community, where a mix of land uses, and high density uses will be provided. The design of these roadways shall seek opportunities to slow traffic including the provision of on-street parking, bike lanes and other features where appropriate, and provide pedestrian-oriented and cycling-friendly design.

2.2.4.29 The Town will work with Metrolinx to extend the concept of the focal point intersections with the new east-west collector road into the GO Station site, in the event that ***development*** is accommodated on the GO Station site.

2.2.4.30 The Town will encourage the provision of York Region bus transit linkages in the Study Area, to further facilitate connectivity and support the GO Station and the broader connectivity of this neighbourhood to other parts of Whitchurch-Stouffville. Accordingly, arterial and collector road design will integrate suitable bus transit design considerations where applicable and in consultation with York Region.

2.2.4.31 The Town will require the urbanization of the Tenth Line and Bethesda Road within the Old Elm Go Station Area. The ultimate right-of-way width, design and the construction of urbanized roads will be refined through the ***development*** application review process (including the Plan of Subdivision process), a Municipal Class ***Environmental Assessment***, as may be required or other implementation mechanisms at the discretion of the Town.

Old Elm Implementation Policies

2.2.4.32 As set out in the policies of this Plan, minor changes to land use boundaries, local and collector roads, Greenland Area, conceptual park locations, and the conceptual school shall not require an amendment to this Plan.

Policy 2.2.4.32 is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

2.2.4.33 The Old Elm Urban Design Guidelines will be implemented through the review and approval of ***development*** applications, and via the implementing zoning by-law. The Town may require ***development*** specific design guidelines, urban design brief, and/or architectural guidelines as a component of a ***development*** application.

2.2.4.34 Lot creation shall only be permitted in a manner that facilitates ***development*** in conformity with the policies of the applicable land use designation, including the creation of lots of a sufficient size and configuration that accommodates the planned density and built form. Lots shall not be created in a manner that will preclude the efficient, coordinated ***development*** of the Old Elm GO Station Area. This policy shall not preclude consents of a minor or technical nature.

2.2.4.35 The Town will consider initiating a study in the Old Elm GO Station Area to assess the appropriateness and suitability for a ***Community Improvement Plan*** to support the principles and policies of this Plan and to complement the Urban Design Guidelines and other implementation tools. This ***Community Improvement Plan*** Study may include:

a. Identifying and establishing appropriate objectives for a ***Community Improvement Plan***, such as ensuring that ***development*** achieves certain sustainability, energy efficiency, affordable housing, transportation, or any other objectives that build upon the principles of this Plan;

a. Identifying and adopting a community improvement project area and preparing and adopting a ***Community Improvement Plan*** per Section 28 of the ***Planning Act***;

b. Establishing incentives or otherwise utilizing the powers under Part IV of the ***Planning Act***; and

c. Evaluating cost/benefit and fiscal impact of a ***Community Improvement Plan's*** financial incentives.

2.2.5 Strategic Growth Areas (Local Centres and Corridors)

2.2.5.1 ***Strategic Growth Areas*** are conceptually shown on **Schedule A – Town Structure** and are the primary locations for concentrations of higher density and mixed use ***development*** in the Town. The applicable land use designations in Section 6 specify the range of permitted uses and applicable density, height and built form requirements to direct growth and ***intensification***. The ***Strategic Growth Areas*** comprise the ***Major Transit Station Areas*** and local centres and corridors, which include:

a. Western Approach Mixed Use Area;

b. Gateway Mixed Use Area and,

c. Highway 48 Mixed Use Corridor.

2.2.5.2 ***Strategic Growth Areas*** will serve as important neighbourhood focal points and mainstreets that provide a range of working, shopping, recreation, ***human services*** and housing opportunities with appropriate forms and scale that complement the surrounding community.

2.2.5.3 The Town will identify locations within ***Strategic Growth Areas*** where the ***missing middle*** can be accommodated, and permit as of right zoning for the ***missing middle*** in local centres and corridors.

2.2.5.4 ***Development*** within ***Strategic Growth Areas,*** including local centres and corridors, will achieve the following criteria:

a. That local centres and corridors connect efficiently with and contribute to the vitality of the surrounding area;

b. That focal points for community activity and civic pride are created;

c. That specific employment targets that contribute to live/work opportunities be identified;

d. The revitalization and preservation of ***cultural heritage resources*** within core historic areas through urban design standards which reflect local heritage, character, and streetscape;

e. The historic function and preservation and revitalization of historic mainstreet areas;

f. The establishment of consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;

g. Regional streetscaping policies;

h. Limiting vehicle access from ***developments*** adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties; and

i. Be consistent with the minimum criteria for ***strategic growth areas***, as established through ***Secondary Plans***, comprehensive planning studies and/or the implementing zoning by-law.

2.2.5.5 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 higher density residential uses. The detailed land use policies for the Western Approach Mixed Use Area are included in Section 6 – Land Use Strategy.

2.2.5.6 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 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. The detailed land use policies for the Gateway Mixed Use Area are included in Section 6 – Land Use Strategy.

2.2.5.7 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 as shown on **Schedule D – Stouffville Land Use 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 on the ground floor and residential uses located on upper floors that frame and define the street. The Highway 48 Mixed Use Corridor is also intended to accommodate major regional serving 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 built form*** and walkable neighbourhood. The detailed land use policies for the Highway 48 Corridor are included in Section 6 – Land Use Strategy.

2.3 Community Areas

Community Areas are shown on **Schedule A – Town Structure** and are planned to accommodate a range of 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. Community Areas include the Community of Ballantrae.

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

2.3.1 Community of Ballantrae

2.3.1.1 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 supports ***complete communities.*** New ***development*** along Highway 48 will support a mix of uses to create an identifiable community core supported by commercial and community amenities.

2.3.1.2 Lands within the Community of Ballantrae are identified as part of the ***Built-up Area*** as shown on **Schedule A – Town Structure** and are subject to the policies of Section 2.8.2.

2.4 Hamlet Areas

2.4.1 Hamlet of Bloomington

The ***Hamlet*** Area of Bloomington is a small, ***rural settlement*** of residential and limited commercial, industrial, and ***institutional uses*** **as identified on Schedule A – Town Structure** . ***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 Section 6 – Land Use Strategy.

2.4.1.1 The ***Hamlet*** Area 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 the ***Hamlet*** remains distinct from the rest of the Town. ***Development*** must be appropriate and compatible with the surrounding land uses, in the context of buildings and structures, density, and height.

2.4.1.2 Growth will be limited in the ***Hamlet*** of Bloomington on the basis of ***individual on-site water services*** and ***individual on-site sewage services*** or ***private communal water services*** and ***private communal sewage services*** for multi-unit/lot ***development,*** to support protection of the environment and minimize potential risks to human health and safety.

2.4.1.3 The rural character of the ***Hamlet*** will be preserved and enhanced.

2.4.2 Hamlet of Musselman's Lake

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

2.4.2.2 ***Development*** within Musselman's Lake will be compatible and in keeping with the established character of this waterfront community.

2.4.3 Hamlet of Vandorf

2.4.3.1 The ***Hamlet*** of Vandorf will accommodate limited growth through infill, redevelopment, and ***development*** on vacant lands subject to appropriate servicing and in a manner that protects and enhances the natural environment and systems.

2.4.3.2 The ***Hamlet*** of Vandorf will serve as one of the Town's primary industrial and employment centers, facilitating ***employment-generating uses*** with direct access to major goods movement facilities and corridors.

2.4.3.3 ***Development*** within Vandorf will be compatible and in keeping with the established rural character of the area.

2.4.3.4 Woodbine Avenue is envisioned to accommodate an identifiable community core supported by mixed use commercial, residential, office and community amenities.

2.4.4 Hamlet of Gormley

2.4.4.1 The ***Hamlet*** of Gormley is a distinctive, primarily industrial and commercial area within the Town, which includes a small residential community.

2.4.4.2 The ***Hamlet*** of Gormley is expected to accommodate a broad range of employment and commercial land uses and limited growth through infill, redevelopment and ***development*** on vacant lands, subject to appropriate servicing.

2.4.4.3 The Town will ensure the ***Hamlet*** of Gormley is developed in a manner which is compatible with adjacent land uses, including industrial/commercial and residential land uses and in keeping with the established rural character of the area.

2.4.4.4 The ***Hamlet*** of Gormley is expected to accommodate a broad range of employment and commercial land uses, with opportunities for infill and new ***employment-generating uses,*** which support goods movement given its strategic location and access to Highway 404.

2.5 New Urban Areas

New Urban Areas are identified as an overlay on **Schedule A – Town Structure** and will be planned to include ***community areas*** and ***employment lands***. ***New Urban Areas*** include lands identified for urban expansion 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.

2.5.1.1 The Town will:

a. In consultation with York Region, prepare comprehensive ***Secondary Plans*** for ***New Urban Areas*** informed by ***subwatershed plans*** or an equivalent comprehensive study.

b. Prepare comprehensive ***Secondary Plans***, which shall:

   i. Be approved in advance of new ***development*** proceeding in ***New Urban Areas***;

   ii. Be implemented through Official Plan Amendments; and,

   iii. Meet or exceed the policies of this Official Plan.

c. Consider the approval of ***Secondary Plans*** for ***New Urban Areas*** on the basis of the following:

   i. Required regional ***infrastructure*** committed within the ten-year Capital Plan and additionally, water and wastewater ***infrastructure*** shall be supported by a completed ***environmental assessment***;

   ii. The Town achieving its ***intensification*** target as a minimum average over the last five years;

   iii. Alignment with the required ***watershed/subwatershed plans*** which have been completed and approved;

   iv. Logical progression of growth based on the requirements of this Plan, provision of local ***infrastructure***, and availability of ***public service facilities***;

   v. ***Development*** of ***complete communities*** in accordance with Section 3 – Planning for Complete Communities;

   vi. Consideration of lands within the ***New Urban Areas*** focused on Woodbine Avenue/Warden Avenue for ***employment area*** uses;

   vii. Consideration of lands within the ***New Urban Areas*** abutting McCowan Road, south of Stouffville Road as a focus for accommodating regional serving retail uses;

   viii. Approval of a subsequent phase must be consistent with approved ***Secondary Plans*** at the discretion of the Town, and shall be considered at

such time as the current phase contributes towards the ***development*** of a ***complete community*** by;

1. incorporating an adequate provision of community services such as libraries and schools;
2. providing an appropriate balance of jobs; and
3. containing a mix and range of housing types, sizes, tenures and affordable options that include but are not limited to, high density ***development*** along corridors with accessibility to transit.

ix. Sufficient parkland and recreational opportunities to meet the Town's targets; and,

x. Coordination with adjacent municipalities where Regional and/or Town ***infrastructure*** is shared, if required.

d. Prepare and implement comprehensive ***Master Environmental Servicing Plans*** that examine all municipal servicing requirements, ***transportation system***s, water and natural systems in a comprehensive and integrated manner.

e. Ensure ***New Urban Areas*** meet or exceed a minimum density of 65 residents and jobs per hectare and 18 residential units per hectare in the ***developable area***.

f. Ensure ***New Urban Areas*** contain community core areas, planned as vibrant, mixed use, walkable neighbourhoods, that include:

i. Mixed use, integrated commercial, and higher density residential uses;

ii. Adaptable human service amenities as local community anchors;

iii. Diverse local retail, grocery and personal services;

iv. Connections to ***active transportation*** networks and transit for all ages and abilities, to amenities within, and beyond the core area(s);

v. Public spaces and greenspaces including parks and ***open spaces***;

vi. Employment opportunities; and,

vii. Elements that promote a sense of place within the community.

g. Ensure ***New Urban Areas*** consider the early identification and protection of lands for ***employment-generating uses*** to accommodate forecasted economic and job growth, support business investment, and maintain an adequate supply of ***employment lands*** over the planning horizon .

h. Ensure the orderly progression of ***development*** through phasing within ***New Urban Areas*** in accordance with the following:

i. Logical extensions to the existing Urban Area in the initial phase(s);

ii. Logical and orderly progression of ***development*** that is contiguous to existing developed areas;

iii. Delivery of ***complete communities*** supported by community services;

iv. 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 level including coordination with adjacent municipalities where Regional and/or Town ***infrastructure*** is shared; and,

v. Implementation of the findings of ***watershed***/***subwatershed plans*** or equivalent.

i. Direct that ***Secondary Plans*** and planning applications in ***New Urban Areas*** demonstrate how ***development*** conforms to the Town's Energy Conservation and Demand Management Plan and include area-specific energy plans, where appropriate.

j. Implement ***Transportation Demand Management*** criteria within new ***development***, in ***New Urban Areas*** that address the following criteria;

i. Design communities to include an interconnected and shared accessible ***active transportation*** system for all ages and abilities, linking the community internally and externally, with access to transit systems;

ii. Complete a transit plan in consultation with York Region Transit, which identifies transit routes and corridors, coordinates transit with land use patterns and ***active transportation***; and ensures the ability to integrate transit into the community;

iii. Ensure that schools and community centres provide the ability for safe and ***active transportation***, transit and carpool to these locations;

iv. Design the street network to include continuous streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network;

v. Design ***New Urban Areas*** to meet industry, Provincial, and Regional best practices and guidelines for transit-oriented ***development***;

vi. Ensure that planned rapid transit corridors, and/or transit terminals connect to a rapid transit corridor, and are included in the community design;

vii. Encourage parking standards that support transit use including consideration of reduced minimum and maximum parking standards; and,

viii. Promote ***sustainable mobility measures*** including trip-reduction strategies.

k. Incorporate the trail system into the Natural Heritage System which is integrated as appropriate into the mobility system of the community.

l. 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 in accordance with the policies of this Section.

m. 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.

n. Direct that, where residential uses are proposed, the appropriate park size, configuration, location, design and condition be subject to a Block Plan or ***Secondary Plan*** process in accordance with Section 7.3, to the discretion of the Town, which identifies the following:

    i. Residential ***amenity space***, including adequate parks and ***open spaces***;

    ii. ***Public service facilities***;

    iii. A community focal point and a community identity;

    iv. Design consideration for 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.

o. Direct that 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, where appropriate, and continue to be protected from non-agricultural uses until such time as these lands are required for urban ***development***.

p. Require that ***Secondary Plans*** for ***New Urban Areas*** shall address the interface between urban and agricultural land uses in order to mitigate any potential impacts to agricultural operations to the extent feasible, through future planning approvals.

q. Ensure that the approval of ***Secondary Plans*** and/or ***development*** within ***strategic growth areas*** shall be contingent on the availability of existing or planned ***infrastructure*** and other services and be consistent with the Town ***intensification*** hierarchy, as outlined in Section 2.8.

r. Implement the applicable directions of York Region's New Community Guidelines in planning for ***New Urban Areas***.

2.6 Agricultural System

The ***Agricultural System*** as 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 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 ***prime 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 System*** and the Natural Heritage System. Good agricultural management practices support the protection and long term viability of both systems.

2.6.1.1 The Town will:

a. Apply the policies of Section 5 – Agricultural System, as well as the policies of Section 4 – The Natural Environment and the land use designations of Section 6 – Land Use Strategy to the ***Agricultural System***.

b. Maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the ***agri-food network***.

c. Recognize ***agricultural uses, agriculture-related uses,*** and ***on-farm diversified uses*** as the dominant land use which are supported by large areas of ***prime agricultural areas*** in the south, northwest and northeast portions of the Town.

d. Recognize the agricultural sector and related industries as key economic drivers in the Town.

e. Promote ***agricultural uses, agricultural-related***, and ***on-farm diversified uses,*** buildings and structures, ***home industries*** and uses that produce value added agricultural products from the farm operation.

f. Promote ***rural areas*** as a focus for agriculture, as well as non-***agricultural uses*** and recreational uses as set out in this plan.

2.7 Natural Heritage System

The Natural Heritage System as 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 Planning Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection 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.

2.7.1.1 The Town will:

a. Apply the policies of Section 4 – The Natural Environment, as well as the policies of Section 5 – Agricultural System and Section 6 – Land Use Strategy to the Natural Heritage System Area. The Town's Natural Heritage System is shown on **Schedule A – Town Structure**.

b. The Natural Heritage System policies set the context to protect, enhance, restore, and ***conserve*** the Natural Heritage System to ensure their long-term sustainability.

c. Protect the Natural Heritage System's network of ***key natural heritage features*** and ***key hydrologic features***, their associated ***minimum vegetation protection zones,*** as well as linkages to protect and restore the features and their ecological and ***hydrologic functions***, which will be enhanced over time.

d. Recognize the Natural Heritage System being 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.

2.8 Managing Growth

The Town is growing and is expected to be home to 103,000 residents and accommodate 28,300 jobs by 2051. These forecasts were prepared through an integrated and comprehensive approach with ***infrastructure*** planning. This approach includes 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.

2.8.1 Growth Management

The Town's 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 policy direction on where and how to grow and is aligned with the Official Plan Town-wide Vision and Guiding Principles for Whitchurch-Stouffville.

The Town's Urban Area (Stouffville) and the Community Area of Ballantrae 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 also be the focus of accommodating the projected increases in population and employment to achieve the Town's growth forecasts to 2051.

The Town's 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 ***public service facilities***, transit, water, wastewater and ***green infrastructure***.

2.8.1.1 The Town will:

a. Plan to accommodate the forecasted population and employment growth as shown in **Table 1**.

Table 1: Population and Employment Forecast

	2016	2021	2031	2041	2051
Population	47,300	51,400	60,800	73,900	103,000
Employment	15,400	17,000	20,200	24,000	28,300

b. Recognize that the growth forecasts to 2051 are minimum growth forecasts that the Town plans to achieve. The Town may plan to achieve higher growth forecasts in consideration of the actual potential of the Town to accommodate appropriate growth.

c. Concentrate growth in the Town's ***settlement areas***, notably focused within the Urban Area of the Community of Stouffville and ***New Urban Areas.***

d. Integrate growth management such that land use, financial and ***infrastructure*** planning achieve ***compact built forms*** and ***development*** patterns, promote the ***development*** of ***complete communities***, optimize investments, provide for environmental sustainability, and minimize land consumption and servicing costs.

e. 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.

f. 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 Communities, and other interested groups to ensure:

    i. A comprehensive, integrated, and collaborative planning process;

    ii. The early identification and the coordination of the delivery of capital ***infrastructure*** (roads, transit, water, and wastewater), and human service requirements;

    iii. Planning and delivery of parks through parkland dedication requirements or acquisition.

    iv. Protection and enhancement of the Town's Natural Heritage System and ***Agricultural System***;

    v. Continuous improvement for an efficient and timely approvals process; and,

vi. Greater coordination and information exchange of data standardization and digital information.

g. Integrate climate change considerations into planning and managing growth to help build ***complete communities***.

h. Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.

i. 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***.

j. Advance its reputation for being a vibrant and growing municipality, with access to a wide range of recreational opportunities within the Town and surrounding countryside.

k. Ensure a minimum 15-year supply of land is ***designated and available*** for housing through ***intensification***, ***redevelopment***, and in ***Designated Greenfield Areas***.

l. Ensure a minimum 5-year supply of dwelling units with servicing capacity to facilitate residential ***intensification*** and ***redevelopment***, and land in draft approved and registered plans.

m. 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.

n. 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.

o. Provide and maintain contiguous ***employment lands*** in order to protect fragmentation and improve attractiveness to a variety of employment sectors and business sizes.

p. Protect ***employment lands*** in proximity to major transportation corridors, notably the Highway 404 related ***employment lands***, and goods movement ***infrastructure*** to ensure businesses have access to a transportation network that safely and efficiently moves goods and services. Consideration shall be given to protecting future strategic ***employment lands*** along Highway 404 for long-term employment purposes, to accommodate growth beyond the Town's Official Plan horizon.

q. Ensure that ***development*** proponents provide the funds required to deliver the additional services and costs related to growth consistent with Regional and Town plans and policies.

r. Implement the monitoring policies in Section 7 of this Plan and work collaboratively with the Region to implement various tools for monitoring including the following in order to guide policy, land use, and ***infrastructure*** planning:

   i. Housing growth, including comprehensive and interactive growth tracking models to monitor population;

   ii. Performance measures by planning policy area, ***settlement area*** and small geographic unit on an annual basis; and,

   iii. Employment land absorption and employment density levels to maintain shovel-ready support of ***employment lands***.



2.8.2 Intensification and 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 community character and servicing for existing neighbourhoods and communities.

In addition to residential ***intensification***, compatible ***employment-generating 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 centered around the Stouffville GO and Old Elm GO ***Major Transit Station Areas***. 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.

2.8.2.1 The Town will:

a. Direct growth in accordance with the following ***intensification*** hierarchy:

   i. ***Major Transit Station Areas*** (MTSAs);

   ii. ***Strategic Growth Areas***; and,

   iii. Local Centres and Corridors.

b. Direct growth to areas that have appropriate existing and/or planned transit, water, wastewater and road ***infrastructure*** capacities, and the

provision of suitable access to local parks, schools, and other social, cultural and commercial services.

c. Identify ***Designated Greenfield Areas*** on **Schedule A – Town Structure** which comprise lands within the Community of Stouffville and the ***New Urban Areas***. ***Designated Greenfield Areas*** are located outside of delineated ***Built-Up Areas*** that have been designated for ***development*** and are required to accommodate forecasted growth to the horizon of this Plan. ***New Urban Areas*** will be developed in accordance with the policies of Section 2.5, and other policies as applicable.

d. Direct ***development*** within the ***Designated Greenfield Areas*** to 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.

e. Identify ***Built-Up Areas*** on **Schedule A – Town Structure** which includes lands within the Communities of Stouffville and Ballantrae. 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 resulting in the more efficient use of land and ***infrastructure***, and the creation of revitalized and more vibrant urban areas. To a lesser extent, population growth will be directed to the Community of Ballantrae as described in this Plan.

f. Plan to achieve or exceed the following minimum ***intensification*** and density targets:

    i. A minimum ***Built-Up Area*** annual residential ***intensification*** target of 25%, which equates to 4,200 residential units from 2016 through to 2051;

    ii. A minimum Urban Area ***Designated Greenfield Area*** density target of 55 people and jobs per hectare by 2051;

    iii. A minimum ***New Urban Area Designated Greenfield Area*** density target of 65 people and jobs per hectare;

    iv. A minimum density target of 150 people and jobs per hectare within the Stouffville GO and Old Elm GO ***Major Transit Station Areas***;

    v. A minimum ***employment land*** density target of 35 jobs per hectare in the Community of Stouffville; and,

    vi. A minimum ***employment land*** density target of 30 jobs per hectare in the Hamlet of Gormley and Vandorf.

g. Support a shift towards higher-density housing forms in ***Built-Up Areas***, through ***compact built forms***, investment in the ***public realm***, and mobility and community amenities to support higher density, urban living.

h. Support a more ***compact built form*** and a mix of uses and densities, and establish and implement phasing policies.

i. Encourage ***intensification*** of existing ***employment lands*** and implement opportunities for infill and ***redevelopment*** in ***employment lands*** 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.

j. Ensure that planning policies and regulations are supportive of ***intensification*** initiatives and the economic objectives of the Town to facilitate ***development*** where fiscally sustainable.

k. Promote a built form and scale of ***development*** within ***Major Transit Station Areas*** and ***Strategic Growth Areas*** that further support and implement the Town's ***intensification*** hierarchy, planned transit, water, wastewater and road capacity and the provision of parks, schools, etc.

l. 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.

m. Measure ***greenfield density targets*** over the Town's ***Designated Greenfield Area,*** excluding the following:

    i. Environmental features and areas, natural heritage systems, ***flood plains***, ***key natural heritage features*** and ***key hydrologic features***, where ***development*** is prohibited in these areas;

    ii. Rights-of-way for:

        1. Utility lines;

        2. Major ***infrastructure*** including existing 400-series highways and future 400-series highways;

        3. Railways;

        4. Existing uses including ***cemeteries*** and estate subdivisions.

n. The Town will monitor and report regularly on the pattern and amount of residential and employment ***development*** and density occurring within the ***Designated Greenfield Area, Built-Up Area, Major Transit Station Areas***, and ***employment lands***.

2.8.3 Phasing of Growth

To achieve the growth forecasts established in this Plan, 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. A key strategy of this Plan is the alignment of growth with the timing and delivery of Regional and Town ***infrastructure*** and the importance of ensuring that this ***infrastructure*** is phased appropriately so that planning for ***infrastructure*** is financially viable over its lifecycle, and available to meet current and projected needs.

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***.

2.8.3.1 The Town will:

a. Ensure that the timing and progression of new growth and ***development*** and the provision of Regional and Town ***infrastructure*** to support growth to 2051 be phased based on the following principles:

   i. Supports the ***development*** of ***complete communities***;

   ii. Demonstrated progress in achieving the ***intensification*** and density targets of this Plan;

   iii. Is orderly and provides for a logical extension of services;

   iv. Provides for a contiguous and ***compact built form*** of ***development***;

   v. Makes efficient use of existing and planned ***infrastructure*** and ***public service facilities***;

   vi. Prioritizes the enhancement of the existing transportation network and water/wastewater system over those that require extensions to those systems;

   vii. Prioritizes projects with lower per capita costs, lower risk, and greater potential for return on investment;

   viii. Facilitates the provision of ***infrastructure***, ***public service facilities***, and ***human services*** in a coordinated and economically sustainable manner; and

   ix. Aligns with the principles of financial sustainability.

b. Work with the Province, York Region and utility and ***infrastructure*** providers to ensure that the ***infrastructure*** required to support growth to 2051 will be appropriately phased.

c. Support investment to enable and prioritize growth, specifically recognizing the important roles of MTSAs, ***Strategic Growth Areas***, and emerging growth areas.

d. 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***.

e. Require the phasing of ***development*** on the basis of the capacity of water, wastewater and/or transportation and transit systems, and/or the timing of required regional ***infrastructure***. The Town may also require the coordination of ***development*** applications to ensure an orderly, coordinated and phased approach to ***development*** and the provision of transportation, transit, water, wastewater and other ***infrastructure***.

f. Recognize that the delivery and operation of York Region and Town ***infrastructure*** required to support growth will be phased in a manner which is consistent with York Region's Water and Wastewater and Transportation Master Plans and the Town's Master Plans, and maintains financial sustainability.

g. Work with York Region to ensure that growth is aligned with the timing and delivery of ***infrastructure*** by:

    i. coordinating Regional and local ***Infrastructure*** Master Plans and Official Plan updates;

    ii. integrating growth-related ***infrastructure*** phasing plans with asset renewal plans;

    iii. monitoring and adjusting the timing of ***infrastructure*** delivery in the Capital Budget to align with actual growth and York Region's Fiscal Strategy;

    iv. prioritizing ***infrastructure*** required to support areas proposed to accommodate growth in a manner that promotes the achievement of other policies and/or targets of the Plan; and

    v. regularly monitoring system performance and capacity utilization, and prioritizing growth in areas where ***infrastructure*** may be underutilized.

h. Require that master plans, capital plans, and ***Secondary Plans*** shall phase growth in accordance with the applicable policies of this Plan.

i. Require that the approval of ***Secondary Plans*** be aligned with the timing and delivery of regional water and wastewater and transportation ***infrastructure*** to ensure financial sustainability.

j. Work with the Region to plan for and protect corridors and rights-of-way for ***infrastructure***, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

k. Monitor growth management strategies that implement the policies of this Plan.



2.9 Moving People and 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 land use strategy and planned ***development*** within the Town and adjacent municipalities. This is a critical component of complete and healthy communities.

2.9.1 Sustainable and 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.

2.9.1.1 The Town will:

a. 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.

b. 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***.

c. Implement policies and practices to encourage shared mobility, micro mobilities and develop ***ecomobility hubs***.

d. Encourage the transition to zero emission modes of transportation and encourage the integration of electric vehicle facilities into the design of major destinations, new commercial and retail ***development***, and high density residential ***development***.

e. Implement, monitor, and regularly update the Town's Active Transportation Servicing Plan to promote ***active transportation*** modes in collaboration with relevant jurisdictions and agencies by implementing ***infrastructure*** elements and promoting ***active transportation*** systems for new ***developments*** that include but are not limited to:

    i. Supporting increased density and mixed use ***development*** that increase opportunities for trips made by ***active transportation***;

    ii. Providing safe and convenient ***active transportation*** facilities such as sidewalks, multi-use trails, cycling ***infrastructure***, and bicycle parking for ***development*** applications at the discretion of the Town, and as part of road construction and reconstruction projects;

iii. Establishing Site Plan control requirements to improve pedestrian and cycling connectivity at and between a site;

iv. Building safe ***active transportation*** facilities that make connections between adjacent residential and ***employment lands***, and making ***active transportation*** connections within these areas;

v. 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;

vi. Providing a degree of separation for bicycle facilities where feasible;

vii. Providing bike parking and storage facilities at transit terminals and within MTSAs;

viii. Providing safe pedestrian and cycling facilities in the vicinity of transit stops and stations;

ix. Where there are adjacent residential and ***employment lands***, prioritize making ***active transportation*** connections between and within these areas; and

x. 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.

f. Integrate ***active transportation*** facilities when designing and constructing/reconstructing roads, bridges, and intersections; and,

g. Ensure that ***active transportation*** facilities meet or exceed industry safety standards, and are supported through appropriate design, signage and consistent safety enforcement.

h. 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.

i. 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.

j. 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.

k. 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.

l. 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***.

m. 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.

n. Include as a condition of ***development*** the requirement to include pedestrian and cycling connections where appropriate. Connections could include, but are not limited to:

    i. Interconnections between local streets, cul-de-sacs, and across green spaces;

    ii. Connections between ***developments*** and adjacent sidewalks;

    iii. Connections across commercial ***developments***; and,

    iv. Easements across condominium ***developments***.

o. Coordinate Regional and Town pedestrian and cycling networks to protect, enhance and connect to the Regional trails system, where appropriate.

p. Encourage the preservation and reuse 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.

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

r. Require the preparation of comprehensive ***Master Environmental Servicing Plans***, as a component of ***Secondary Plans*** and **larger** ***developments*** or ***redevelopment***, at the discretion of the Town, and prior to the approval of Zoning By-law amendments and draft plans of subdivision to ensure that the transportation needs including roads, transit, and ***active transportation*** requirements are planned prior to any ***development***.

s. Provide ***active transportation*** facilities, sidewalks, street lighting and street furniture along Regional roads serviced by transit; and ensure that

sidewalks and street lighting are provided on both sides of all streets within the Urban Areas that are serviced by transit.

t. Incorporate parking management policies and standards through planning and ***development*** tools that include:

   i. Reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses, where appropriate;

   ii. Shared parking requirements, where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis;

   iii. Site design that orients the main building entrance to face the street, provides a pedestrian friendly urban form, and where appropriate, as determined by the Town, and avoids the placement of surface parking areas between the main building entrance and the street;

   iv. An approach that anticipates and plans for the adaptive re-use of surface parking areas with above grade structured or underground parking areas as site ***development*** evolves;

   v. Preferential locations for carpooling, car sharing spaces, electric vehicle charging stations and bicycle storage requirements;

   vi. Accommodate designated parking for on-demand deliveries and vehicles; and

   vii. Requirements for the implementation of ***best management practices*** for use of winter de-icing chemicals (including road salt) in the design of parking lots, roadways and sidewalks.

2.9.2 Transit-Oriented Development

Transit-oriented ***development*** refers to higher density, mixed use communities that are connected or within a short walk of transit stations and transit stops. This approach is centered on creating vibrant, livable, sustainable communities through the creation of ***compact built forms***, 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.

2.9.2.1 The Town will:

a. Implement minimum density targets applicable to the Town's MTSAs, as delineated in this Plan.

b. Actively encourage the design and built form of new ***development*** and ***redevelopment*** to be transit-oriented, compact, and ***active transportation*** friendly.

c. Direct the following design and ***development*** considerations for all public and private sector ***development***, where appropriate:

   i. Building placement should reinforce a continuity of built form and definition of the ***public realm*** at the street edge;

   ii. Main entrances of buildings should be oriented to and accessible from the street;

   iii. Encourage adequate parkland and/or private ***amenity spaces*** in areas of higher density;

   iv. Ensure sufficient passive and active recreational uses which are accessible to all users;

   v. Access to transit within walking distances of the places where people live, work, and major destinations in the Town;

   vi. Service-oriented commercial uses, such as, banks, grocery stores, medical offices and ***public services facilities*** such as daycares, recreation centres, secondary schools and libraries are located in areas with frequent transit service;

   vii. Seamless connections are provided between transit stops, especially those with shelters, to sidewalks and buildings; and,

   viii. Provide continuous lighting at a pedestrian scale along sidewalks (e.g., not exclusively illuminating the street).

d. Consider transit-oriented parking requirements, including lower minimum parking requirements as well as maximum parking requirements, particularly within MTSAs, ***Strategic Growth Areas*** (Western Approach Mixed Use Area,

Gateway Mixed Use Area, Highway 48 Mixed Use Corridor), and along major transit corridors.

e. 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.

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

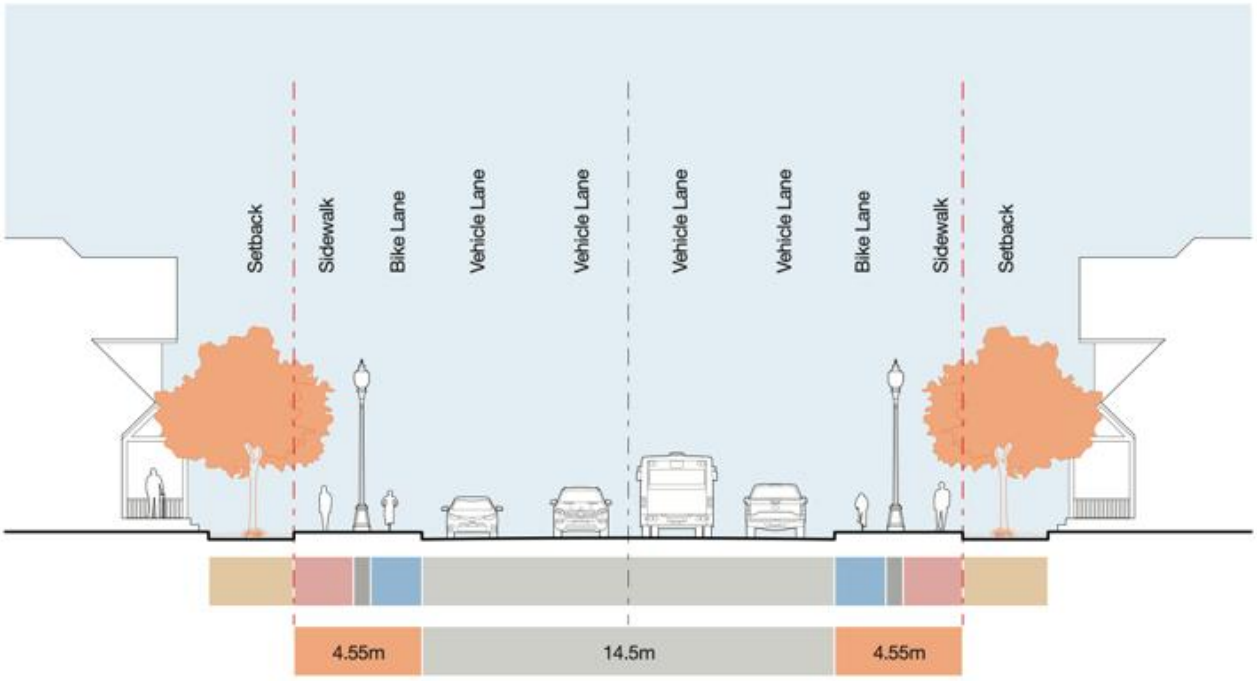
g. Consider permitting height exemptions in ***Strategic Growth Areas*** to accommodate at-grade or above-grade podium parking where underground parking is demonstrated to not be feasible or cost prohibitive due to groundwater conditions, subject to the following conditions:

    i. the applicant demonstrating that underground parking is severely constrained and cost-prohibitive due to groundwater conditions through a hydrogeological study undertaken according to terms of reference which meet the satisfaction of the Town, and which may require peer-review at the discretion of the Town;

    ii. that_the maximum additional height permitted in storeys will be equal to the number of parking levels above grade; and

    iii. the development integrating at-grade or above-grade parking in a manner that minimizes visual impacts to the public realm, is screened from public view, and maintains consistent architectural built form with the rest of the building.

h. Consider reduced parking requirements where the development provides car-sharing programs, affordable housing, or purpose-built rental housing.



2.9.3 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.

2.9.3.1 The Town will:

a. Advance the implementation of the Town's Active Transportation Servicing Plan.

b. 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, micro-mobility users, public transportation users, motorists, and goods movement. ***Complete streets*** should provide:

i. A more equal division of the public right-of-way for alternative modes of transportation, such as cycling and walking;

ii. 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,

iii. Attractive landscaped boulevards and streetscapes, including opportunities for ***low impact development*** measures and other forms of ***green infrastructure***.

c. Ensure that communities are designed to support walkable neighbourhoods and vibrant public spaces, which:

i. Promote a ***complete streets*** approach within ***settlement areas***, where appropriate, 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; and

ii. 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.

d. Ensure communities are designed to include crosswalks that are:

i. Located at regular intervals and are clearly demarcated through striping, material variations, where appropriate, and overhead signage;

ii. Reflective of AODA standards and are 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 and provided in more frequency in high traffic areas such as community cores, MTSAs, and ***Strategic Growth Areas***, to further delineate pedestrian priority; and

v. 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.;

e. Use strategic building placement and orientation to support opportunities for walkability, accessibility and pedestrian visibility.

f. Provide public spaces and attractive streetscapes that encourage ***active transportation***, and improve road safety.

g. Create well-defined, centrally located public spaces that support physical activity and social interactions.

h. 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***.

i. Include new local streets and shared private roadway systems in emerging infill areas within secondary, block and tertiary plans to:

    i. consolidate access along Regional roads;

    ii. minimize the use of cul-de-sacs, dead-ends which inhibit infill ***development*** from integrating with existing communities; and

    iii. implement a street network that supports the delivery of emergency services.

j. Implement improvements, road reconstruction and standards in accordance with the Town's TMP, and in consideration of ***complete streets***, including the needs and requirements of all forms of transportation and ***active transportation*** users, automobiles, commuter rail, and the safe movement of farming equipment and goods movement vehicles.

k. Consider preparing and implementing a ***complete streets*** guide that may outline statutory requirements, planning policy, and project delivery procedures to facilitate ***multimodal*** travel.

l. 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.

m. Recognize that all existing and planned regional arterial roads are designed, refurbished, or reconstructed to accommodate all vehicles and modes of travel including passenger vehicles, goods movement, transit, ***active transportation*** and users of all ages and abilities.

n. 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.

2.9.4 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.

2.9.4.1 The Town will:

a. Advance and support the principles of ***Vision Zero*** by:

i. Designing roads to influence drivers to operate at the safe operating speed (e.g., install narrow lane widths (where appropriate), edge lines, flexible bollards, bump outs, curb and gutter, on-street parking, etc.);

ii. Providing wider sidewalks and introducing off-street multi-use trails to accommodate pedestrians, cyclist, wheelchairs, scooters, and other mobility options;

iii. Exploring and potentially implementing enforcement techniques that use sensors to record images of motor vehicles that are travelling above a specified threshold or running red lights at intersections;

iv. 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 Mixed Use Area;

v. Encouraging the installation of hazard markers on poles and other obstacles that are located near the edge of travel lanes;

vi. Incorporating plant vegetation and installing fencing alongside roadways that are at high risk for drifting snow;

vii. Constructing pedestrian refuge islands to support mid-block transit stops;

viii. 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; and

ix. Installing bike safe drainage grates to allow cyclists to ride over the grates.

2.9.5 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 access for 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.

2.9.5.1 The Town will:

a. 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, by.

   i. Ensuring that new transit facilities and vehicles are accessible;

   ii. Providing off-street accessible spaces;

   iii. Introducing specialized services throughout the transit system;

   iv. Making existing transit ***infrastructure*** more accessible over time; and,

   v. Prioritizing accessibility in design and decision making.

b. Design sidewalks and cycling facilities to remain consistent with the ***Accessibility for Ontarians with Disabilities Act*** standards to achieve a barrier-free network accessible for all ages and abilities.

c. Encourage design interventions outlined in the York Region Pedestrian and Cycling Planning and Design Guidelines as well as the applicable provincial guidelines and manuals (Ontario Traffic Manual Book 18 or its successor).

d. Design communities to prioritize ***active transportation*** through interconnected and accessible mobility systems. These systems shall prioritize movement of people through the development of appropriate pedestrian and cycling facilities and access to transit.

e. Pursue ongoing collaboration with the Region to:

   i. Increase public transit availability and accessibility throughout the Town; and,

   ii. Provide bus bays, transit shelters and bus loops with sufficient lighting and accessibility features.

2.9.6 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 facilities and corridors*** be reserved for employment activities that require heavy truck and rail traffic.

2.9.6.1 The Town will:

a. Work with the Province, neighbouring municipalities, Metrolinx, CN and CP Rail, and surrounding jurisdictions to plan for, protect and promote an interconnected and efficient ***multimodal*** goods movement network that links local municipalities, ***employment lands*** and surrounding areas, utilizing Provincial highways, Regional streets and rail corridors to meet current and future needs.

b. Focus freight-intensive land use to areas well served by major highways, airports, and ***rail facilities,*** and encourage freight and logistics uses to locate in clusters that create synergies within the goods movement industry.

c. Facilitate and concentrate truck traffic and farm equipment traffic along selected strategic goods movement corridors to support the efficient functioning of ***employment lands*** and agricultural lands.

d. Consider goods delivery and truck accommodation in the design of site plans, such as the provision of off-street loading facilities for commercial and other ***employment-generating uses*** and ensure their compatibility with adjacent uses through separation, buffering, and landscaping.

e. Develop, where required, specific goods movement and delivery strategies for mixed use neighbourhoods and ***intensification*** areas.

f. Consider the regulation of truck delivery times and the implementation of curb-side management strategies to facilitate loading and delivery activities.

g. 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.

h. Avoid the location of land uses sensitive to noise and vibration and safety issues, in proximity to highways, rail corridors and ***major facilities***. If avoidance is not possible, appropriate design and buffering from ***sensitive land uses*** is required to protect the long-term viability of such facilities, in accordance with provincial guidelines.

i. Require heavy truck traffic to be located in areas near and adjacent to Provincial highway interchanges, and to protect land in those locations for that purpose.

j. 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, and roads are designed and maintained to accommodate the safe movement of farming equipment.

k. Promote directing the movement of hazardous goods to rail and roadways outside of the Town's ***settlement areas*** to minimize risks and ensure the safe and efficient movement of goods, where possible.

l. Minimize the adverse noise and pollution impacts associated with heavy truck traffic particularly in residential areas through the following measures:

    i. Through-truck movement to be prohibited on collector and local roads within residential neighbourhoods;

    ii. Activities generating substantial truck traffic will be encouraged to locate near Provincial highways and major arterial roads;

    iii. 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 and provide separation from residential areas; and,

    iv. Regulate construction traffic through built-up communities to mitigate the impacts from noise, dust, mud, and pollution, to the public.

m. Protect ***major facilities***, including ***rail facilities*** from ***development*** that may impede operations or long-term viability due to noise, environmental, or land use compatibility concerns. Development in proximity to ***major facilities***, including ***rail facilities*** shall:

    i. ensure appropriate land use compatibility through the submission of a Land Use Compatibility study, where applicable, in accordance relevant guidelines and procedures, including the Province's D-Series Land Use Compatibility Guidelines, Metrolinx Adjacent Development Guidelines – GO Transit Heavy Rail Corridors, Metrolinx Overbuild Development Guidelines - GO Transit Heavy Rail Corridors, and the Railway Association of Canada/Federation of Canadian Municipalities (RAC/FCM) Guidelines for New Development in Proximity to Railway Operations;

    ii. minimize and mitigate any potential ***adverse effects*** from odour, noise, and other contaminants, and minimize risk to public health and safety, to ensure the long-term operational and economic viability of ***major facilities***,

including ***rail facilities***, in accordance with federal or Provincial guidelines, standards, and procedures;

iii. achieve appropriate noise and vibration levels for the adjacent ***development***, as may be set out in the Province's guidelines on noise and vibration; and

iv. include appropriate mitigation measures such as separation distances, safety barriers, and security fencing , as may be prescribed by Provincial or federal guidelines or ***rail facility*** operators.

n. Work with Metrolinx and the Province to encourage all-day, two-way GO Transit rail service within the Town.

o. Encourage rail transit stations to incorporate transit-oriented development and structured parking, where appropriate.

p. Require ***rail facilities***, including parking areas and train storage areas to provide landscaping and buffering to mitigate the visual impact of the facilities.

2.9.7 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 access an ***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.

2.9.7.1 The Town will:

a. 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 system***s, and autonomous vehicles.

b. 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, where feasible.

c. 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.

d. 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.

e. Explore innovative approaches to traffic management (e.g., vehicle-to-***infrastructure*** technologies), curbside management (e.g., ride-hailing pick-up/drop-off zones) and ***Transportation Demand Management*** in light of emerging technologies and business models.

f. 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.

g. 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.

2.10 Infrastructure

The Town is committed to providing high quality ***infrastructure*** and 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 features*** and ***key hydrologic features***.

Together with the Region, the Town will manage its municipal ***infrastructure*** to create opportunities, while being effective, fiscally responsible and sustainable over the long term. The policies of this section coordinate the provision of services within the larger planning framework of this Plan.

2.10.1 General Policies for Infrastructure

It is the intent of this Plan to promote a network of ***infrastructure*** that exemplifies the principles of sustainability and balancing environmental, socio-cultural, financial, and economic considerations. In accordance with the policies of this Plan, ***infrastructure*** will be planned to consider full lifecycle costs. This long-term planning approach will lead to more sustainable decision making, which is more fiscally responsible in the long run.

2.10.1.1 The Town will:

a. Ensure that improvements to ***infrastructure*** will be prioritized in areas that have ***municipal water services*** and ***municipal sewage services***.

b. 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.

c. Use ***infrastructure*** investment and mechanisms to facilitate and prioritize ***intensification*** in planned ***strategic growth areas.*** Improvements to municipal ***infrastructure*** to facilitate infill and ***intensification*** will be identified and a coordinated plan will be prepared.

d. 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.

e. Encourage the use of innovative practices and construction methods whenever possible and feasible to develop new, and replace old, ***infrastructure***.

f. 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.

g. Ensure all municipal ***infrastructure*** will be designed in accordance with the Town's design specifications, criteria and applicable by-laws.

h. Protect existing and planned TransCanada Pipelines and facilities in accordance with the following:

    i. Early consultation with the utility provider;

    ii. That ***development*** within 200 metres of pipelines and within 750 metres of a compressor station should be undertaken to ensure TransCanada Pipelines can assess potential impacts and provide recommendations to avoid adverse impacts; and,

    iii. Use of rights-of-way should be limited to municipal ***open space*** uses.

i. Maintain and develop the Town's network of public roads to support the growth management objectives of this Plan by:

    i. Protecting and developing the road right-of-way widths as shown on **Schedule O – Transportation Plan**;

    ii. Acquiring over time the additional property needed to achieve the designated road widths. The conveyance of land for road 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;

    iii. Extending and altering the widths of pavement, sidewalk and other facilities as necessary within the designated rights-of-way;

    iv. Giving high priority to preventative and restorative maintenance and rehabilitation of the road (pavement, sidewalk, and other facilities) network;

    v. 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 and/or site plan approvals;

    vi. Maintaining continued safe and comfortable service;

vii. 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;

viii. 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;

ix. 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,

x. 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.

j. Require that every application for ***development*** or ***site alteration*** 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.

k. 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.

l. Prohibit disposal of stormwater into a ***kettle lake***.

m. Prohibit new stormwater management systems with respect to land in ***key natural heritage features*** and ***key hydrologic features***.

n. Promote wetland rehabilitation, integration and preservation.

o. Prohibit new rapid infiltration basins and rapid infiltration columns, as defined in the ORMCP.

p. The Town will 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***.

2.10.2 Infrastructure in the Oak Ridges Moraine Conservation Plan Area

2.10.2.1 In addition to the policies in Section 2.12.1, the policies of this Section shall apply to the ***development*** and maintenance of ***infrastructure*** within the ORMCP Area.

2.10.2.2 The Town will:

a. Generally, permit ***infrastructure*** in the ORMCP Area, including ***key natural heritage features*** and ***key hydrologic features***, provided the ***infrastructure*** meets the policies of this Plan and the ORMCP. The need for ***infrastructure*** and conformity with the ORMCP will be assessed through an ***Environmental Assessment*** or other applicable process.

b. Prohibit ***infrastructure*** located in the Oak Ridges Moraine Natural Core Areas unless:

   i. The requirements in 2.12.2.2 c) regarding Oak Ridges Moraine Natural Linkage Areas are met;

   ii. The project does not include and will not include a future highway interchange, transit or railway station in the ORM Natural Core area; and,

   iii. The project is located as close to the edge of the ORM Natural Core Area as possible.

c. Prohibit ***infrastructure*** to be located in the Oak Ridges Moraine Natural Linkage Area unless:

   i. The need is demonstrated and there is no reasonable alternative; and

   ii. The applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:

      1. Construction disturbance is kept to a minimum;

      2. The right-of-way (paved portion) width is kept to a minimum provided ploughs, fire and transit vehicles can traverse optimally and to meet other objectives such as stormwater management, safety, ***Vision Zero***, erosion and sediment control;

      3. The project allows for wildlife movement;

      4. Lighting is focused downwards away from the Natural Core Areas;

      5. Planning, design and construction keeps ***adverse effects*** on the ***ecological integrity*** of the ORMCP Area to a minimum;

6. A single corridor is planned to contain as much ***infrastructure*** as possible; and,

7. The ***infrastructure*** provides a needed link between neighbourhoods or arterial roads.

d. Generally, 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:

   i. There is a need for the project and there is no reasonable alternative;

   ii. The planning, design and construction practices adopted will keep any ***adverse effects*** on the ***ecological integrity*** of the ORMCP Area to a minimum;

   iii. 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;

   iv. 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,

   v. 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.

e. The Town will require that trenches for ***infrastructure*** shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.

2.10.3 Infrastructure in the Greenbelt Plan Area

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

2.10.3.1 The Town will:

a. 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 Greenbelt Plan.

b. 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 Section 4 - The Natural Environment.

c. Require that the location and construction of ***infrastructure*** and expansions, extensions, operations and maintenance of ***infrastructure*** in the Countryside Area are subject to the following:

   i. 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***;

   ii. 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;

   iii. Where practicable, existing capacity and co-ordination with different ***infrastructure*** services shall be optimized so that the rural and existing character of the Countryside Area 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;

   iv. 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;

   v. 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;

vi. 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;

vii. Where ***infrastructure*** crosses ***prime agricultural areas***, an ***Agricultural Impact Assessment*** and an ***environmental assessment*** shall be undertaken; and,

viii. 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.

d. Recognize that ***infrastructure*** for the agricultural sector, as well 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***.

2.10.4 Water and Wastewater Servicing

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.

2.10.4.1 The Town will:

a. Undertake Water and Wastewater Master Plan study updates to:

   i. Ensure conformity and consistency with Provincial and Regional requirements;

   ii. 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,

   iii. Identify and incorporate, where appropriate, best practices for water and wastewater management.

b. 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.

c. Direct and accommodate expected growth or ***development*** in a manner that promotes the efficient use and optimization of existing ***municipal sewage services*** and ***municipal water services***.

d. Ensure that all improvements or new water and wastewater ***infrastructure*** systems conform with the ORMCP, the Greenbelt Plan, and the Lake Simcoe Protection Plan, where applicable.

e. Ensure that sewer and water systems are planned and commissioned in a manner that:

   i. Can be sustainable by the water resources upon which such services rely;

   ii. Prepares for the impacts of a changing climate;

   iii. Is feasible and financially viable over the lifecycle for the Town or other end owners of the ***infrastructure***; and,

   iv. Protects human health and safety and the natural environment.

f. 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.

g. 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.

h. Ensure that prior to ***development***, integrated Class ***Environmental Assessment*** studies are undertaken to analyze the preferred servicing, where applicable.

i. 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.

j. Not permit the establishment of new municipal wastewater treatment plants in the ***Lake Simcoe watershed*** unless:

    i. The new plant is intended to replace an existing municipal wastewater treatment plant; or,

    ii. The new wastewater treatment plant will provide sewage services to ***development*** on ***partial services*** or ***development*** where one or more subsurface wastewater works on on-site wastewater systems are failing.

k. Not permit the development of new non-municipal wastewater treatment plants in the ***Lake Simcoe watershed*** unless it is demonstrated that:

    i. 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,

    ii. The plant will not add phosphorus loadings to the ***Lake Simcoe watershed***.

l. Permit ***development*** on ***private communal water services*** and ***private communal sewage services***, as the preferred form of servicing for multi-unit/lot development within settlement areas, where ***municipal water services*** and ***municipal sewage services*** are not available, planned or feasible, to support protection of the environment and minimize potential risks to human health and safety.

m. Not permit new ***on-site sewage services*** or subsurface sewage works within 100 metres of any lakes or ***permanent stream*** in ***watershed***s identified by the ***Conservation Authorities*** unless:

    i. A proposal for an on-site sewage system or subsurface sewage works that would serve the agricultural use, an agricultural-related use or a public ***open space***.

ii. A proposal for ***individual on-site sewage services*** or subsurface sewage works that would replace or expand the capacity of an existing ***individual on-site sewage service*** or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the applicable Provincial Plan; or

iii. A proposal for ***individual on-site sewage services*** or subsurface sewage works that relates to a ***development*** proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning- by-law, as of the effective date of this Plan.

n. Not permit the construction or expansion of ***partial services*** within the Oak Ridges Moraine Plan Area, unless:

i. the construction or expansion of partial services is necessary to address a serious health concern or environmental concern; or

ii. the construction or expansion was approved under the ***Environmental Assessment Act*** before November 17, 2001.

o. Promote safe and effective maintenance of ***individual on-site sewage services*** to protect groundwater and surface water quality consistent with current Provincial guidelines. These will be permitted only if it can be demonstrated to the Town that there are no adverse impacts on soil, surface or groundwater quality and quantity, and in accordance with applicable policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.

p. Require the preparation of comprehensive ***Master Environmental Servicing Plans***, as a component of ***Secondary Plans*** and large ***development*** or ***redevelopment*** , and prior to the approval of Zoning By-law amendments and draft plans of subdivision to ensure that the wastewater and water supply requirements are planned prior to any ***development***.

q. Ensure that where there is a public health issue, in areas of existing groundwater contamination as determined by a York Region Medical Officer of Health, and where ***municipal water services*** and ***municipal sewage services*** are not planned, available, or feasible in such an area, and cannot be provided, ***private communal water services*** and ***private communal sewage services*** may be considered for residential ***development***. Consideration of private communal systems shall be reviewed in the context of applicable Regional Guidelines, Provincial Plan policies suitable administrative, engineering, environmental and financial arrangements to the satisfaction of York Region and the Province.

r. Town approved ***infrastructure*** shall be a solution that has the lowest life cycle cost, or as approved by the Town. Gravity sewers shall be preferred

over pumping stations in order to reduce the amount of greenhouse gas emissions and provide greater safety to residents from sewage backup.

s. Ensure that where ***private communal water services*** and ***private communal sewage services are*** proposed, the owner enters into a responsibility agreement with the Town or York Region that addresses all service-related requirements, financial and otherwise, of the Town or York Region, depending on which tier of municipality would be responsible for action related to the service, if necessary.

2.10.5 Stormwater Management and Low Impact Development

Infrastructure is needed to provide clean water to all residents and visitors, to manage wastewater 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***. ***Low impact development*** is an innovative approach to stormwater management that seeks to manage 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.

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.

2.10.5.1 The Town will:

a. Promote and protect ***green infrastructure*** and ***low impact development*** that helps to improve biological treatment, resilience to climate impacts and recognize ***low impact development*** as an important component of ***complete communities***.

b. 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.

c. Promote ***low impact development*** practices and technologies, while exploring opportunities in landscape buffers and other green areas, in parking lots; and, on rooftops.

d. Develop a comprehensive Stormwater Management Master Plan, or equivalent, that will:

    i. Provide a road map and framework for future ***development***, existing and planned ***infrastructure***, and the operation and maintenance of stormwater ***infrastructure***;

    ii. Consider climate change adaptation and building community resiliency, as well as assessing and managing ***infrastructure*** vulnerability;

iii. 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;

iv. Minimize the disruption of natural drainage patterns, wherever possible; and,

v. Address potential flood risk and erosion associated with projected precipitation.

e. 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. Town approved stormwater management works shall be a solution that have the lowest life cycle costs, or as approved by the Town.

f. 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 larger ***developments***, but not required.

g. 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.

h. 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.

i. A ***low impact development*** evaluation may be required by the Town as part of stormwater management plans. 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:

1. Demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using ***low impact development*** techniques, and other stormwater management measures on both private and public lands;

2. Require maintenance of site-level water balance and that there will be no ***negative impacts*** on any ***ecological function*** or hydrologic feature that depends on the contributing surface or groundwater, including ***wetlands***, ***watercourses***, and ***fish habitat***;

3. Demonstrate that the ***low impact development*** will mitigate the short and long-term effects associated with erosion and flooding on site and on the downstream ***watercourses***; and

4. Demonstrate that the ***development*** is in accordance with all relevant legislation and policy.

i. Require the preparation of comprehensive ***Master Environmental Servicing Plans***, as a component of ***Secondary Plans*** and **larger** ***developments*** or ***redevelopment*** , and prior to the approval of Zoning By-law amendments and draft plans of subdivision, 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:

   i. A characterization of existing environmental conditions on a ***subwatershed*** basis, consistent with any relevant ***subwatershed*** evaluations, if available;

   ii. An evaluation of the cumulative environmental impact of stormwater from existing and planned ***development***;

   iii. An evaluation of change to the site-level and feature-based water balance;

   iv. An evaluation of change to erosion potential within the receiving ***watercourse*** and ***wetlands*** and downstream reaches;

   v. 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;

   vi. 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;

   vii. 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***;

   viii. A description of existing or planned programs for regular maintenance of stormwater management works;

   ix. An identification of the recommended approaches for stormwater management, including ***low impact development,*** as per the policies of this Plan;

   x. Identification and assessment of parkland locations, sizes and configurations; and,

   xi. An implementation plan for the recommended approaches.

j. Require all public and private ***development*** to incorporate stormwater servicing and to be designed to:

   i. Prevent the loss of life, personal injury, and property damage;

   ii. Fulfill water quality objectives, in compliance with provincial and federal requirements;

   iii. Control erosion and sedimentation within natural ***watercourses*** and ***wetlands***;

   iv. Minimize on-site flooding and do not create negative downstream impacts due to flooding;

   v. Manage urban runoff using a treatment train approach to stormwater management with emphasis on source and conveyance controls;

   vi. Manage overland flow routes;

   vii. Maintain or enhance the flow regime in receiving ***watercourses***;

   viii. Maintain predevelopment ecologically based water balance and require maintenance of site-level water balance using ***low impact development,*** to the extent feasible;

   ix. Provide passive ***amenity spaces*** that are integrated into the design of neighbourhoods, ***development*** sites, parks, trails, and ***open spaces***;

   x. Promote innovation by incorporating ***green infrastructure***, stormwater attenuation, re-use, and ***low impact development***;

   xi. Build community resilience through consideration of future climates within stormwater design;

   xii. Strive to reduce the potential for future flooding events through proactive stormwater management;

   xiii. Manage stormwater as a resource;

   xiv. Be feasible and financially viable over the lifecycle for the Town or other end owners of the ***infrastructure***;

   xv. Implement comprehensive servicing schemes for areas eligible for increased ***intensification*** and growth to reduce redundant treatment facilities; and,

   xvi. Manage stormwater from a ***watershed***/***subwatershed*** perspective in the design of stormwater management.

k. Encourage all new ***development*** to incorporate ***best management 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***.

l. An application for ***major development*** within the Lake Simcoe watershed shall be accompanied by a stormwater management plan that demonstrates:

   i) consistency with stormwater management master plans;

   ii) consistency with subwatershed evaluations and water budgets;

   iii) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;

   iv) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and

   v) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.

m. 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.

n. Consider updates to ***development*** standards and guidelines which reflect ***best management 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.

o. Manage stormwater quality, quantity, erosion, and water balance to avoid, minimize, or mitigate stormwater runoff volume, contaminant loads and impacts to receiving water courses.

p. 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***.

q. 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.

r. 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*** in accordance with applicable policies in the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans. Specific types of stormwater management facilities may not be permitted where the activity is identified as a ***significant drinking water threat in*** accordance with the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.

s. Stormwater management facilities will be naturalized and integrated with ***open spaces*** and trails, where safe and possible.

t. 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.

u. In addressing stormwater management, give consideration to the maintenance, or possible enhancement of baseflow given the conditions of the streams.

v. Prohibit stormwater management ***infrastructure*** within sensitive environmental areas, ***key hydrologic features*** and their ***vegetation protection zone*** and other areas if determined technically feasible and directed by the Town.

w. Consider stormwater management ponds as ***infrastructure*** as opposed to natural heritage features, when interpreting and applying the policies of this Plan.

x. Incorporate innovative practices and construction methods whenever possible and feasible to develop new, and replace old, stormwater ***infrastructure***.

y. Consider innovative stormwater management solutions that best contribute to water balance and water quality. The acceptance of these solutions will be subject to the ***Conservation Authority***'s guidelines and standards and consideration of maintenance fees for the lifecycle cost of the proposed solution to the satisfaction of the Town.

z. Ensure that ***development*** takes an integrated and innovative approach to stormwater management, be water efficient, and minimize, or where possible, prevent increases in stormwater volumes, contaminant loads and changes in water balance and maximize infiltration through an integrated treatment approach.

aa. Where feasible, ensure that stormwater management facilities be located adjacent to local or collector roads to ensure proper access to the facilities for safety and maintenance.

2.11 Community and Area Specific Infrastructure and Servicing Requirements

In addition to the ***infrastructure*** policies of this Plan, the following policies apply to each specific Community, as delineated in this Official Plan.

2.11.1 Community of Stouffville

The Community of Stouffville is serviced by primarily ***municipal sewage services*** and ***municipal water services***, and a variety of storm drainage works and storm sewers. All new ***development*** will be serviced by ***municipal water services*** and ***municipal sewage services***.

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.

Municipal Water Services

2.11.1.1 The Town will:

a. Continue its ongoing program for the upgrading and rehabilitation of the existing ***municipal water services*** based on the Town's Water and Wastewater Master Plan, as updated.

b. Require new ***development*** in the Community of Stouffville to be serviced by ***municipal water services*** subject to available capacity.

c. Consider permitting existing ***development*** to continue on ***individual on-site water services*** until the ***municipal water services*** are extended, at which time lots on ***individual on-site water services shall*** be required to connect to ***municipal water services***.

Municipal Sewage Services

2.11.1.2 The Town will:

a. Direct new ***development*** in the Community of Stouffville to be serviced by ***municipal sewage services*** subject to available capacity.

b. Consider permitting existing ***development*** to continue on ***individual on-site sewage services*** until ***municipal sewage services*** are extended, at which time lots on ***individual on-site sewage services shall*** be required to connect to ***municipal sewage services***.

Stormwater Management for Existing Development

2.11.1.3 The Town will:

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

Stormwater Management for New Development

2.11.1.4 The Town will:

a. Direct that stormwater from any proposed ***development*** generally be treated and retained on site or within a specific area approved by the Town.

b. Ensure water quality and quantity criteria is 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. Require, prior to the approval of a plan of subdivision, a Functional Servicing Study 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. Require that, 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. The policies of Section 4.2 of this Plan with respect to water resources, ***watershed planning*** and groundwater also apply.

2.11.2 Old Elm Major Transit Station Area

2.11.2.1 The following servicing, environmental and stormwater management policies shall apply to the lands identified on **Schedule D-4 - Old Elm MTSA Land Use Designations:**

a. Prior to approval of any ***development*** application in the Old Elm GO Station Area, the Town will require the completion of a comprehensive, coordinated strategy to address environmental constraints and servicing. The purpose of the strategy is to:

   i. Establish a current understanding of context and constraints with respect to geotechnical, hydrological, natural heritage, source water protection, and other related matters, building upon previously completed studies;

   ii. Assess the impact of ***development*** on transportation networks and identify coordinated solutions;

   iii. Ensure that ***municipal water services***, ***municipal sewage services***, and stormwater services are coordinated to facilitate cost-effective solutions and are considerate of adjacent ***development*** and the broader Old Elm GO Station Area;

   iv. Coordinate ***development*** and services with broader Regional and Town studies and strategies;

   v. Ensure that servicing considers cost effective solutions and that servicing is fiscally sustainable; and

   vi. Ensure that all applicable Town, Regional and Provincial requirements for environmental and servicing studies are met prior to ***development***.

b. The Town may require or undertake the completion of an updated Stormwater Management Concept Plan or similar master plan or study, providing a coordinated strategy for stormwater management in the Old Elm GO Station Area, prior to approval of any ***development*** application in the Old Elm GO Station Area.

c. The Town will require a stormwater management plan and/or functional servicing report in conjunction with any ***development*** proposed.

d. Stormwater management facilities will generally be permitted in all land use designations except where prohibited by the policies of the Official Plan. Where feasible, storm water management ponds should be located outside of the delineated ***Major Transit Station Area*** in order to support achievement of the density target.

e. The Town will consider innovative stormwater management solutions that best contribute to water balance and water quality. The acceptance

of these solutions will be subject to the ***Conservation Authority's*** guidelines and standards and a payment of a maintenance fee for the lifecycle costs of the proposed solutions to the satisfaction of the Town.

f. Stormwater management facilities that are comprised of dual uses shall be considered in the Old Elm GO Station Area, and especially in the context of the ***Major Transit Station Area*** in order to achieve the objective of efficient use of land and to provide ***amenity space***. Where proposed, they shall meet with the requirements of the Town, however, they may not be accepted as a contribution to parkland dedication.

Policy 2.11.2.1 f. is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

g. Stormwater management facilities shall be placed adjacent to a ***watercourse*** and local or collector roads to ensure proper access to the facilities for safety and maintenance.

2.11.3 Hamlet of Gormley

The Hamlet of Gormley is generally serviced by ***individual on-site water services*** and ***individual on-site sewage services.*** The Town will actively promote the establishment of ***municipal water services*** or ***private communal water services*** and ***municipal sewage services*** or ***private communal sewage services*** as a long-term objective for the Hamlet of Gormley, subject to an ***Environmental Assessment***.

Water Services

2.11.3.1 There are no ***municipal water services*** in the Hamlet of Gormley, as such, the Town will:

a. Restrict industrial uses within the Hamlet of Gormley be restricted to dry industrial uses. 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. Actively promote the establishment of ***municipal water services*** or ***private communal water services*** as a long-term objective for the Hamlet of Gormley, subject to an ***Environmental Assessment*** and all appropriate approvals. 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 appropriate studies and assessments, and shall be to the satisfaction of all approval bodies.

c. Ensure the design of the ***individual on-site water services*** or ***private communal water services*** for each quadrant allows for possible interconnection with the other quadrants to facilitate the objective of establishing a single ***private communal water service*** for the entire Community in the long term and in accordance with the policies of the ORMCP, particularly Sections 43 and 44.

d. Ensure that, 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 ***individual on-site water services***.

e. Direct that the implementation of water and sewage services in the Hamlet of Gormley is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and financial feasibility to the satisfaction of York Region and the Class ***Environmental Assessment*** process, as appropriate.

Sewage Services

2.11.3.2 There are no ***municipal sewage services*** in the Hamlet of Gormley, as such the Town will:

a. Actively promote the establishment of ***municipal sewage services*** or ***private communal sewage services*** as a long-term objective for the Hamlet of Gormley, subject to an ***Environmental Assessment***, and all appropriate approvals.

b. Ensure that ***development*** proposed by way of plan of subdivision, consent, or site plan approval within the Hamlet of Gormley is not 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 ***individual on-site sewage services.***

c. Permit ***development*** to proceed on the basis of either ***individual on-site sewage services*** or ***private communal sewage services***, subject to appropriate studies, and the approval of the Province, York Region and the Town.

d. Permit large scale and multi-unit commercial/industrial ***development*** to proceed on the basis of ***individual on-site sewage services*** or ***private communal sewage services,*** subject to the appropriate studies, and the approval of the Province, York Region and the Town. Uses which generate large volumes of sewage or which generate non-domestic effluent shall generally not be permitted.

e. Permit ***private communal sewage services*** which may be either publicly or privately owned subject to the policies of the ORMCP particularly Sections 43 and 44.

Flood Plain and Stormwater Management

2.11.3.3 The Town will:

a. Ensure that prior to the review of plans of subdivision or other ***development*** applications within the Hamlet of Gormley, with the exception of individual ***development*** proposals on existing lots, that the Town, the Toronto Region ***Conservation Authority***, and the Province will have approved a Master Drainage Plan for the ***Secondary Plan*** Area.

b. Direct that the Master Drainage Plan consists 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. 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.

c. Ensure that, notwithstanding any other policies of this Section, stormwater management for ***development*** shall conform to the policies of the Oak Ridges Moraine Conservation Plan, particularly Sections 45 and 46. The ***watershed planning*** policies in Section 4.2 of this Plan will also apply.

2.11.4 Hamlet of Vandorf

The Hamlet of Vandorf is serviced by ***individual on-site sewage services*** and ***individual on-site water services.*** 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. While adequate water for domestic water supplies has been identified, a number of existing ***individual on-site water services*** are vulnerable to large water takings. 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, through the review of ***development*** applications.

The Hamlet of Vandorf is identified as a Hamlet in this Plan, as such, future growth within Vandorf is currently to be serviced by ***individual on-site sewage services*** and ***individual on-site water services,*** provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The Town and/or landowners may undertake a comprehensive ***Master Environmental Servicing Plan*** (MESP) for the Hamlet of Vandorf to identify the preferred means for servicing new ***development*** and future growth, which may consider ***municipal water services*** or ***private communal water services*** and ***municipal sewage services*** or ***private communal sewage services,*** in conformity with this Official Plan and Provincial Plans. The Town will actively promote the future establishment of ***municipal water services*** or ***private communal water services*** and ***municipal sewage services*** or ***private communal sewage services*** as a long-term objective for the Hamlet of Vandorf.

Water Services

2.11.4.1 There are no ***municipal water services*** in the Hamlet of Vandorf, as such, the Town will:

a. Direct future short-term growth within Vandorf to be serviced by ***individual on-site water services,*** provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

b. Ensure that ***development*** proposed by way of plan of subdivision, consent, or site plan approval within the Hamlet of Vandorf is not 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 ***individual on-site water services.***

c. Approval of new ***individual on-site water services*** shall require the submission of a 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.

d. Restrict industrial uses within the Hamlet of Vandorf to dry industrial uses. 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.

e. Direct that the implementation of water services in the Hamlet of Vandorf is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and financial feasibility to the satisfaction of York Region and the Class ***Environmental Assessment*** process, as appropriate.

f. Permit ***communal water services*** which may be either publicly or privately owned subject to the policies of this Plan, and Provincial Plans.

g. Actively promote the future establishment of ***municipal water services*** or ***private communal water services*** as a long-term objective for the Hamlet of Vandorf, subject to an ***Environmental Assessment*** and all appropriate approvals.

Sewage Services

2.11.4.2 There are currently no ***municipal sewage services*** in the Hamlet of Vandorf, as such the Town will:

a. Direct future short-term growth within Vandorf to be serviced by ***individual on-site sewage services,*** provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

b. Ensure that ***development*** proposed by way of plan of subdivision, consent, or site plan approval within the Hamlet of Vandorf is not 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 ***individual on-site sewage services.***

c. Approval of new ***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.

d. Permit large scale and multi-unit commercial/industrial ***development*** to proceed on the basis of ***individual on-site sewage services*** or ***private communal sewage services,*** subject to the appropriate studies, and the approval of the Province, York Region and the Town. Uses which generate large volumes of sewage or which generate non-domestic effluent shall generally not be permitted.

e. Direct that the implementation of sewage services in the Hamlet of Vandorf is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and

financial feasibility to the satisfaction of York Region and the Class ***Environmental Assessment*** process, as appropriate.

f. Permit ***communal sewage services*** which may be either publicly or privately owned subject to the policies of this Plan, and Provincial Plans.

g. Actively promote the establishment of ***municipal sewage services*** or ***private communal sewage services*** as a long-term objective for the Hamlet of Vandorf, subject to an ***Environmental Assessment***, and all appropriate approvals.

Master Environmental Servicing Plan

2.11.4.3 The Town and/or landowners may undertake a comprehensive ***Master Environmental Servicing Plan*** (MESP) for the Hamlet of Vandorf to identify the preferred means for servicing new ***development*** and future growth, which may consider ***municipal water services*** and ***municipal sewage services,*** in accordance with the following:

a. 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. Consideration of ***municipal water services*** and ***municipal sewage services,*** shall be reviewed in the context of applicable Regional Guidelines, Provincial planning policies, as well as suitable administrative, engineering, environmental and financial arrangements to the satisfaction of York Region and the Province.

b. The MESP will 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.

c. The MESP including any associated approvals under the ***Environmental Assessment Act*** to implement the recommended servicing solution, shall require a Terms of Reference and study requirements to be prepared by the Town, in consultation with the ***Conservation Authority*** and York Region.

d. The Town may require that landowners to enter into servicing and other agreements, including front ending 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.

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

f. Landowners may be required to enter into an agreement or agreements, amongst themselves, to address the coordination of Town approved ***infrastructure*** and sharing of the common costs of ***development***.

Water or Wastewater Master Plan

2.11.4.4 If ***municipal water and sewage services*** are determined to be the preferred means of servicing for the area of the Hamlet of Vandorf that is subject to the Greenbelt Plan, a comprehensive water or wastewater masterplan or equivalent, informed by watershed planning or equivalent will be prepared in accordance with the Greenbelt Plan.

Transportation

2.11.4.5 The Town will ensure the establishment of an appropriate municipal road network within the new ***development*** areas in the Hamlet of Vandorf in accordance with the following:

a. The Town will work to establish an appropriate municipal road network, conceptually identified as "Potential Roads" on **Schedule G – Vandorf Land Use Designations** and **Schedule O – Transportation Plan**, in accordance with the policies of Section 7.8.1 d.

b. Through the review and approval of ***development*** applications, the Town will require the conveyance of lands to ensure the establishment of an appropriate municipal road network to serve new ***development*** and coordinate ***development*** with abutting landowners, and connectivity to arterial roads.

c. The Town may require the submission of Transportation Impact Studies that assess the overall coordination and implementation of the municipal road network.

d. The Town and/or landowners may undertake an MESP to identify the required road network, transit, pedestrian and bicycle facilities, including any required approvals under the ***Environmental Assessment Act*** to implement the recommendations, in consultation with the Town and York Region.

2.11.5 Community of Ballantrae and Hamlet of Musselman's Lake

2.11.5.1 Growth Management

The Community of Ballantrae and Hamlet of Musselman's Lake are expected to experience limited new growth which should be appropriately balanced and phased to ensure the required servicing infrastructure and community facilities are provided to meet the needs of the community.

Future growth and development is limited by the development limits established by the Ballantrae Settlement and Musselman's Lake Community Area boundaries and the provisions of the Oak Ridges Moraine Conservation Plan.

Population and phasing for planning applications for approval within the Ballantrae and Musselman's Lake settlement areas will be subject to the availability of water from the Ballantrae-Musselman's Lake Drinking Water System, or from an individual private well water supply system servicing development subject to Section 2.11.5.3 a requirements. Phasing of development will also be subject to the criteria of Section 2.11.5.5.

a. Population on Partial Services

While the Oak Ridges Moraine Conservation Plan generally prohibits the construction or expansion of partial services, exception is granted where it is necessary to address a serious health or environmental concern. In 2007, the Ministry of Environment confirmed that partial services within the settlement areas of Ballantrae and Musselman's Lake would only be permitted within the limits of the 1991 Environmental Assessment approved capacity of the municipal water system. As such, in both the communities of Ballantrae and Musselman's Lake up to a combined maximum population of 5,900 persons, unless otherwise confirmed by Provincial authorities, is permitted on partial services consisting of a municipal water supply system and a private individual on-site wastewater system. The existing population on partial servicing will be confirmed by the Town before any new development on partial servicing is approved to ensure conformity with the Oak Ridges Moraine Conservation Plan.

b. Expanded Population Based on York Region's 2019 Class Environmental Assessment

The upper-tier municipal water system, known as the Ballantrae-Musselman's Lake Drinking Water System is owned and operated by the Regional Municipality of York and is comprised of three water wells with associated pumps (two duty and one standby), one storage facility and a chemical treatment system. An approved Class Environmental Assessment which was completed by York Region in 2019 increased the pumping capacity allowed in the Permit to Take Water from 5,900 persons to 6,230 persons. Partial servicing of the additional serviced population is not

interpreted to be permitted under the Oak Ridges Moraine Conservation Plan through 'grandfathering' under the Ministry's exemption.

For greater clarity, any new development in Ballantrae and Musselman's Lake that results in a total water serviced population of more than 5,900 persons must be on full services. Policies within this Official Plan define full services.

c. Potential Increased Serviced Population of the Municipal Water System

A Short-Term Growth Phase 1 Water Supply Feasibility and Conceptual Design Study (Phase 1 Water Supply Study) will be conducted to determine potential additional population beyond 6,230 persons that could be serviced by the Ballantrae-Musselman's Lake Drinking Water System. The purpose of this study is to confirm what infrastructure improvements are needed to the Ballantrae-Musselman's Lake Drinking Water System to enable servicing of the shorter-term growth interests and determine the serviceable population in the Ballantrae and Musselman's Lake communities if improvements are implemented. For further clarity, the potential for any additional development beyond 6,230 persons will be identified through the Phase 1 Water Study. Priority will be given to developments who can fulfill the criteria of Section 2.11.5.5.

d. Full Build-out Potential Based on Additional Water and Wastewater Servicing

Recognizing that Ballantrae and Musselman's Lake are generally small communities that are dependent on available municipal water supply and private wastewater systems, and the existing Ballantrae Golf and Country Club communal wastewater treatment system, growth is relatively limited. However, these communities may have opportunities to build out beyond the population that can be serviced by the existing municipal water system and private individual wastewater systems or communal wastewater treatment infrastructure, where development may be permitted on a private well water system for individual lots. Growth potential beyond what is determined through the Phase 1 Water Supply Study will need to be further examined through a Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study (Phase 2 Water and Wastewater Study) to be led by York Region. The study would provide a high-level review of servicing alternatives, assess feasibility of implementation given potential environmental and regulatory constraints, and present options for subsequent consideration of inclusion in a Development Charge By-law update. For further clarity, the potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study and Section 2.11.5.3 water servicing provisions.

Growth potential beyond what is determined through the Phase 1 Water Supply Study will need to be further examined through a Region-led Long-Term Growth Phase 2 Water and Wastewater Servicing Feasibility Study (Phase 2 Water and Wastewater Study). The study would provide a review of servicing alternatives and assess feasibility of implementation. For further clarity, the potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study and Section 2.11.5.3 water and wastewater servicing provisions.

2.11.5.2 Existing Water and Wastewater Servicing Strategy

a. Existing Water Servicing

The Ballantrae/Musselman's Lake Drinking Water System is a municipal water system and serves the Ballantrae and Musselman's Lake settlement areas as a result of the contamination of a number of private wells in the area. An Environmental Assessment for the system was approved by the Minister of Environment and Energy in February 1991. Construction of the municipal water supply system began in March 1996, and it was operational as of January 1, 1997.

All existing development in the Ballantrae and Musselman's Lake settlement areas shall be connected to the municipal water supply system, subject to the water system capacity availability.

b. Existing Wastewater Servicing

The Community of Ballantrae and Hamlet of Musselman's Lake are primarily serviced by private individual wastewater systems, with the exception of the Ballantrae Golf and Country Club Residential Community which is designated "Ballantrae Residential Golf Course Area" on **Schedule E - Ballantrae Land Use Designations**, serviced on a private communal wastewater system approved by MECP that is subject to a Municipal Responsibility Agreement with York Region.

2.11.5.3 Future Water and Wastewater Servicing for the Ballantrae Settlement Area

Future water and wastewater servicing for the Ballantrae Settlement Area will be subject to the partial servicing policies of Section 2.11.5.1 a.

a. Water Servicing

All new development shall be connected to the municipal water supply system of the Ballantrae-Musselman's Lake Drinking Water System, subject to system capacity availability as determined through the Phase 1 Water Supply Study and as necessary, the Phase 2 Water and Wastewater Study (Sections 2.11.5.1 c and 2.11.5.1 d).

The Town shall work with the Region and development community to achieve water conservation in keeping with York Region's Long Term Water Conservation Strategy. At a minimum, new development shall demonstrate water efficiency in its designs, following the Region's standard under its Long Term Water Conservation Strategy programming.

Individual lot private water servicing shall be permitted where full municipal services are not available, planned or feasible. Individual private water servicing is prohibited on lots that are currently connected to the municipal supply. Establishment of individual private well supplies

shall be permitted for developments up to five lots. This applies to proposed developments with wells on each lot or if well supplies are shared between lots.

Construction of private wells must be completed such that the well does not draw water directly or indirectly from any shallow aquifer. All wells shall be constructed to the lower aquifer and in accordance with O. Reg 903 with full annular space grouting. To accommodate for availability and sustainability of the municipal drinking water system, all wells shall be completed to a depth below 245 metres above sea level and well pumps set to the lowest depth allowable based on the well design to mitigate lower groundwater levels related to municipal supply production. Acknowledgement of this policy and proposed construction details shall be provided to the Town as part of a building application or planning approval. York Region may require details on the proposed well supply, at its sole discretion.

For individual lot private well supplies developed as part of a development of greater than five lots, the same conditions above apply and must be demonstrated in a Functional Servicing Report, supported by a hydrogeological assessment to the satisfaction and approval of York Region and the Town, at their sole discretion.

b. Wastewater Servicing

i) Infilling and Development Outside the Highway 48 Corridor

Infilling and redevelopment of existing lots in the areas designated "Ballantrae Residential Area" on **Schedule E - Ballantrae Land Use Designations** may be permitted on:

- Individual private wastewater systems; or,
- Communal wastewater systems.

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of Environment, Conservation and Parks and the Ministry of Natural Resources, as applicable, that the land can be adequately and sustainably serviced.

ii) Plans of Subdivision Outside the Highway 48 Corridor

Any development by plan of subdivision or by plan of condominium in the area designated "Ballantrae Residential Area" may be permitted on:

- Individual private wastewater systems; or,
- Communal wastewater systems.

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment,

Conservation and Parks, and the Ministry of Natural Resources, as applicable, that the land can be adequately and sustainably serviced.

iii) Highway 48 Corridor

Any development in the areas designated "Highway 48 Corridor Residential Area" and "Highway 48 Corridor Commercial/Mixed Use Area" may be permitted on:

- Individual private wastewater systems; or,
- Communal wastewater systems.

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources that the land can be adequately and sustainably serviced.

2.11.5.4 Future Water and Wastewater Servicing for the Musselman's Lake Community Area

All new development in the Musselman's Lake Community Area shall be subject to the policies of Section 6.7. New development in the Musselman's Lake Community Area shall be limited to minor infill, development of existing lots of record or consents of three lots or less.

a. Water Servicing

All new development shall be connected to the municipal water supply system of the Ballantrae-Musselman's Lake Drinking Water System, subject to system capacity and availability as determined through the Phase 1 Water Supply Study and Phase 2 Water and Wastewater Study (Sections 2.11.5.1 c and 2.11.5.1 d).

The Town shall work with the Region and development community to achieve water conservation in keeping with York Region's Long Term Water Conservation Strategy. At a minimum, new development shall demonstrate water efficiency in its designs, following the Region's standard under its Long Term Water Conservation Strategy programming.

Individual lot private water servicing shall be permitted where full municipal services are not available, planned or feasible. Individual private water servicing is prohibited on lots that are currently connected to the municipal supply. Establishment of individual lot private well supplies shall be permitted for developments up to five lots. This applies to proposed developments with wells on each lot or if well supplies are shared between lots.

Construction of private wells must be completed such that the well does not draw water directly or indirectly from any shallow aquifer. All wells shall be constructed to the lower aquifer and in accordance with O. Reg 903 with full annular space grouting. To accommodate for availability and sustainability of the municipal drinking water system, all wells shall be completed to a depth

below 245 metres above sea level and well pumps set to the lowest depth allowable based on the well design to mitigate lower groundwater levels related to municipal supply production. Acknowledgment of this policy and proposed construction details shall be provided to the Town as part of a building application or planning approval. York Region may require details on the proposed well supply, at its sole discretion.

For individual lot private well supplies developed as part of a development of two to five lots, the same conditions above apply.

For individual lot private wells supplies developed as part of a development of greater than five lots, the same conditions above apply and must be demonstrated in a Functional Servicing Report, supported by a hydrogeological assessment to the satisfaction and approval of York Region and the Town, at their sole discretion.

b. Wastewater Servicing

Development in the Musselman's Lake Community Area may be permitted on:

- Individual private wastewater systems, subject to the policies of Section 2.11.5.1; or,
- Communal wastewater systems.

New on-site wastewater systems within 100 metres of Musselman's Lake or a permanent stream shall be subject to the policies of Section 4.15 Development Policy of the Lake Simcoe Protection Plan.

Such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Ministry of the Environment, Conservation and Parks, and the Ministry of Natural Resources that the land can be adequately and sustainably serviced.

2.11.5.5 Servicing Capacity Availability

a. Short-Term Servicing Capacity

The Phase 1 Water Supply Study will be led by York Region and funded by landowners, and will investigate, address and make recommendations with respect to minor works to expand servicing capacity for shorter-term growth needs.

b. Long-Term Servicing Capacity

The potential for any additional development beyond what is identified in the Phase 1 Water Supply Study will be assessed through the Phase 2 Water and Wastewater Study. The Phase 2 Water and Wastewater Study will be led by the Region, and would consist of evaluation of servicing alternatives for buildout condition, and assessment of environmental and regulatory constraints including Lake Simcoe Protection Act requirements related to wastewater discharges,

Oak Ridges Moraine land use restrictions, water quality considerations, regulated environmental features in the study area, regional aquifer capacity potential and WHPA implications, and Ministry's concerns over shallow groundwater mounding.

Timing for the Phase 2 Study is to be initiated within one year of the completion of the Phase 1 Study and should be completed within a two-year time period following its commencement. A full build-out population of the existing Settlement area could be in the order of 10,300 persons or more.

c. Phasing of Development – Community of Ballantrae

The order of development in the Community of Ballantrae shall be based on conformity with the policies of this Official Plan, and subject to the required studies being completed to the satisfaction of the Town, York Region, the Ministry of Environment, Conservation and Parks, and the Ministry of Natural Resources, as applicable. Further, water allocation will only be granted for the length of three years from a Town or Ontario Land Tribunal development approval. After which, water allocation may be provided to other construction-ready projects.

d. Criteria for Water Supply Allocation

When assigning water allocation to developments, Council shall have regard to the following criteria, in no particular order of preference or hierarchy:

i) The availability of wastewater servicing;

ii) The availability of stormwater management measures; and,

iii) The degree to which the development is consistent with the PPS, Growth Plan, York Region Official Plan and the Town of Whitchurch-Stouffville Official Plan, as amended.

In reviewing development applications and determining water allocation assignment, the following principles shall be adhered to:

i) The proposed development satisfies the development review requirements of the Town, York Region, Ministry of the Environment, Parks and Conservation, Lake Simcoe Region Conservation Authority, Ministry of Natural Resources, as is applicable;

ii) The proposed development is serviceable by a communal wastewater system approved by MECP; and,

iii) The servicing capacity needed for the proposed development is within the available capacity limits of the water supply system approved by MECP, or no municipal water allocation is needed as the development will be serviced by individual private wells. The available capacity limits of the water supply system shall mean the remaining capacity once York Region's future water capacity needs for its water treatment process requirements are accounted for. For

further clarity, the future treatment process water needs are currently estimated at 10% of the total treated water volume produced per day.

2.11.5.6 New Communal Wastewater Services

While municipal water and wastewater services are the preferred form of servicing, private communal wastewater services are permitted where full municipal services are not available, planned or feasible. A private communal wastewater system is a system for which York Region may be responsible, based on a decision by York Region and/or MECP, either through:

- Assumption of ownership; or,
- Via a Municipal Responsibility Agreement whereby the Region agrees to assume the system in the event of default by the owner.

All private wastewater communal systems shall be designed to the satisfaction of York Region and subject to the following and/or applicable Regional Guidelines:

i) That an economic/fiscal impact study is submitted to the satisfaction of York Region to confirm that the proposed development will have no financial burden on the Region;

ii) That a servicing justification report be prepared to the satisfaction of York Region to consider and evaluate alternative servicing technology options, as well as the proposed location for the proposed communal system and consider their potential to conform to current governing policies and guidelines (i.e. effluent criteria/objectives, wastewater facility location and setbacks, groundwater mounding, local and regional municipality standards/guidelines, etc.).

iii) That an Environmental Impact Study, Water Resource Impact Assessment, or other appropriate study, has been submitted to the satisfaction of York Region to ensure that environmental impacts have been addressed and that the communal wastewater services are suitable;

iv) That all agreements and approvals required to provide private communal water and/or wastewater services, planning and/or development agreements for applications, shall be in place before or form part of development approval for applications submitted under the Planning Act;

v) That any proposal must comply with all applicable Provincial legislation and Plans; and,

vi) That within the Lake Simcoe Protection Plan area, it can be demonstrated that the communal system does not add phosphorus loadings to the watershed in accordance with the Lake Simcoe Protection Plan.

a. New Communal Wastewater System Municipal Responsibility Agreements

Where a Municipal Responsibility Agreement will be required, all costs associated with the approval, construction and maintenance of the system shall be the responsibility of the

benefitting landowner(s) and/or operator(s). Any new communal wastewater systems must be approved and designed to the satisfaction of the Province and York Region, and all other applicable agencies and authorities.

b. Groundwater and Wastewater System Design and Mitigation

Wastewater discharge from all wastewater systems must be designed in accordance with general and site-specific MECP guidelines and requirements and be in accordance with the following:

i) Designs must include an evaluation of elevated and/or perched groundwater conditions that are known to occur in the Ballantrae Area. Site specific groundwater investigations should be completed.

ii) Wastewater system design must consider seasonal fluctuations and climate change impacts on future groundwater levels and include monitoring and mitigation measures that could be implemented if future groundwater levels increase and/or mounding issues occur.

iii) Ensure that any operator of a new communal wastewater system will monitor for groundwater contamination and mounding based on MECP and York Region requirements. The operator will be solely responsible for implementing studies and mitigation measures, as required and to the satisfaction of York Region and MECP and other agencies and authorities as applicable, to ensure there is no impact to either the continuous operation of system, or to shallow groundwater levels.

2.11.5.7 Stormwater Management

All development shall be carefully evaluated to avoid, minimize and/or mitigate impacts associated with the quality and quantity of stormwater into receiving streams, lakes and wetlands in accordance with the requirements of the Lake Simcoe Protection Plan including Sections 4.7-DP, 4.8-DP and 4.9-DP of that Plan. In particular, the Town will:

i) Encourage the use of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;

ii) Encourage the implementation of innovative stormwater management measures including low impact development (LIDS);

iii) Allow for flexibility in development standards to incorporate alternative community design and stormwater techniques;

iv) Support the implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and,

v) Support implementation of source control programs which are targeted to existing areas that lack adequate stormwater controls.

In addition, stormwater management works for new major development shall be designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", unless the development constitutes infill development or redevelopment within a settlement area, it is not feasible to comply with the specified design standard, and the applicant demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of the stormwater related to the development or redevelopment. Water quality and quantity control will be addressed on a site by site basis in accordance with the applicable policies of the Lake Simcoe Protection Plan, the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management, the Ministry of Environment Stormwater Management and Design Manual and the Town's Guidelines, as amended from time to time.

Stormwater system designs must include an evaluation of elevated and/or perched groundwater conditions that are known to occur in the Ballantrae Area. Site specific groundwater investigations must be completed. Systems must consider seasonal fluctuations and climate change impacts on future groundwater levels and include monitoring and mitigation measures that could be implemented if future groundwater levels increase and/or mounding issues occur.

2.11.5.8 Transportation Strategy

a. General

The transportation facilities in the Community of Ballantrae and Hamlet of Musselman's Lake will generally comply with the policies of Section 2.9, Transportation and the designations of **Schedule L1 – Areas of Aquifer Vulnerability** and Sections 4.2.4 and 4.2 of the Official Plan and be developed in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

b. Road Construction and Reconstruction

A key consideration in the siting, design and construction of new roads and the reconstruction of existing roads in the the Community of Ballantrae and Hamlet of Musselman's Lake shall be the minimization of negative impacts on natural systems.

Development proposals which incorporate new roads or which require the reconstruction of existing roads, shall provide, as part of the development review requirements of Section 2.11.5.8, studies which demonstrate that the proposed roads can be sited, designed and constructed in a manner that minimizes negative impacts on natural systems. The Town shall also ensure that when reconstructing existing roads in the Ballantrae and Musselman's Lake areas, that the road is sited, designed and constructed in a way that minimizes negative impacts on natural systems.

c. Road Maintenance

The Town shall review its road maintenance practices in the Community of Ballantrae and Hamlet of Musselman's Lake areas to ensure that this program is designed to minimize negative impacts on natural systems and features.

d. Musselman's Lake Drainage Area

The Town shall place a priority on the reconstruction of roads in the drainage area of Musselman's Lake to reduce negative impacts on that lake. In particular, the Town shall work with York Region to continue to investigate the potential for the reconstruction and/or realignment of Ninth Line (Regional Road 69) to:

i) Reduce through traffic use of roads adjacent to the Lake;

ii) Reduce storm runoff, erosion and sediment entering the Lake; and,

iii) To provide more public open space adjacent to the Lake, as well as the creation of a pedestrian walkway along the Lake in accordance with the recommendations of the Community Open Space & Trails System Background Report.

e. Highway 48 Corridor – Ballantrae

Highway 48 is a Provincial highway. The highway right-of-way is under the jurisdiction of the Ministry of Transportation (MTO). The Town has developed Access Management Guidelines for Lands along Highway 48, in the Ballantrae settlement area:

i) Purpose

The Access Management Guidelines for Lands Along Highway 48 in the Ballantrae settlement area will assist the Town and all levels of government, agencies and landowners with the review and approval process for development in the corridor. This allows for long term planning along the corridor to achieve the ultimate plan for the right-of-way. In particular, the Guidelines will ensure access is provided to all lands along the corridor in appropriate locations with any necessary controls. The Guidelines are designed to minimize access to Highway 48 as necessary, identify potential roadway accessed apart from driveway access and identify locations where joint access should be considered and pursued to enhance traffic flow in the corridor. The Access Management Guidelines does not supersede any MTO standards and all development applications are subject to MTO and municipal approval processes.

ii) MTO Regulations

Notwithstanding the policies of this Plan and the Guidelines, requirements for highway access control are established in the Public Transportation and Highway Improvement Act. This Act establishes that the Ministry issues permits for the purpose of controlling and regulating

buildings, land use, business establishments, encroachments, entrances, planting, signs and miscellaneous. Application for permits in the Highway 48 corridor MTO permit control area will be reviewed by MTO on a site-by-site basis based on a traffic impact study when required. As part of this process, MTO would consider the policies of this Plan and Access Management Guidelines.

iii) Ultimate Right-of-Way

An ultimate right-of-way of 32 metres has been established to accommodate projected traffic to 2031 and beyond in the Ballantrae settlement area. The ultimate right-of-way will accommodate four through lanes of traffic and a shared centre left turn lane. Drainage is proposed by MTO to remain a rural cross section. However, widening is not planned for the near future, rather MTO is protecting for the future right-of-way.

iv) Setback from the Ultimate Right-of-Way

MTO normally requires a setback of 14 metres along Provincial highways. However, MTO has determined that a minimum setback of 6 metres from the ultimate right-of-way would generally be applied in Ballantrae. The setback would accommodate any necessary infrastructure/utilities and would constitute the approximate existing building line. A reduced setback from the 6 metre setback would be considered on a case-by-case basis in the review of development applications by MTO. MTO will also consider infilling between existing building lines on a case by case basis dependent on local conditions highway needs.

v) Sidewalks/Multi-Use Trails

The Town is proposing to develop sidewalks and streetlights adjacent to Highway 48. To achieve this objective, the limitations of the current and future right-of-way will require reclassification of the facility from rural to urban with the placement of the sidewalk directly along the roadway. The Town will be responsible for all costs including all acquisition of lands outside the right-of-way. A legal agreement outlining responsibilities of the parties will also be required. Sidewalks will be subject to MTO permit control including submission of engineering plans and drainage report.

vi) Stormwater Management Facilities

Development will be required to provide on-site stormwater management controls to limit the amount of post-development flow into the Highway 48 drainage system such that runoff rates do not increase. A stormwater management report will be required to be approved by MTO for each site that demonstrates no impact on the MTO drainage system.

vii) Access Management

All access design for proposed development will reflect the direction in the Access Management Guidelines (**Appendix C**).

The key objective of the Guidelines is to minimize direct access to Highway 48 through directing access to adjacent side streets where feasible, the creation of service connections and joint access points. The interim plan recognizes that most sites have existing driveways which provide direct access to Highway 48 and that property consolidation is unlikely to occur in the immediate future. However, it proposes a number of potential joint access points and service connections for consideration as part of the development review process. The ultimate plan proposes potential access points should properties consolidate in the future. The potential access points should comply with appropriate MTO design standards.

2.11.5.9 Trails System

A comprehensive Trails System, including existing and proposed new off- and on-road trails and sidewalks, is proposed to be developed generally as shown conceptually in **Appendix B** and in accordance with the policies of Section 4.4.5.

2.12 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.

2.12.1.1 The Town will:

a. Work with York Region, ***Conservation Authorities***, and other stakeholders on the preparation of an Excess Soil Reuse Strategy.

   i. Identify and implement best practices to guide the management of ***excess soil*** generated and fill received during ***development*** and ***site alteration***, to ensure:

   ii. 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;

   iii. Appropriate sites for ***excess soil*** storage and processing are permitted close to areas where proposed ***development*** is concentrated or areas of potential soil reuse; and,

   iv. 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.

b. Employ the Town's **Site Alteration** By-Law and guidelines to govern how soil movement is managed within the Town.

c. Ensure the placement of ***excess soil*** is located outside of Key Natural Heritage
Features and ***Key hydrologic features*** and fill quality received and fill placement at a site will not cause an ***adverse effect*** with regard to the current or proposed use of the property, the natural environment, and is compatible with adjacent land uses; and for lands within the Oak Ridges Moraine Conservation Plan.

d. Ensure fill quality received and fill placement at a site will not cause an ***adverse effect*** with regard to ***cultural heritage resources***.

e. Require that an application that does not have any ***Planning Act*** approvals will be subject to a site alternation approval, and required agreements entered into with the Town.

2.13 Energy and 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.

2.13.1.1 The Town will:

a. Work with the Region, local municipalities and the Province to identify and protect existing and planned utility corridors as identified through provincial transportation plans, preferred alignment(s) determined through the ***Environmental Assessment Act*** process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO), or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor to support expected growth within York Region and its neighbouring municipalities.

b. Prohibit power generation facilities on lands in accordance with the policies related to the following areas:

   i. Oak Ridges Moraine Natural Core Area;

   ii. Oak Ridges Moraine Natural Linkage Area; and

   iii. Lands identified as ***key natural heritage features*** or ***key hydrological features*** within the ORMCP Area.

c. Require that power 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 vegetation protection zones*** of Section 4 – Natural Environment.

d. 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.

e. 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.

f. Promote and permit ***renewable energy systems*** and ***alternative energy systems***, throughout the Town in accordance with provincial and federal requirements, and the policies of this Plan. Ground-mounted solar facilities are permitted in the ***Agricultural Area***, only as an ***on-farm diversified use***.

g. 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.

h. Prioritize district energy and other low carbon energy systems above traditional fossil fuel intensive resources, such as natural gas.

i. Require that, where permitted, energy generation facilities will ensure the compatibility of any such facilities with all surrounding existing and proposed sensitive land use.

j. Require in the Community of Stouffville, utilities and communication services to 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 services will be encouraged, where feasible.

k. Encourage utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced communications to attract knowledge-based industries and the growth of existing businesses.

l. 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.

m. Support the implementation of emerging technologies, advanced communications, and open access conduit on all existing and future municipal roads within ***settlement areas***, where appropriate.

n. Encourage complementary uses on utility corridors, such as trails, transit, commuter parking, ***community gardens***, and appropriate vegetation.



3 planning for complete communities



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 to increase greater human interaction and create a sense of community.

This Section contains policies that support the evolution and ***development*** of ***complete communities***. The policy themes of this Section 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 entire Town, to ensure that the decision-making in the context of this Plan is thoroughly considered in building ***complete communities***.

3.1 Building 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 of this Plan.

3.1.1 The Town will:

a. Enhance the Town Structure through a comprehensive integrated growth management framework that provides for healthy, sustainable, ***complete communities*** with a strong economic base.

b. Require that growth is focused within the Town's designated ***settlement areas*** to advance the creation of ***complete communities***.

c. Plan and design communities to be sustainable, healthy, vibrant and complete, with access to local amenities and attractions via ***active transportation***.

d. Plan communities in a comprehensive and coordinated manner using land efficiently and optimizing ***infrastructure*** with a ***compact built form***, mixed use, pedestrian-friendly and ***transit-supportive*** built form.

e. Design communities 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.

f. Support low- or no-carbon energy alternatives and a targeted progression toward net-zero emissions by 2050.

g. Require that retail, commercial, office, and ***institutional*** buildings shall be designed in a ***compact built form*** including multi-storey, mixed use buildings, where appropriate and be pedestrian oriented and ***transit-supportive***.

h. Encourage integration of ***gentle density*** and a mix and range of ***housing options*** within the ***settlement areas***, where locally appropriate, through ***redevelopment*** of existing neighbourhoods.

i. Recognize that the planning and design of communities and the provision of appropriate human service facilities can positively impact human health.

j. Provide a diverse mix of housing types and tenures, housing affordability, and employment opportunities through good urban design, as well as ensuring provision of parks, trails, amenities and other uses.

k. Protect and enhance the natural environment for current and future generations to sustain life, maintain health and provide a high quality of life.

l. 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.

m. 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.

n. Implement a health lens which would serve to strengthen policy directions on ***green infrastructure*** and a circular economy to support ***complete communities***.

o. Plan and design public buildings, ***infrastructure*** and facilities to be accessible and located in proximity to ***active transportation*** and transit systems, where appropriate.

p. Support and encourage the delivery of ***public service facilities*** and public gathering spaces that are inclusive, equitable and consider the diverse needs of residents, workers and visitors.

q. 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.

r. Prioritize ***active transportation*** and accessible mobility systems through the design of existing and new communities, especially critical connections between ***employment-generating uses***, mixed use areas, and residential areas. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit.

s. Ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.

t. Plan for parks and schools to be located and designed as part of ***complete communities***, facilitating safe travel to and from these destinations by, among other design matters described in this Plan:

    i. Centrally locating schools and parks adjacent to each other in existing and new communities, where appropriate;

    ii. Incorporating pedestrian-friendly site design;

    iii. Incorporating ***active transportation*** and transit linkages to, from, and within sites; and

iv. Integrating vertical schools or urban schools into the base of multi-storey buildings in ***strategic growth areas.***

u. Review existing destinations such as community facilities, retail and personal services to determine if additional services are required.

v. Encourage retrofitting, ***intensification*** and revitalization when redeveloping existing retail, including ***major retail*** sites.

w. Promote the naturalizing and greening of vacant and underutilized public spaces for public use.



3.2 Building Affordable Housing and 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 affordable 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 housing stock 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 term attainable housing is used to describe the ability of households to enter, and graduate to successively higher levels of, the local housing market. Implicit in this usage of attainability is the idea that a range of ***housing options*** (type, size,

tenure, cost) exists in the local market. Households at various income levels can find and secure suitable housing, and can ultimately advance to a different level.

The Town's Housing Strategy provides specific actions to be implemented and is also reflected in the policies of this Plan.

3.2 The Town will:

a. 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 housing targets in **Table 2**.

Table 2: Minimum Housing Targets

Housing Target	**Total Number of Units Targeted from 2021 to 2051**	**Average Annual Number of Units from 2021 to 2051**
New housing (market and ***affordable***)	18,020 units	600 units
New ***affordable*** housing units (all housing typologies)	4,662 units	155 units
New ***purpose-built rental*** units (market and ***affordable***)	1,750 units	58 units
New ***affordable purpose-built rental*** units	875 units	29 units

b. Plan to achieve the following housing mix targets for new housing, residential ***intensification*** and ***redevelopment*** to provide for greater ***housing options***:

   i. 41% low density (includes singles and semi-detached);

   ii. 27% medium density (includes townhouses and apartments in duplexes); and,

   iii. 32% high density (includes apartment units).

c. Support higher density housing, infill ***development*** and non-traditional housing types by allowing a broader range of permitted dwelling types in land use designations and allow greater flexibility to expand residential dwelling type permissions.

d. Encourage construction and ***development*** standards for higher density housing, infill ***development***, ***redevelopment,*** and new residential ***development*** in a form that:

i. Minimizes the cost of housing and facilitates more ***compact built form***;

ii. Maintains appropriate levels of public health and safety;

iii. Considers reduced construction costs through modest amenities, finishes and flexibility within units; and,

iv. Is compatible with the surrounding neighbourhood.

e. Implement the recommendations, directions and actions as outlined in the Town's Housing Strategy, as amended.

f. Prioritize and review the suitability of surplus municipal land and buildings for the ***development*** of ***affordable*** housing before selling, leasing or redeveloping.

g. 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:

i. ***Affordable*** housing to address needs throughout the income spectrum;

ii. Emergency and transitional housing;

iii. Co-housing, group rooming, and ***special needs*** housing; and,

iv. ***Purpose-built rental*** housing.

h. Enable and review the feasibility of implementing ***Inclusionary Zoning*** within the ***Major Transit Station Areas***, including the Stouffville GO Station and the Old Elm GO Station ***Major Transit Station Areas***.

i. Ensure that the quality and quantity of the existing rental housing stock is maintained.

j. Contribute to York Region's purpose-built minimum rental target of 1,000 new ***purpose-built rental*** units to be built Region-wide per year and strive to achieve the allocated number of ***purpose-built rental*** units within the Town, as shown in **Table 3**.

k. Identify locations along Regional arterial roads and other major streets where the ***missing middle*** can be accommodated.

l. Prioritizing the use of public lands for ***affordable*** housing, and emergency and transitional housing, including areas well serviced by transit.

m. Work with other levels of government and key stakeholders to explore opportunities to deliver housing in a timely manner.

Table 3: Minimum Purpose-Built Rental Housing Units Target

	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	1,750

n. Develop and implement demolition and rental replacement policies and by-laws to ensure purpose built rental units are maintained or replaced on-site when considering ***redevelopment***.

o. Discourage the conversion of rental properties to a use other than residential rental purposes for buildings with six or more rental units if:

   i. Conversion would adversely impact the supply of rental housing, as determined by the housing targets, including ***affordable*** rental targets, set out in this Plan; or,

   ii. As determined by rental vacancy rates being below the minimum 3%.

p. Achieve a minimum target of 25% ***affordable*** housing units for new residential ***development*** outside of a ***Major Transit Station Areas;*** and a minimum target of 35% ***affordable*** housing units for new residential ***development*** within a ***Major Transit Station Area***.

q. Participate in York Region initiatives or studies related to ***affordable*** housing, including monitoring of household characteristics, household income, vacancy rates, tenures, and other housing information.

r. Work with developers through the planning approvals process to identify flexible approaches and opportunities for the provision of ***affordable*** housing, including encouraging an adequate mix of rental and ownership tenure units for a wide range of household types, particularly for larger ***development*** applications.

s. Negotiate agreements with the public and private sectors to accommodate ***affordable*** housing through the draft plan of subdivision and condominium approval process.

t. Encourage ***affordable*** housing to be located in close proximity to ***human services*** and existing or potential public transit routes and ***active transportation*** facilities.

u. Ensure new ***affordable*** housing addresses a mix of tenures and range of unit types to support all household types.

v. 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 ***Planning Act*** and ***Development Charges Act*** and associated regulations.

w. Explore financial and non-financial incentives for ***affordable*** housing and ***purpose-built rental*** units, which may include, but not be limited to:

    i. ***Development*** charge grants or deferrals;

    ii. Planning application fees grants or waivers;

    iii. Parkland dedication fees grants or waivers; and,

    iv. Property tax reduction or deferrals.

x. Work with York Region and other local municipalities to advocate to the Federal and Provincial governments to provide economic incentives and funding for housing projects.

y. Collaborate and develop partnerships with York Region, school boards, not-for-profit agencies, ***institutional*** providers (e.g., places of worship), Federal and Provincial agencies and other such groups to create ***affordable*** housing, including:

    i. Identify surplus lands and/or buildings that may be suitable for ***affordable*** housing ***development***;

    ii. Prioritize the sale or lease of suitable surplus property for the ***development*** of ***affordable*** and ***attainable housing;*** and,

    iii. Identify ***brownfield sites*** and ***greyfield sites***, including underutilized commercial sites or strip plazas, outside ***employment lands*** for mixed use residential ***intensification*** and ***affordable*** housing ***development***.

z. 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***.

aa. Review the Town's Housing Strategy every five to ten years to align with the release of census data, York Region's Housing and Homelessness Plan review requirements, and subsequent reviews of the Town's Official Plan.

bb. 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.

cc. 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.

3.2.1 Additional Residential Units and Garden Suites

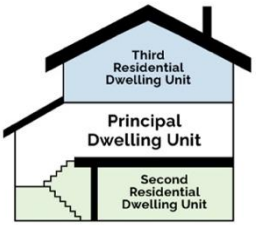
There are several notable benefits to the Town and residents for developing ***additional residential units***. ***Additional residential units*** can be defined as separate and complete dwelling units on the same lot that, either within a single-detached, semi-detached or townhouse dwelling or in an ancillary structure, or both including a ***garden suite.*** 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 an ageing population.

Additional Residential Units

3.2.1.1 The Town will:

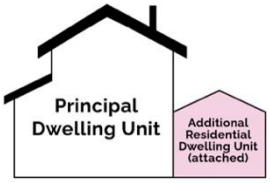
a. Permit up to a maximum of three ***additional residential units*** on a parcel of ***urban residential land,*** in all land use designations where a single detached dwelling is permitted, in addition to the principal residential dwelling. Where three ***additional residential units*** are permitted, they may consist of:





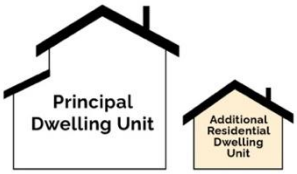
i. Three residential units within the principal residential dwelling, with one ***additional residential unit*** in an ancillary building or structure;

ii. Four residential units within the principal residential dwelling provided there is no ***additional residential unit*** within an ancillary building or structure; and



iii. Two residential units in an ancillary building or structure, provided the principal residential dwelling contains no more than two residential units.

b. Permit up to a maximum of two ***additional residential units on*** a parcel of ***urban residential land***, in all land use designations where a semi-detached or townhouse dwelling is permitted, in addition to the principal residential dwelling. Where ***additional residential units*** are permitted, they may consist of:



i. Two residential units within the principal residential dwelling, with one ***additional residential unit*** in an ancillary building or structure;

ii. Three residential units within the principal residential dwelling provided there is no ***additional residential unit*** within an ancillary building or structure; and

iii. Two residential units in an ancillary building or structure, provided the principal residential dwelling contains no ***additional residential units.***

c. Notwithstanding the above, the following exceptions apply:

i. Within the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan Area, and within the Natural Heritage System of the Greenbelt Plan Area, an ***additional residential unit*** is not permitted;

ii. Within the Countryside Area of the Oak Ridges Moraine Conservation Plan Area, only one ***additional residential unit*** may be permitted within a single detached dwelling; and

iii. Within the Protected Countryside Area, and outside the Natural Heritage System of the Greenbelt Plan Area, only one ***additional residential unit*** may be permitted either within a permitted single detached dwelling or an existing accessory structure.

iv. Within a Hamlet Area or Community Area, only one ***additional residential unit*** may be permitted either within a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling or an accessory structure.

d. Require that ***additional residential units*** achieve the following ***development*** policies:

i. No more than one additional parking space shall 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 residential dwelling, unless otherwise stated in the Zoning By-law. The additional parking space(s) may be provided in tandem;

ii. Notwithstanding the above, where additional parking spaces are required on the lot, the provisions of the Zoning By-law related to maintaining the minimum landscaped ***open space*** shall apply;

iii. Adequate water and wastewater services are available or can be provided to service the ***additional residential unit*** to the satisfaction of the Town and York Region, where applicable; and,

iv. The ancillary building or structure must conform to the yard setback, height, parking and lot coverage requirements as established in the Zoning By-law.

e. Prohibit ***additional residential units*** within ***key natural heritage features***, ***key hydrologic features***, and natural hazards. ***Development*** may only be permitted in areas rendered inaccessible to people and vehicles during times of ***flooding hazards*** and erosion hazards if it has been

demonstrated that the site has safe access appropriate for the nature of the ***development*** and the natural hazard, in accordance with Section 4.3.1.

f. Encourage the construction of ***additional residential units*** or building design that allows for future ***additional residential units*** in all new construction, where appropriate. Construction and design considerations may include, but are not limited to:

   i. A separate access into the ***additional residential unit***;

   ii. Rough-ins for plumbing, electrical and HVAC equipment to be provided to the future ***additional residential unit***; and,

   iii. Ensuring the Ontario Building Code provisions related to noise and fire insulation between units are installed when the dwelling is constructed.

g. Establish specific regulations to permit and guide the ***development*** of ***additional residential units*** in the Zoning By-law and provisions that are flexible and adaptable to help increase the supply of these units.

h. Nothing in this Plan, and the Town's Comprehensive Zoning By-law shall have the effect of restricting ***additional residential units*** on a ***parcel of urban residential land***.

Garden Suites

3.2.1.2 The Town will:

a. Encourage the provision of ***garden suites*** as an ***additional residential unit***, subject to the following ***development*** policies:

   i. A ***garden suite*** shall be subject to a temporary use by-law in accordance with the provisions of the ***Planning Act***, and will ensure appropriate buffering and compatibility with adjacent uses;

   ii. A ***garden suite*** may be permitted within settlement areas, in all land use designations where a single detached, semi-detached or townhouse dwelling is permitted. A ***garden suite*** is not permitted within the Natural Core Area, Natural Linkage Area and Countryside Area of the Oak Ridges Moraine Conservation Plan Area, and within the Protected Countryside Area of the Greenbelt Plan Area;

   iii. A ***garden suite*** shall not be permitted within the front and exterior side yard of the lot;

   iv. A maximum of one ***garden suite*** shall be permitted on a lot. The total number of ***additional residential units*** will be limited if it includes a ***garden suite***;

   v. A ***garden suite*** shall be supported by appropriate parking;

vi. 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***;

vii. ***Garden suites*** are prohibited within ***key natural heritage features***, ***key hydrologic features***, and natural hazards. ***Development*** may only be permitted in areas rendered inaccessible to people and vehicles during times of ***flooding hazards*** and erosion hazards if it has been demonstrated that the site has safe access appropriate for the nature of the ***development*** and the natural hazard, in accordance with Section 4.3.1;

viii. Adequate water and wastewater services are available to service the ***garden suite*** to the satisfaction of the Town and York Region, where applicable; and

ix. The ***garden suite*** must conform to the yard setback, height, parking and lot coverage requirements as established in the Zoning By-law.



3.2.2 Housing Accessibility and Supporting an Aging Population

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

With an aging population, steps need to be taken to accommodate and serve this growing population. Supporting aging in place can be achieved through a variety of means, from providing diversity and choice in ***housing options***, to enhancing access to local services and amenities, and providing for ***universal design*** standards and features throughout the community and in new developments.

3.2.2.1 The Town will:

a. Work with the development community, the Region, and the Province 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.

b. 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***:

i. Providing a mix of housing types within the same neighbourhood;

ii. Encouraging the creation of ***additional residential units***;

iii. Providing barrier-free and ***universal design*** standards and features inside dwellings;

iv. Encouraging accessible and ground-related units and dwellings;

v. Accommodating services for seniors within residential neighbourhoods;

vi. Accommodating medical offices and health care services, with appropriate parking, in new residential neighbourhoods; and,

vii. Accommodating alternative modes of transportation such as walking and public transit.

c. 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 seniors. The Town shall pursue funding support from the Region, the Provincial and Federal governments for this work.

d. Consider reduced parking standards for housing for older persons subject to a Parking Study being approved by the Town.

e. Encourage land use and ***development*** patterns that connect and improve access to ***active transportation*** networks, recreation and leisure activities and other elements of ***complete communities*** to support the health and well-being of the Town's residents and contribute to a higher quality of life for people of all ages and abilities.

f. 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.

g. Encourage the provision of ***universal design*** standards and features in all new multi-unit residential housing developments. The Town may consider utilizing financial incentives or other incentives to incorporate ***universal design*** standards and features, resulting in ***development*** and the design of private and public spaces that can be accessed, understood and used by all people regardless of their age, abilities or background.

3.3 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 adaptation measures to enhance the resiliency of its built and natural environments. Mitigation refers to reducing greenhouse gas emissions that contribute to climate change to slow human-induced global warming. Adaptation refers to building resilient communities that can withstand climate impacts. Both approaches play an important and necessary role in preparing for the impacts of a changing climate. The intent of this Plan is to support climate change mitigation and adaptation through sustainable land use patterns and the integration of ***green infrastructure***.



Addressing climate change calls for two approaches:

Mitigation refers to reducing greenhouse gas emissions.

Adaptation refers to taking action to reduce negative impacts associated with existing and future climate change.

This Plan will be complemented by other Regional and 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, as policies that address climate change mitigation and adaptation are dispersed throughout the Plan.

3.3.1 Climate Change Mitigation and Adaptation

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. The policies of this Section provide overarching guidance for how the Town should respond to the challenges of climate change.

3.3.1.1 The Town will:

a. Prioritize climate change mitigation and adaptation as a core land use planning objective.

b. In collaboration with York Region and the ***Conservation Authorities***, develop a climate change adaptation and resilience strategy to develop specific measurable actions and program areas for improving climate change mitigation, adaptation, and resilience.

c. 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.

d. Develop and apply a climate change lens when processing ***development*** applications and ***infrastructure*** projects to manage risks. Implementation of a climate change lens to ***development*** applications and ***infrastructure*** may result in:

   i. Updates to natural hazard mapping, including flood plain mapping, and restrictions for new ***development*** and increased restrictions for ***redevelopment***;

   ii. Increased 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;

   iii. Stringent requirements for stormwater management;

   iv. Increased resilience of power and data grids;

   v. Identification of pedestrian-oriented design and site connectivity;

   vi. Energy efficiency and alternative energy generation systems;

   vii. Use of net-zero design principles to reduce or eliminate energy demand by built ***infrastructure***; and,

   viii. Opportunities for parks and ***open spaces*** to contribute to the Town's response to climate change through tree canopy enhancements and other greening initiatives.

e. Undertake Town-wide Community Energy Plans with the overall goal of reducing energy use and increasing the use of renewable and low-carbon energy sources. These plans will align with the Regional Community Energy and Emissions Plan, detail the municipality's energy use requirements, establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems.

f. Explore the utilization of planning and capital investment tools, as well as urban design approaches, in its strategic planning for ***infrastructure*** and ***development***.

g. Promote ***renewable energy systems*** and ***alternative energy systems***, where feasible, and in accordance with provincial and federal requirements.

h. 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.

i. Support the Region with implementation of the York Region Climate Change Action Plan.

j. Support the Region with the preparation of climate change risk and vulnerability assessments for all Regional ***infrastructure***, systems, and assets. The Town may also prepare a climate change risk and vulnerability assessment for Town-owned ***infrastructure***, systems, and assets.

3.3.2 Greenhouse Gas Emissions

The Town has an important responsibility to reduce greenhouse gas emissions to mitigate the impacts of climate change.

3.3.2.1 The Town will:

a. Establish greenhouse gas reduction targets and implement a reduction strategy in partnership with York Region and neighbouring municipalities.

b. Implement actions identified in the Region's Energy Conservation and Demand Management Plan, where appropriate, to reduce energy and emission reductions from existing and future public ***development*** and ***infrastructure***.

c. Support the reduction of greenhouse gas emissions by planning for communities that:

   i. Are designed to prioritize ***active transportation***, public transit, and other sustainable modes of transportation;

   ii. Incorporate, where appropriate, the installation of electric vehicle charging stations at parking stalls across the Town;

   iii. Incorporate clean sources of renewable energy generation and support energy efficiency; and

   iv. invest in the reduction of food waste and supporting a circular economy.

3.3.3 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. This Plan supports land use planning and ***development*** patterns that can reduce exposure to air pollution for residents and visitors, as well as policies for improving the Town's air quality over the Plan horizon.

3.3.3.1 The Town will:

a. Direct ***sensitive land uses*** such as daycares, schools, health facilities, and residences away from air emission sources, including manufacturing uses and transportation-related sources, and vice versa.

b. 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.

c. Require a health, environmental and cumulative air quality impact study that assesses 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.

d. Support improved air quality by:

   i. Planning for ***compact built forms*** of ***development*** that consume less land and support a mix of uses;

   ii. Supporting public transit use;

   iii. Providing, where possible, Town electric fleet vehicles;

   iv. Identifying opportunities for improved ***active transportation*** initiatives which will reduce vehicle trips;

   v. Promoting the restoration of the environment through the protection of key natural heritage and ***key hydrologic features***, establishment of linkages and ***minimum vegetation protection zones***, and other means as set out in the policies of Section 4 – The Natural Environment;

   vi. Enhancing the ***urban forest*** and tree canopy as established in Section 3.3.6;

   vii. Considering the development and passing of a vehicle idling by-law;

   viii. Considering reduced parking standards to limit the impact of car parking, where appropriate; and,

   ix. Encouraging the use of locally sourced materials in construction to reduce transportation-related emissions.

3.3.4 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.

3.3.4.1 The Town will:

a. Focus on people and communities disproportionately impacted by climate change and environmental degradation to understand cascading impacts and improve conditions.

b. 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.

c. 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.

d. Consider the use of community facilities and Town owned buildings as emergency warming/cooling centres during extreme climate events and other public health emergencies.

e. Identify strategic opportunities to ensure that essential community-serving uses (e.g., grocery stores, pharmacies, etc.) remain open and accessible during extreme climate events.

f. Through the policies established in Section 3.7, steward ***cultural heritage resources*** so they are resilient to climate change to ensure their protection and preservation for future generations.

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

h. 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***.

3.3.5 Sustainable Design and Development

Sustainable design provides opportunities for those who live and work in the Town to make choices that have a low impact on the environment and climate while maintaining a high quality of life. At its core, sustainable design and ***development*** 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 while proactively responding to climate change.

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.

3.3.5.1 The Town will:

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

   i. Energy efficient building and site design;

   ii. Water conservation, on-site water management techniques, and other ***low impact development*** techniques for stormwater management;

   iii. ***Green infrastructure***;

   iv. Building materials and construction waste;

   v. Waste reduction, recycling and adaptive use;

   vi. On-site renewable energy generation and recovery;

   vii. Natural heritage preservation and enhancement;

   viii. ***Active transportation*** and sustainable transportation management;

   ix. Community programs and facilities;

   x. Cultural heritage and the provision of cultural amenities;

   xi. Standards for waste diversion, material storage and collection that maximize diversion and align with provincial direction, in the approval process for new multi-residential ***developments***;

   xii. Land use compatibility to ensure public health, safety, and economic viability;

   xiii. Dark sky or light pollution abatement; and,

   xiv. Measures for climate change mitigation and adaptation.

b. 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.

c. Encourage and support the ***development*** or ***redevelopment*** of buildings and ***infrastructure*** that:

    i. Reduces energy consumption and greenhouse gas emissions through efficient site and building design and innovative construction techniques;

    ii. ***Conserves***, protects, and enhances water quality and quantity, including groundwater resources;

    iii. Minimizes the ***adverse effects*** on, and where possible enhances, air quality;

    iv. Promotes the use of ***green infrastructure*** to minimize the effects of stormwater runoff;

    v. Promotes transit use and ***active transportation***;

    vi. Enhances the health, safety and social wellbeing of the Town's residents;

    vii. Promotes economic growth; and,

    viii. Promotes efficient use of land and resources to ensure long term environmental and financial sustainability of the Town's resources.

d. Encourage the consideration of embodied carbon reduction in new construction.

e. Provide shade protection at outdoor public venues to ensure that all users can enjoy the outdoors.

f. Explore innovative and strategic opportunities to retrofit the existing building stock, including heritage buildings in accordance with the policies of Section 3.7 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.

g. Require existing multi-unit residential buildings to provide convenient access to three-stream waste diversion programs and incorporate additional specialized programs where opportunities exist, such as batteries and electronic waste.



3.3.6 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, provides habitat, 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 horizon of this Plan. The policies of this Section should be read collectively with the ***Woodland*** Restoration policies of Section 4.1.9.

3.3.6.1 The Town will:

a. 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.

b. Work towards achieving monitored, targeted, long-term ***urban forest*** sustainability, and improve knowledge of the ***urban forest*** and ***best management practices***.

c. Prioritize the protection of mature, healthy trees and preserve mature large-canopied species to the greatest extent possible.

d. Increase ***urban forest*** cover in urban and ***rural areas*** through the planning and ***development*** review process by:

   i. Identifying and protecting environmental areas designated in this Plan, including provisions for environmental impact studies for ***adjacent lands***; and,

   ii. Emphasizing tree preservation and planting in the requirements for private ***development*** and public works, including road corridors, parks, and municipal buildings.

e. Encourage no net loss of trees as a result of ***development*** or tree planting compensation off site for ***development*** applications within ***settlement areas.***

f. 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:

   i. Shade for outdoor ***amenity areas***; and

   ii. Linkages between natural heritage features.

   iii. Appropriate recommendations to achieve these objectives should be incorporated into the Tree Protection Plan.

g. 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/or 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.

h. Require any trees removed five years prior to a ***development*** application be considered part of the ***urban forest*** and subject to the applicable policies.

i. Require, where deemed appropriate by the Town, proponents of ***development*** to plant additional trees and expand forest diversity to improve urban tree canopy coverage, provide shade for heat dissipation, and improve energy efficiency of buildings.

j. In cooperation with York Region, prepare an ***Urban Forest*** Management Plan and institute a Private Tree Preservation By-law. The By-law will address: tree removal requirements, enhanced policies protecting against tree clearing ahead of ***development*** approval, outline detailed study requirements, and requirements for the species diversity and rate of tree compensation.

k. 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.

l. Require trees be located based on their ability to make a positive impact on regulating temperature and energy use.

m. Where trees are planted on public and private ***developments***, new plantings shall include a diversity of trees that are native tree species, 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.

n. 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 Preservation 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.



3.4 Improving Health and 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 Town will plan for communities that are ***age friendly*** and accessible, giving all current and future residents an equal opportunity for healthy living and community participation.

3.4.1 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.

3.4.1.1 The Town will:

a. Recognize that the built environment and well-designed, ***complete communities*** play a critical role in shaping the physical, social, and mental health of individuals and their communities.

b. 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.

c. Recognize and embrace ***active transportation*** as an opportunity to shift towards healthier lifestyles and sustainable modes of transportation for residents and visitors.

d. 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 3.5.

e. Explore the ***development*** and implementation of health supportive tools, such as healthy ***development*** checklists, scorecards, or health ***development*** assessments to support the ***development*** of healthy and ***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.

3.4.2 Accessibility to Public Service 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, to access to ***public service 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 ***public service facilities*** to ensure that residents and visitors have full accessibility to these facilities. At the same time, the Town must have the ability to acquire sufficient 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.

3.4.2.1 The Town will:

a. 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, libraries, health services, food venues and community centres as ***community hubs*** across the Town.

b. Encourage the co-locating of social and community services with residential uses to ensure that these services are accessible and walkable for residents of all ages and abilities.

c. Plan to accommodate and deliver ***public service 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.

d. 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 level surfaces, ramps, elevators, benches, automatic doors, audio, tactile, and directional aids, and public wi-fi.

e. 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.

f. Explore the implementation of ***development*** incentives and public-led initiatives to support the inclusion of ***public service facilities*** in all significant private sector ***development*** across the Town.



3.4.3 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 local food production.

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

3.4.3.1 The Town will:

a. Support the use of public spaces and land, including public parks, for the purpose of ***community gardens*** and other urban food growing opportunities, where appropriate.

b. Consider the expanded use of Town land, including public parks, 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.

c. 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.

d. 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.

e. Work with the Region to develop factsheets and accessible materials to:

i. Assist agri-food stakeholders with the interpretation of land use policies;

ii. Encourage the development of stewardship programs; and,

iii. Centralize and coordinate information about opportunities and benefits associated with urban food production and consumption within and around the Town.

f. Work with the Region and local food distributors and retailers to develop a network of multi-faceted food hubs (e.g., combining growing with on-site food education, direct sales, cooking classes, etc.) across the Town.

g. 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.



3.5 Developing Vibrant Parks, Trails and 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. As the Town's population continues to expand, and the shape and form of the Town's built environment grows, 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 objective of this Plan and is supported by the Town's Leisure and Community Services Master Plan, Transportation Master Plan (TMP) and Active Transportation Servicing Plan (ATSP).

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.

3.5.1 Parkland Dedication

As the Town grows, so does the pressure on the Town's parks. The Town will continue to improve or expand our existing parks, and find opportunities to create new parks, to adequately serve the growing population. The ***Planning Act*** allows the Town to support 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, the Town's Parkland Dedication By-law, and in accordance with the ***Planning Act.***

3.5.1.1 The Town will:

a. Recognize municipal parkland as one component of the Town's larger network of publicly accessible ***open spaces*** 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.

b. 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.

c. 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 parkland dedication.

d. Require, as a condition of ***development*** or ***redevelopment,*** that land to be conveyed for parkland or other public recreational purposes is in accordance with the Town's Parkland Dedication By-law.

e. Undertake a Parks Plan, and update the Town's Parkland Dedication By-law, as required, to ensure alignment with the Town's Leisure and Community Services Master Plan, and the ***Planning Act*** requirements.

f. 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 space*** supporting each park according to its classification.

g. 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 the ***Planning Act***. This land shall not be accepted as part of the parkland dedication requirement (e.g., no credit is to be applied).

h. 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 feasible or appropriate.

i. Enable land acquisitions through a range of means to meet the long-term needs of the Town through the following strategies:

   i. Parkland Dedication;

   ii. Use of public sector lands to advance opportunities for purchase, lease or access to surplus public sector lands (e.g., school boards, institutions, and other government-owned lands deemed surplus);

   iii. Negotiation of long-term easements for trails; acceptance of private land transfers and donations including lands donated through the Canadian Ecological Gifts Program;

   iv. Acceptance of other environmentally sensitive lands that do not constitute part of parkland dedication under the ***Planning Act***;

   v. Strategic land acquisition funded from cash-in-lieu of parkland dedication, other Town Reserves and/or tax-supported debt as necessary;

   vi. Grant-funded purchases of land and amenities; and,

   vii. Other means as may be identified, including joint venture acquisitions, partnerships, or land banking or land exchange, as permitted under the ***Municipal Act***.

j. Prioritize parkland dedication in advance of cash-in-lieu payments. Where provided, cash-in-lieu payments will be prioritized for the acquisition of parkland in underserviced areas of the Town.

k. Reserve the right to use contributions from parkland dedication or cash-in-lieu to have parks established elsewhere in the Town if there are not suitable sites or options near a ***development***.

l. Identify circumstances under which the conveyance of parkland land will not be accepted and where cash-in-lieu of parkland will be considered, which may include, but is not limited to the following:

   i. Insufficient size or configuration for recreational purposes (e.g., no opportunities for land assembly to create new parks);

   ii. ***Hazardous lands*** or flood prone areas;

   iii. Steep or unstable slopes;

   iv. Any land having unsuitable or unstable soil conditions for intended recreation facilities;

v. Utility rights-of-way or easements;

vi. Any land containing an easement, encumbrance or right-of-use, or ***infrastructure*** that restricts the Town's use of the land, unless deemed appropriate by the Town;

vii. ***Key natural heritage features*** and ***key hydrologic features***, including their associated ***minimum vegetation protection zones***;

viii. Roadways or walkways being conveyed for non-parkland purposes;

ix. Lands that are deemed to be contaminated;

x. Where the conveyance of parkland from the site would render the ***development*** or ***redevelopment*** unfeasible; and,

xi. Where an area being developed or redeveloped is already well served with public parkland.

m. Maximize opportunities to provide and obtain parkland through traditional parkland dedication and cash-in-lieu standard rates for parkland conveyance (e.g., 2% of lands proposed for ***development*** or ***redevelopment*** for commercial or industrial purposes, and 5% for all other lands, including residential and ***institutional*** purposes).

n. Identify priority areas for parkland dedication and the conveyance of land with the maximum alternative rate for parkland dedication of 1 hectare per 600 dwelling units, in consideration of ***intensification*** opportunities and the limited availability of lands for public recreational use.

o. Maximize opportunities to obtain parkland through the payment of cash-in-lieu at an alternative rate of 1 hectare for each 1,000 net residential units proposed, where parkland dedication is not feasible or appropriate.

p. The alternative rates for parkland dedication and cash-in-lieu of parkland dedication shall not exceed:

i. in the case of land proposed for ***development*** or ***redevelopment*** or included in a plan of subdivision that is five hectares or less in area, 10% of the land or value of the land; and,

ii. in the case of land proposed for ***development*** or ***redevelopment*** or included in a plan of subdivision that is greater than five hectares in area, 15% of the land or the value of the land.

iii. Notwithstanding the above, the overall cap shall not apply to a ***development*** or ***redevelopment*** that was issued a building permit, or a draft plan of subdivision application approved before November 28, 2022.

q. 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***.

r. Establish control over the timing of ***development*** of parks achieved through parkland dedication as a condition of ***development*** approval. The Parkland Dedication By-law and policy should establish the expectation of developer contributions to the ***development*** of park services and installations.

s. 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:

    i. It is accessible to the area where the ***development*** site is located; and,

    ii. There is demonstrated benefit to the Town.

t. Ensure that the lands dedicated to the Town for public parkland purposes are of a suitable size, location, configuration, and condition satisfactory to the Town.

u. 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.

v. 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 dedication within which the maximum rate for parkland dedication may apply, given priorities for build-out and ***intensification*** in the area and the limited availability of lands for public recreational use.

w. Plan for maximum efficiency in municipal services and consider the ***development*** of outdoor sports fields, community parks and major indoor facilities by consolidating them on a single site.

x. 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 lands abutting these facilities will be encouraged to support passive recreation, where appropriate.

y. 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.

z. Not impose parkland dedication requirements, in accordance with the ***Planning Act***, as it relates to the ***development*** of:

   i. ***Additional residential units***; and,

   ii. Other matters as may be specified in the ***Planning Act***.

aa. Prohibit utility easements to be located on tableland parkland unless the Town is satisfied that they do not negatively impact the programmed use of the public park.

3.5.2 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's Leisure and Community Services Master Plan establishes a parkland hierarchy which will be used as a guide to the ***development*** of the Town's parks and ***open spaces***. 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 and cash-in-lieu of parkland dedication to assemble a park of a suitable size, location, configuration and condition to meet programming needs.

3.5.2.1 The Town will:

a. 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 parks and leisure services in the Town.



b. Support the parkland hierarchy established through the Leisure and Community Services Master Plan, as amended, which provides the basis for developing parks and the provision of parks and recreational amenities, which are classified as:

   i. Natural ***Open spaces***;

   ii. General ***Open space***;

   iii. Town Park;

   iv. Community Park;

   v. Neighbourhood Park; and

   vi. Parkette.

c. 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.

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

e. Consider opportunities for dog parks in communities, subject to the appropriate design and siting, as the need arises.

f. Identify the need for an appropriate geographic distribution of parkland to serve residential needs in accordance with the parkland hierarchy.

g. Implement a parkland distribution service standard for walkable access to parkland within 500 metres of residential dwellings for all current and future ***development***. Relevant parkland includes all categories of park which include active recreational amenities (e.g., playgrounds) and other amenities typical for passive enjoyment of ***open space*** within neighbourhoods.

h. Through the ***development*** approvals process, determine the appropriate blend of parkland dedication and additional acquisition necessary to achieve the provision of parks of the appropriate scale, range of amenities, and location, as directed by the Leisure and Community Services Master Plan.

i. Consider privately-owned publicly accessible spaces (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 planning and site design.

j. 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.

3.5.3 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 an appropriate shape and size that provide good 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 shall be equitably distributed throughout a neighbourhood, and across the Town, to enable residents to meet their recreational needs. This Plan recognizes the importance of engaging with residents in the process of renewing and developing parks.

3.5.3.1 The Town will:

a. Strive to 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.

b. Recognize and/or celebrate Indigenous Communities and cultural ***development*** opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design.

c. Develop strategies that clearly define municipal processes and policies for community and stakeholder engagement as it relates to park design, ***development***, and renewal projects.

d. 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.

e. Support ***low impact development*** 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.

f. 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.

g. 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.

h. Assess opportunities to re-purpose existing facilities in parks that are under-utilized.

i. Encourage and provide opportunities for the installation of new public art works in parks and along trails for the purpose of enhancing the Town's unique sense of place, history, and culture.

j. 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.

k. Ensure planning and design considers operation and maintenance requirements.

l. 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.

m. 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.

n. Protect access to and use of existing publicly accessible ***open spaces***, as well as expanding the system of ***open spaces*** and developing ***open space*** linkages.

o. Promote access to the Town and Regional trails system, where appropriate.

p. Require that all public parkland will:

    i. Maximize benefits, success, and public safety through park block size, visibility, configuration and location of park fixtures and facilities;

ii. Have direct and safe pedestrian access from adjacent land uses, where appropriate;

iii. Be integrated into the fabric of adjacent neighbourhoods through the use of, planting, fencing and the provision of appropriate access such as walkway linkages, parking and buffers to active recreational facilities, where possible;

iv. Incorporate natural heritage features wherever possible in accordance with the policies of this Plan regarding environmental impact;

v. Incorporate natural and built shade features to mitigate the ***urban heat island effect***;

vi. Incorporate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment;

vii. Incorporate Crime Prevention through Environmental Design (CPTED) principles in the design of parks;

viii. Build a seamless, unobstructed, network of parks and ***open spaces*** that connects to trail systems, cycling routes, walkways, natural heritage corridors, utility/hydro corridors and natural drainage systems;

ix. 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,

x. Incorporate cooling amenities in park design such as splash pads, wading pools, shade trees and shade structures, where possible.

q. Require that the following criteria apply where a park is integrated with an educational or major indoor recreational facility:

i. Consult with the school boards in determining the location, acquisition, ***development***, maintenance, and programming of sites;

ii. Continue to arrange with the school boards for the shared use of buildings, sports fields, and parking facilities, where feasible;

iii. Consider acquiring publicly owned school sites for parks and recreational purposes should they no longer be needed as learning institutions;

iv. Cooperate with the school boards in determining the need for physical barriers to separate those facilities which fulfill a joint function;

v. A separate identity will be maintained for the park and school or recreational facility components by means of signage and landscaping;

vi. The facilities shall be designed to be complementary; and,

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



3.5.4 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**. 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 Town's Active Transportation Servicing Plan and the Leisure and Community Services Master Plan. These spaces provide opportunities to connect the urban and rural communities of the Town, both internally and externally. The trail system must be designed to appeal to a wide range of users, abilities and interests. This includes leveraging trails and ***open spaces*** to promote and encourage use and enjoyment of the Town's natural, cultural and recreational features.

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

3.5.4.1 The Town will:

a. Continue developing 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.

b. 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 and Ballantrae, and the Hamlets of Musselman's Lake and Vandorf.

c. Continue to develop and adopt a Trail Classification System as a framework for future investment and the prioritization of assets.

d. Work cooperatively with York Region, the ***Conservation Authorities***, and other relevant agencies to:

    i. Improve, expand, and maintain the trail network;

    ii. Address physical/accessibility barriers; and,

    iii. Maintain and enhance continuity of the trail network.

e. Require that, where new ***development*** is proposed, specific routes for trails and trail system linkages shall be established as part of the ***development*** plan or a condition of ***development***, where appropriate.

f. 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.

g. 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***.

h. 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.

i. Work with the Rouge National Urban Park management authority in planning along the park periphery to:

    i. Facilitate direct trail links and better transit service to park access points, particularly park welcome areas;

ii. Identify natural area and green space opportunities and facilities that can connect with parkland and reinforce park and ***open space*** connections with adjacent communities;

iii. Support the inclusion of visitor-related services such as food and accommodation, and rest areas, adjacent to the park;

iv. Encourage the use of leading-edge stormwater management strategies in new ***developments*** and in retrofitted older ***developments*** that abut the park;

v. Develop design guidelines that identify desired edge conditions for different types of abutting urban and rural land uses;

vi. Develop and implement a community engagement strategy that promotes "good neighbour" relations and property management with abutting homeowners and businesses, addressing such matters as access, fencing, encroachment, unofficial trails, invasive species, lighting and law enforcement;

vii. Promote a dark sky approach to lighting in and around the park and trails through the use of minimally intrusive and shielded lighting;

viii. Facilitate trail and programming connections between the Rouge Park - Stouffville gateway welcome area on 19th Avenue, the Town's historic downtown Main Street, and the Ontario Cycling/Greenbelt Route; and,

ix. Identify how trail access to the parks can be improved from the Stouffville GO and Old Elm GO stations, and from further east in the Town.

j. Ensure that new trails are well-integrated into the existing ***active transportation*** network, including the Town's broader trail network, through 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.

k. 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.

l. Consider prioritizing the establishment of a continuous recreational trail system along the Oak Ridges Moraine, in accordance with applicable policies of the ORMCP, through the appropriate partnership opportunities.

m. 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.

n. Discourage the sale or disposal of publicly owned lands in the Parks and Open Space designation, unless such sale or disposal satisfies the criteria set out in this Plan and applicable by-laws. 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.

o. Consider the sale or disposal of Town-owned lands within the Parks and Open Space designation, to facilitate the proposed ***development*** of conservation projects, public transit, and essential public works and utilities, without an amendment to this Plan, where it is demonstrated that: 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 the following criteria are satisfied, where applicable:

    1. There is no reasonable alternative;

    2. An appropriate assessment of potential impacts has occurred; and,

    3. Adverse impacts are minimized.

p. Ensure Town-owned lands within the Parks and Open Space designations are sustained, restored and enhanced to the fullest extent feasible, and satisfy the criteria of this Plan.



3.6 Enhancing Built Form and 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 private 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 all people.

Low-rise Development: Generally means a built form typology up to 4 storeys in height.

Mid-Rise Development: Generally means a built form typology generally ranging from 5 to 9 storeys in height.

High-Rise Development: Generally means a built form typology generally ranging from 10 to 20 storeys in height.

3.6.1 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 spaces, thoughtful planning through a coordinated effort to connect people and places is paramount.

Urban design excellence helps transform spaces and creates places for innovation, a 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 express the image of the community, reinforce the street network and enhance the use and visual appeal of public spaces.

3.6.1.1 The Town will:

a. Implement the Town's applicable area specific Urban Design Guidelines through the review of planning and ***development*** applications and streetscape enhancements. Development shall be consistent with the applicable area specific Urban Design Guidelines and the applicable built form and urban design policies of this Plan.

b. Ensure that communities are designed to the highest urban design standards which:

   i. 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, to ensure compatibility with adjacent uses;

   ii. Encourage urban design standards in a manner compatible to the distinct character of the Town's various communities and unique neighbourhoods;

   iii. Promote 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; and

   iv. Promote ***development*** and spaces that showcase the Town's rural character, agricultural community and healthy natural environment.

c. Ensure that communities are designed to support walkable neighbourhoods and vibrant public spaces, which:

   i. Comply with the ***Complete Streets*** policies in Section 2.9,3;

ii. Provide pedestrian scale, safety, security, accessibility and connectivity to promote physical activity, wellness and reduce automobile dependency;

iii. Implement a Town-wide 'community safety approach' to design, where everyone feels safe, has a sense of belonging, and can enjoy publicly accessible spaces;

iv. Complement the character of the existing community's unique sense of place to foster social connections and inclusions;

v. Promote a pedestrian-oriented urban built form through massing, design and building orientation which creates active all-season attractive streets for pedestrians and where required by this plan, ground floor uses for retail, community and personal services,

vi. Promote landscaping which will increase the Town's tree canopy and community greening as well as variety in species which provide a variety and colour year round and promote environmental sustainability;

vii. Use strategic building placement and orientation to support opportunities for walkability, accessibility and pedestrian visibility;

viii. Provide attractive streetscapes that encourage ***active transportation***, and improve road safety; and,

ix. Create well-defined, centrally located public spaces that support connectivity, physical activity and social interactions.

d. 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.

e. Locate parking areas in locations generally screened from public view, particularly along major arterial roads, and within MTSAs and ***Strategic Growth Areas*** in the Community of Stouffville.

f. Provide street lighting and street furniture at regular intervals with a specific focus at commercial locations, gateways, and other key destinations (e.g., GO Station, parkettes, plazas, etc.).

g. Generally, align street furniture with the sidewalk, but located to ensure users, or the furniture itself, does not impede the pedestrian path of travel.

h. Consider developing and implementing bird-friendly design guidelines including considerations regarding window surface area and building orientation that will increase the safety for birds.



3.6.2 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 diversity.

3.6.2.1 The Town will:

a. 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 spaces.

b. 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, transportation networks 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 and history.

c. Integrate Indigenous culture and heritage preservation and celebration through public art initiatives in collaboration with Indigenous Communities and/or led by the Town.

d. Strongly encourage ***development*** that attracts pedestrian traffic to include public art in the design and/or building of the site.

e. Encourage collaboration between Town departments to facilitate the installation of public art throughout the planning and design stages of Town construction or renovation projects and other appropriate capital projects.

f. Encourage ***development*** applicants to include plans for public art to be featured on construction hoarding and fencing.

g. Support local artists, and cultural ***development*** more broadly to ensure barriers will be reduced to enable artistic, music and culture events and expression. The traditional downtown community core areas, including MTSAs, ***strategic growth areas***, and prominent gateways should be a focal point for the most iconic public art, 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.).

h. Public art should be constructed of high-quality, durable, low-maintenance materials that can withstand regular use and enjoyment.

i. 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.



3.7 Cultural Heritage Resources

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 its ***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***, which are located throughout the Town. Certain areas that are historically established portions of the Town's communities have concentrations of heritage resources that are or may be appropriate for the designation of ***Heritage Conservation Districts***. ***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.

Cultural Heritage Landscapes refers to 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. ***Cultural Heritage Landscapes*** are broader heritage resources that consist of land, vistas and water, 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 the Town to identify and ***conserve cultural heritage resources***, and it is the intent of this Plan to fully consider the tools available.

This Plan allows for the opportunity to highlight the Town's 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.

3.7.1 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 our understanding of 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.

3.7.1.1 The Town will:

a. Identify ***cultural heritage resources***, which include but are not limited to:

   i. ***Built heritage resources***, including buildings, structures, monuments, installations 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;

   ii. ***Cultural heritage landscapes***, which include a defined geographical area identified as having cultural heritage value or interest by a community, including an Indigenous community which may have been modified by human activities. It may involve grouping(s) of individual heritage features such as buildings, structures, spaces, views, ***archaeological sites*** and natural elements, which together form a significant type of heritage form and landscape, distinctive from its constituent elements or part; and,

   iii. ***Archaeological resources*** such as ***artifacts***, ***archaeological sites***, and ***marine archaeological sites,*** as defined under the ***Ontario Heritage Act.***

b. Encourage and promote the conservation of ***cultural heritage resources*** by:

   i. Preserving and building upon the cultural heritage and traditions of the Town of Whitchurch-Stouffville;

   ii. Utilizing tools under the Ontario Heritage Act and ***Planning Act*** to identify and ***conserve***, ***built heritage resources***, ***cultural heritage landscapes*** and ***archaeological resources***; and

   iii. 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.

c. Adopt and implement policies and programs for the protection of ***cultural heritage resources*** including:

   i. Requiring Cultural Heritage Impact Assessments, conservation plans, heritage conservation easements and heritage permits as required by this Plan;

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 ***cultural heritage resources*** recognized or designated by federal and provincial agencies.

d. Ensure that all new ***development*** permitted by this Plan shall:

i. Ensure the identification and protection of ***cultural heritage resources***;

ii. Be planned in a manner that ***conserves*** and enhances the context in which ***cultural heritage resources*** are situated; and,

iii. Appropriately incorporate these resources into new ***development*** plans.

e. Where possible, limit ***development*** and ***site alteration*** on adjacent lands to protected ***cultural heritage resources***, except where:

i. The proposed ***development*** and ***site alteration*** has been evaluated; and,

ii. It has been demonstrated that the ***heritage attributes*** of the ***protected heritage property*** will be ***conserved***.

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

g. 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.

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

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

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

k. Acknowledge that the protection of ***cultural heritage resources*** is a shared responsibility between the Federal and Provincial governments, the Region, the Town and Indigenous Communities, as appropriate. The Town will seek to develop partnerships between all levels of government and stakeholders that strengthen the municipal capacity to preserve the Town's cultural heritage resources.

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

3.7.2 Identifying Heritage Resources

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

3.7.2.1 The Town will:

a. Maintain the Heritage Advisory Committee as a municipal heritage committee under Section 28 of the ***Ontario Heritage Act***.

b. 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***.

c. 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***.

d. Update the Heritage Register regularly and ensure it is readily accessible to the public.

e. 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.

f. Consult with the Heritage Advisory Committee regarding matters related to heritage conservation, such as the listing and designation of heritage resources on the Register, the creation of heritage easements or covenants, and the undertaking of any heritage related studies including ***Heritage Conservation District*** Studies and Plans. The Heritage Advisory Committee also engages in non-statutory activities including but not limited to advocacy, engagement and education to promote cultural heritage awareness within the Town.

g. Recognize that there may be ***cultural heritage resources*** that are not yet identified which still may be of historic or cultural interest. When ***cultural heritage resources*** are identified, information shall be reported to the Town.

h. Prepare and implement a Town-wide 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.

i. 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.

j. 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.

k. Require that the identification and evaluation of ***cultural heritage resources*** 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.

l. Ensure that a property that has been designated by by-law in accordance with the ***Ontario Heritage Act,*** and/or recognized or designated by federal or provincial agencies, shall then be considered to be a protected heritage resource.

3.7.3 Built Heritage Resources

Built heritage resources are 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 re-use 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***.

3.7.3.1 The Town will:

a. Recognize the following as ***built heritage resources***:

   i. The 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,

   ii. ***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.

b. Encourage ***adaptive re-use*** of properties on the Heritage Register for existing and new uses as permitted by the Official Plan land use designation, consistent with the Standards and guidelines for the Conservation of Historic Places in Canada.

c. Encourage ***development*** adjacent to ***built heritage resources*** to be complimentary in scale, form, and material.

d. 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.

e. 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 Municipal Heritage Register.

f. Require all new ***development*** applications which involves, or is located adjacent to ***cultural heritage resources*** to:

i. Study and consider the preservation, relocation and/or ***adaptive re-use*** of buildings or structures based on both social and economic costs and benefits;

ii. Incorporate through reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in terms of mass, height, setback and architectural details and, in particular:

    1. 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;

    2. 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; and,

    3. a garage shall be of similar location, setback, and orientation of those in the immediate context.

iii. Commemorate the heritage resource, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses;

iv. 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;

v. 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***;

vi. 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 Advisory Committee;

vii. Encourage commemoration of ***cultural heritage resources*** 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; and

viii. 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.

g. Require proponents to conduct 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, if required by the Town; and,

   iv. Photographs, maps and other available material about the ***cultural heritage resources*** in its surrounding context.

h. Consider ***Community Improvement Plans*** and/or incentive programs under the Ontario Heritage Act to promote the conservation of ***built heritage resources***.

3.7.4 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.

3.7.4.1 The Town will:

a. Support the establishment of ***Heritage Conservation Districts*** as an important component of sustainable ***development*** and place making.

b. 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.

c. Support existing uses and the appropriate adaptive re-use of heritage buildings.

d. 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 ***Heritage Conservation District***.

e. Carefully evaluate the demolition of existing buildings, natural features, or structures which are contributing to the identified heritage character of the ***Heritage Conservation District***.

f. Embrace appropriate new ***development*** or infill that is sensitive to, compatible with, and distinguishable from the character of a ***Heritage Conservation District***.

g. 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.

h. Examine available financial incentive programs and funding sources, and support the adoption of other appropriate funding programs within the Town's capability to provide ongoing support to ***Heritage Conservation District*** property owners for applicable projects.

i. 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 Conservation District*** Plan may be carried out without a heritage permit.

j. 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.

k. The designation of ***Heritage Conservation Districts*** shall meet the criteria as set out in Section 3 of O.Reg 9/06.

l. Consider the designation of ***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:

    i. Identify the intent to define and investigate an area;

    ii. Prepare a detailed ***Heritage Conservation District*** Study, which shall:

        1. Examine the ***heritage attributes*** and appearance of the area;

        2. Seek input from residents, property owners and other stakeholders;

        3. Define and recommend the area that is to be designated as a ***Heritage Conservation District***;

        4. Identify the content and matters to be addressed by the ***Heritage Conservation District*** Plan; and,

        5. Make recommendations for any necessary changes to be made to the Official Plan, zoning by-law, or other implementation tools as applicable.

    iii. 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 ***Heritage Conservation District***.

    iv. 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.

3.7.5 Cultural Heritage Landscapes

A ***Cultural Heritage Landscape*** refers to 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. They are broader heritage resources that consist of land, vistas and water and may also include buildings that have been identified as having cultural heritage value or interest. Collectively, they create unique ***cultural heritage landscapes*** that are 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.***

3.7.5.1 The Town will:

a. 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. A ***Cultural Heritage Landscape*** may include:

   i. Features such as buildings, structures, spaces, views, ***archaeological sites*** or natural elements that are valued together for their interrelationship, meaning or association;

   ii. Properties that have been determined to have cultural heritage value or interest under the ***Ontario Heritage Act***; and,

   iii. 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.

b. 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.

c. Exercise discretion to designate ***cultural heritage landscapes*** under either Part IV or Part V of the ***Ontario Heritage Act***, or establish areas of cultural heritage character, as appropriate.

d. 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.

3.7.6 Archaeological Resources

Archaeological resources contribute to the Town's unique identity. They include highly fragile sites that may contain scatters of ***artifacts***, the remains of structures, cultural deposits or subsurface strata of human origin. 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 ***archaeological resources***.

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.

3.7.6.1 The Town will:

a. 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 ***development*** and ***redevelopment***.

b. 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 assessment*** has determined that no resources exist on the site.

c. Require ***archaeological assessment***s 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.***

d. Ensure that any alterations to known ***archaeological resources*** shall only be performed by licensed archaeologists, as per Section 48 of the ***Ontario Heritage Act.***

e. 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.

f. 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.

g. Where human burial sites are encountered during any land disturbing activity, all work must immediately cease and the site be secured, in accordance with legislated requirements. The appropriate provincial and municipal authorities must be notified and the required provisions under the Funeral, Burial and Cremation Services Act, along with other applicable protocol or policy must be followed.

h. 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. That where Indigenous ***significant archaeological resources*** are identified during a Stage 2 ***Archaeological Assessment***, and preservation in their current location is not possible, the proponent should engage with Indigenous communities with the closest cultural affiliation and in whose ***traditional territories*** the ***significant archaeological resource*** is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource.

i. 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.

j. 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. This includes assessing the impact of the proposed ***development*** on any ***archaeological resources*** identified.

k. Consider preparing a contingency plan, including a funding resource, that will provide for the protection of archeological resources in urgent situations.

l. Investigate for ***archaeological resources*** as part of an application that proposes changes on properties adjacent to sites with known ***areas of archaeological potential***.

m. 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:

    i. 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;

ii. 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

iii. Where appropriate, a plan for the protection and/or management of these resources will be developed, in accordance with Provincial requirements.

n. Encourage the preparation and implementation of a Town-wide Archeological Management Plan.

o. Require that new ***development*** and ***site alteration*** meet the required policies and strive to achieve the policies of this Plan, and as guided by the York Region Archaeological Management Plan.

3.7.7 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.

3.7.7.1 The Town will:

a. Promote public awareness of ***cultural heritage resources*** in the Town.

b. 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***.

c. Initiate or support financial incentive programs related to heritage conservation by other levels of government and citizens.

d. 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.

e. Encourage the designation of property under the ***Ontario Heritage Act***, which may contain built heritage resources or cultural heritage landscapes, and actively promote any available incentive programs for use by property owners.

3.7.8 Heritage Impact Assessments

A Heritage Impact Assessment is a study to determine the impacts to known and potential ***cultural heritage resources*** within a defined area proposed for ***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.***

3.7.8.1 The Town will:

a. Require a Heritage Impact Assessment, prepared by a qualified heritage conservation professional for:

   i. 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;

   ii. The removal of a property from the Register of Cultural Heritage Resources, subject to staff discretion; and,

   iii. Any proposal to remove an Ontario Heritage Act designation to evaluate the impact of the repeal of the designation.

b. 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***.

c. 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 Heritage Conservation Plan. The Heritage Conservation Plan must contain, but is not limited to, the following:

   i. 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***;

   ii. Identification of any proposed changes to previously approved strategies;

   iii. 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;

iv. A strategy for the monitoring and protection of the heritage property, and adjacent heritage properties, during construction;

v. Schedule for conservation work, inspection, maintenance, and phases;

vi. Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the Town; and,

vii. Recommendations for short- or long-term maintenance and the qualifications for anyone responsible for conservation work.

d. 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:

i. On-site retention in the original use and appropriate integration with the surrounding or new ***development***;

ii. On-site retention in an adaptive re-use;

iii. Relocation to another site within the same ***development***; and,

iv. Relocation to another appropriate site within the Town.

e. Utilize site plan control to ensure that conceptual design and massing of ***development*** or ***redevelopment*** projects are compatible with adjacent heritage resources, in accordance with Section 7.3.9 of this Plan.

3.7.9 Main Street Special Policy Area

The Main Street Special Policy Area 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. This **special policy area** also provides enhanced opportunities for expanded uses of these existing buildings and structures in recognition of their high traffic location.

3.7.9.1 The Town will:

a. Permit those uses within the underlying land use designation as shown on **Schedule D – Stouffville Land Use Designations.** In addition, within the Main Street Special Policy Area, existing buildings may be converted and used, in whole or in part for the following additional uses:

   i. A broad range of residential, retail, service, office, commercial, cultural, ***institutional***, and other related uses;

   ii. Mixed use buildings will be encouraged, but not required; and

   iii. The full range of uses will not necessarily be permitted on all sites, and planning applications will be subject to Section 6 – Land Use Strategy of this Plan.

b. In the Main Street Special Policy Area, the conversion of existing buildings to office or apartment uses shall be subject to site plan control in accordance with Section 7.3.9, and the following criteria:

   i. Provision of parking in accordance with the requirements of the zoning by-law;

   ii. Locate parking areas in the rear yard or side yard or the use of on-street parking;

   iii. Limited modifications to the exterior of the building or structure to ensure maintenance of the character of its facade;

   iv. Provision of landscaping, fencing and other buffering measures adjacent to abutting residential uses; and

   v. 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.

3.7.10 Heritage Area

The Heritage Area delineated on **Schedule D – Stouffville Land Use Designations** 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.

3.7.10.1 The Town will:

a. 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***.

b. Work with the Heritage Advisory Committee and landowners to consider designating all or a portion of the lands in the Heritage Area as a ***Heritage Conservation District*** under the ***Ontario Heritage Act***.

c. 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:

   i. The general pattern of streets and lots;

   ii. Scale of ***development*** with respect to height and massing of buildings;

   iii. Matters pertaining to materiality, architectural design as per any applicable area specific Urban Design Guidelines;

   iv. Siting of buildings in relation to the size and configuration of lots; and,

   v. 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.

d. Require utilities, where possible, to be located underground to enhance the visual appeal of the ***public realm***.

e. 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.

f. In instances where a property is located within the Heritage Area and is designated under a ***Heritage Conservation District***, the ***Heritage Conservation District*** Plan and applicable Guidelines shall prevail over the policies of this Section.



3.8 Economic Development and Attracting Employment

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. The land use designations of this Plan are adaptable to changing economic conditions, new industries and ways of doing business. This 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-generating 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 intent of this Section is to encourage a broad-based approach to employment planning which will maintain and where feasible, enhance the economic health of the community and its residents. This Section establishes policies that will: :

a. Attract a diverse labour force;

b. Encourage creative industries;

c. Promote green employment and job growth; and,

d. Provide criteria for the protection of ***employment lands*** by restricting the redesignation of lands designated Business Park Areas and Industrial Employment Areas for non-***employment-generating uses***.

3.8.1 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 built forms***, mixed use ***development*** that incorporates compatible ***employment-generating uses*** to support loveable and resilient communities.

Employment lands 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 the agri-food sector, as well as the tourism sector also provide a range of employment uses for the benefit of the Town.

3.8.1.1 The Town will:

a. Implement the Town's Economic Development Strategy, as amended, in order to:

   i. Integrate and align land use planning and economic development goals and strategies to retain and attract investment and employment;

   ii. Create high-quality employment opportunities for residents;

   iii. Reflect evolving economic trends; and,

   iv. Support access to employment opportunities for Town residents.

b. Conduct periodic employment surveys and/or business counts to support implementation, review, and monitoring of the Town's Economic Development Strategy.

c. Require flexible and adaptable ***employment lands*** that include street patterns and building design and siting that allow for ***redevelopment*** and ***intensification***.

d. Limit and/or mitigate land use incompatibilities where necessary to protect public and environmental health and safety.

e. Ensure ***development*** within new ***employment lands*** is designed to minimize surface parking, maximize walkability, provide for a mix of amenities and ***open space***, and enhance access and connectivity to a range of transportation modes, including transit and ***active transportation*** where appropriate.

f. Recognize the importance of ***employment lands*** in accommodating knowledge-based sectors in addition to traditional industrial sectors, including a range of office uses and integrated uses which can be appropriately sited within ***employment lands*** (e.g., a site with integrated distribution and corporate office uses).

g. Enable ***employment lands*** 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 transportation.***

h. Ensure that the retail, personal service and commercial functions in the Western Approach Business Park Area lands continue to evolve, and expand to serve as ***ancillary uses*** to the business functions.

i. Protect ***employment areas*** located adjacent to, or in proximity of, goods movement facilities and corridors, including existing and future major highways and interchanges, for manufacturing, warehousing, logistics, and appropriate associated uses.

j. Plan to accommodate prestige ***employment-generating uses*** at strategic locations along the Highway 404 Corridor and prominent gateways within the Town that are amenity rich and located within proximity to Whitchurch-Stouffville's growing labour force.

k. Work with the Region to assist, where feasible and appropriate, in the implementation of York Region's Economic Development Action Plan.

l. 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.

m. 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.

n. 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.

o. Support equitable access to employment and economic development opportunities for equity-seeking groups, such as youth, Indigenous Communities, persons with disabilities, single parents, and newcomers.

p. Support a connected and ***multimodal transportation system*** within the Town and Region to support employment opportunities and encourage ongoing investment.

q. Enhance and protect the Town's long term fiscal position through increased non-residential tax assessment by attracting new employment opportunities.

r. Prioritize the provision of full municipal services in ***employment lands*** to accommodate more intensive and higher order employment uses.

s. Ensure ***employment lands*** are serviced with leading edge telecommunication services to attract knowledge-based industries and to support the technological advancement and growth of existing businesses.

t. Support the development of a safe, desirable, and sustainable built environment in ***employment lands***.

u. Develop urban design guidelines as part of ***Secondary Plans*** or alternative comprehensive plans for new ***employment lands***.

v. Promote opportunities to ensure that ***employment lands*** can be safely accessed through sustainable and active forms of transportation.

w. Require that ***Secondary Plans*** and ***development*** within existing and new ***employment lands*** address the interface between urban and agricultural land uses in order to mitigate any potential impacts to agricultural operations to the extent feasible, through future planning approvals, and subject to an ***Agricultural Impact Assessment***.

x. Consider the development of a Tourism Strategy to support local jobs and economic development, particularly with respect to:

    i. Eco-tourism, including the development of trail systems and other recreational opportunities through partnerships, including York Region, the Oak Ridges Moraine Trail Association, and the Greenbelt Route;

    ii. ***On-farm diversified uses*** and agri-tourism, in accordance with the policies of this Plan; and,

    iii. 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.

3.8.2 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.

3.8.2.1 The Town will:

a. Implement the Town's Economic Development Strategy to support the growth and enhancement of cultural industries, knowledge-based industries, and innovation and technology sectors.

b. Encourage and support the growth and expansion of creative and cultural industries by working collaboratively with the 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.

c. 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.

d. 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.

e. Work with the York Region Small Business Enterprise Centre to encourage and facilitate opportunities to allow for small businesses to operate and succeed within the Town.

f. 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.

g. 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.

h. Attract entrepreneurs and investors in creative industries by:

i. Supporting opportunities for local economic and community resilience through ***development***, revitalization, and renewal;

ii. Partnering with local organizations to develop community economic development opportunities; and,

iii. Encouraging entrepreneurial opportunities by supporting flexible and non-traditional workplace locations.

i. 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.

j. Facilitate opportunities for short-term and flexible use of industrial and commercial spaces for office space through programs and zoning flexibility.

k. Support and advance the ***development*** of innovation hubs in ***employment lands*** and ***Major Transit Station Areas*** to provide space for meeting people who interact, create, undertake, work and innovate together.

3.8.3 Promoting Green Employment

The environmental goods and services sector helps manage air quality and natural resources, as well as recycling, renewable energy and water supply. Green jobs not only include those in the eco-industry sector, but can also include activities in other sectors such as organic farming, sustainable agriculture and eco-tourism, all of which depend on a healthy environment. Green employment growth is both a challenge and an opportunity for the Town labour market and skills which, in turn, are key factors for enabling green employment 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.

3.8.3.1 The Town will:

a. Promote the ***development*** of green industries, including industrial uses and environment-focused professional and technical office uses and services.

b. Encourage services and technologies responsive to the impacts of climate change by:

   i. Expanding community relationships to build awareness of actions that residents and businesses can take on climate change;

   ii. Supporting innovation and private investment in industries and businesses that promote solutions to climate change or have low carbon operations;

   iii. Supporting businesses to become climate resilient and achieve emissions-neutral operations and transportation; and,

   iv. Collaborating with regional partners to advocate for climate-resilient businesses.

c. Recognize and leverage the Town's significant natural heritage and open spaces and farming operations as an opportunity to support eco-tourism.

d. Support festivals and events which highlight the Town's agricultural produce and products.

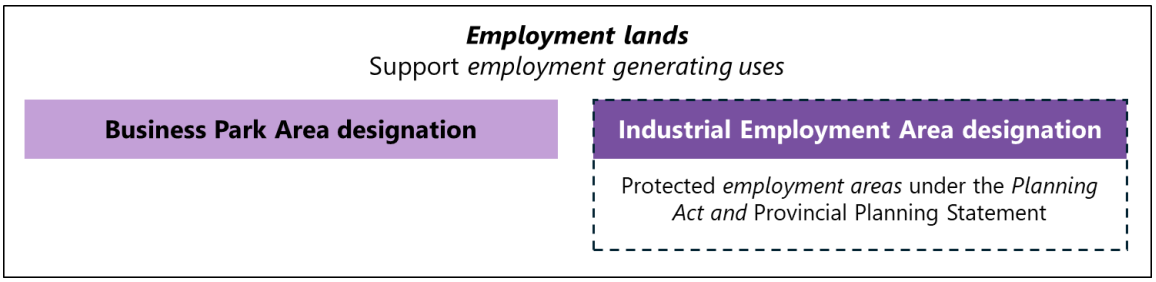
e. Encourage ***on-farm diversified uses***, emerging agricultural markets and ***agriculture-related uses*** as permitted in this Plan, to promote economic resilience of the agricultural community.

3.8.4 Protecting Employment Lands

The Town's ***employment lands*** comprise lands designated Business Park Area and Industrial Employment Area, with each designation serving a unique but important role in supporting the Town's economic competitiveness and long-term resilience. As a whole, ***employment lands*** support a mix of non-residential uses related to business and commerce but are not intended for major retail uses.

Lands designated Industrial Employment Area constitute ***employment areas*** under the Provincial Planning Statement 2024, and the Planning Act, with longterm preservation for ***employment area uses*** under the Provincial framework and strict criteria for removal of lands from ***employment areas***.

Lands designated Business Park Area do not constitute ***employment areas*** under the Provincial Planning Statement 2024, and the Planning Act. These lands are intended to provide strategic opportunities for standalone offices, research and development, innovation hubs, and complementary uses that support the function of ***employment lands***, such as small-scale retail, restaurants, institutional uses, commercial recreation uses, conference and banquet facilities, and hospitality uses.



The Town must plan for, protect and preserve ***employment lands***for current and future uses and ensure that the necessary ***infrastructure*** is provided to support current and projected needs.

3.8.4.1 The Town will:

a. 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.

b. Regularly monitor the location, type and characteristics of businesses and the supply ***employment lands***.

c. The Town will protect and plan for ***employment areas*** by:

   i. Designating ***employment area*** lands as Induustrial Employment Area;

   ii. Planning for ***employment area uses*** over the long-term that require those locations including manufacturing, research and ***development*** in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;

iii. Prohibiting residential uses, commercial uses, ***public service facilities*** and other ***institutional uses***;

iv. Prohibiting retail and office uses that are not associated with the primary ***employment area use***;

v. Prohibiting other ***sensitive land uses*** that are not ancillary to uses permitted in the ***employment area***; and

vi. Including an appropriate transition to adjacent lands outside ***employment areas*** to ensure land use compatibility and longterm economic viability.

d. Preserve ***employment lands*** that are located in proximity to ***major goods movement facilities and corridors***, including facilities and corridors identified in provincial transportation plans, for the ***employment area uses*** that require those locations.

e. For the purposes of this Plan, consider the following uses as non-***employment area uses*** which would require the redesignation of lands designated Industrial Employment Area as per the policies of this Plan:

i. Residential uses, or uses where individuals reside on a permanent basis;

ii. Retirement homes;

iii. Boarding schools;

iv. Institutional uses, including long-term care homes and places of worship;

v. ***Major retail*** uses;

vi. Non-ancillary office uses; and,

vii. Non-ancillary commercial and retail uses.

f. Prohibit the redesignation of lands in ***employment areas***, designated Industrial Employment Area, unless it has been demonstrated through an Employment Area Compatibility Assessment Report that:

i. There is an identified need for the removal and the land is not required for ***employment area uses*** over the long term;

ii. The use of the lands as redesignated would not negatively impact the overall viability of the ***employment area*** by:

1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned ***employment area uses*** in accordance with Provincial direction on land use compatibility; and

2. maintaining access to major goods movement facilities and corridors;

iii. Existing or planned ***infrastructure*** and ***public service facilities*** are available to accommodate the proposed uses; and,

iv. The Town would have sufficient remaining land in ***employment areas*** to accommodate projected employment growth to the horizon of this Plan.

g. Prohibit the redesignation of ***employment lands***, designated Business Park Area, unless it has been demonstrated through an Employment Area Compatibility Assessment Report that:

   i. The use of the lands as redesignated would not negatively impact the overall viability of adjacent lands in an ***employment area*** by:

      1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned ***employment area uses*** in accordance with Provincial direction on land use compatibility; and

      2. maintaining access to major goods movement facilities and corridors.

   ii. Existing or planned ***infrastructure*** and ***public service facilities*** are available to accommodate the proposed uses; and,

   iii. A comparable or greater number of jobs will be achieved on the site through the proposed redesignation.

h. Require that proposed ***development*** on lands within 300 metres of ***employment areas*** avoid, or if avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of ***employment area uses*** within existing or planned ***employment areas***, in accordance with provincial guidelines. The Town may require, at its discretion, that this avoidance, minimization, or mitigation be demonstrated through an Employment Area Compatibility Assessment Report.

i. Work with the Province to identify additional lands along the Highway 404 Corridor to accommodate future strategic ***employment lands*** beyond the horizon of this Plan, which are well served by ***major goods movement facilities and corridors***.



4 the natural environment

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 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 Planning Statement, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP), and the Lake Simcoe Protection Plan. It is the intent of this Plan to apply the requirements of Provincial 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 Section utilize an ecosystem function approach to planning that protects, restores, and where possible, enhances natural features and their functions.

The Town's Natural Heritage System is identified on **Schedule A – Town Structure**, and consists of a wide range of natural features and linkages. Where the Natural Heritage System does not capture other ***key natural heritage features*** and ***key hydrologic features*** as identified on **Schedules K**, this Section provides policy guidance to ensure the continued protection, enhancement, and maintenance of all ***key natural heritage features*** and ***key hydrologic features***.

To address threats to human life and risk of damage to property that may result from natural and human made hazards, this Section also 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.



4.1 Defining the Town's Natural Heritage System

In accordance with Provincial planning direction, the Town's Natural Heritage System, as shown on **Schedule A – Town Structure**, builds upon and implements the Provincial Natural Heritage System as shown on **Schedule B – Provincial Plan Areas and Designations** to achieve the vision for a connected system of agricultural lands and natural heritage and ***water resource systems***. The Provincial Natural Heritage System is comprised of the Natural Heritage System identified in the Greenbelt Plan and the ORMCP Natural Core Area and Linkage Area designations, which provide land use and resource management planning direction.

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 Plans. The policies of this Section establish the Provincial framework for environmental protection and enhancement and outlines the policies applicable to the Natural Heritage System that may be found throughout the areas encompassed by the Greenbelt Plan and the ORMCP.

The Greenbelt Plan and the ORMCP establish an important framework to guide future growth in a manner that supports a thriving economy and a clean and healthy environment. Together, they provide protection for agricultural lands and the natural environment. The successful realization of the Greenbelt Plan and ORMCP relies on a coordinated approach to planning by the Province, the Town, Indigenous Communities, stakeholders, and residents alike.

4.1.1 General Policies for the Town's Natural Heritage System

The policies of this Section apply generally to the Town's Natural Heritage System, as identified on **Schedule A – Town Structure**.

4.1.1.1 The Town will:

a. Implement the Provincial Planning Statement, the ORMCP, the Greenbelt Plan, and the Lake Simcoe Protection Plan, as follows:

   i. Protect, restore, and enhance the Town's Natural Heritage System;

   ii. Apply ***minimum vegetation protection zones*** consistent with policy direction from the Province, and the ***Conservation Authorities***;

   iii. 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;

   iv. Identify Natural Core Areas and Natural Linkage Areas and an appropriate policy framework to ensure the conservation of the Oak Ridges Moraine; and

   v. Identify the Greenbelt Plan Natural Heritage System.

b. The ***Water Resource System***, as discussed in Section 4.2, is a complementary system to the Natural Heritage System, and that the Town will utilize a systems-based approach to ensure the protection, restoration, enhancement of both the ***Water Resource System*** and Natural Heritage System.

4.1.2 Greenbelt Plan Natural Heritage System

The Greenbelt Natural Heritage System is designated on **Schedule B – Provincial Plan Areas and Designations** as an overlay. The policies of this Section apply to lands outside of the ORMCP. The boundaries of the Greenbelt Natural Heritage System are based on the best available mapping. No refinements to the boundaries of the Natural Heritage System can occur after the one-time refinement at the time this Plan was brought into conformity with the policies of Section 3.2.2.5 of the Greenbelt Plan. The boundaries of ***key natural heritage features*** and ***key hydrologic features*** and any ***minimum vegetation protection zones*** will be confirmed and refined through an ***Environmental Impact Study***. Such staking will be undertaken in co-operation with the Town, and where applicable the ***Conservation Authority***.

4.1.2.1 The Town will:

a. Apply the policies of this Section to all those lands in the Town which lie outside the ORMCP. ***Development*** or ***site alteration*** within the Natural Heritage System must comply with all applicable Natural Heritage policies.

b. 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.

c. 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, unless otherwise permitted.

d. 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.

e. 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 the 120 metre area of influence.

f. Consider ***development*** or ***site alteration*** within the Natural Heritage System, where appropriate and feasible, and as determined through an ***Environmental Impact Study***, to:

   i. Maintain, increase or improve ***fish habitat*** in streams, lakes and ***wetlands***, and any adjacent riparian areas;

   ii. To the extent possible, encourage the enhancement of the ecological features and functions associated with ***key natural heritage features*** and ***hydrologic features***;

   iii. 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,

   iv. 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.

g. 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.

4.1.3 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 ORMCP Area. The Oak Ridges Moraine Natural Core Area is an essential component of the Town's Natural Heritage System.

4.1.3.1 The Town will:

a. Maintain, and where possible improve or restore, the health, diversity, size, and connectivity of ***key natural heritage features***, ***key hydrologic features*** and the related ***ecological functions***.

b. Maintain and where possible restore natural self-sustaining vegetation and ***wildlife habitat***.

c. Maintain and where possible improve the quantity and quality of groundwater and surface water.

d. Maintain groundwater recharge.

e. Maintain natural stream form and flow characteristics.

f. Protect landform features.

g. 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.

h. Permit a trail system and trail connections, where appropriate, through 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.

i. ***Conserve cultural heritage resources.***

j. Provide for compatible economic development uses.

k. Continue to promote and permit ***agricultural uses*** within the Oak Ridges Moraine Natural Core Areas, in accordance with the policies of the ORMCP.

4.1.4 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.

4.1.4.1 The Town will:

a. Improve or restore the health, diversity, size, and connectivity of key heritage features, ***key hydrologic features*** and the related ***ecological functions***.

b. Maintain, and, where possible, improve or restore natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals.

c. Maintain a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Moraine Area.

d. Permit a trail system and trail connections, where appropriate, through 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.

e. Maintain the quantity and quality of groundwater and surface water.

f. Maintain groundwater recharge.

g. Maintain natural stream form and flow characteristics.

h. ***Conserve cultural heritage resources.***

i. Contribute to a regional network of ***green infrastructure***.

j. Promote and permit ***agricultural uses*** in accordance with the policies of the ORMCP.

k. Protect landform features.

l. 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.

m. Require lot creation outside of the ***prime agricultural areas*** in the Oak Ridges Moraine Natural Linkage Area be subject to the lot creation policies of the ***Rural Area*** designation under Section 6.2.2.

4.1.5 Landform Conservation Areas

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 Natural Heritage System.

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**.

4.1.5.1 The Town will:

a. Require applications for ***development*** or ***site alteration*** within either Category 1 or Category 2 Landform Conservation Area to 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. With the exception that Sections 30(5), (6) and (10) do not apply to ***mineral aggregate operations***.

b. Require applications for ***development*** or ***site alteration*** within a Category 1 Landform Conservation Area to identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:

    i. Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;

    ii. 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,

    iii. 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.

c. Require ***development*** or ***site alteration*** within a Category 2 Landform Conservation Area to identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:

    i. Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;

    ii. 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,

    iii. 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.

d. Require applications for ***major development*** within either Category 1 or Category 2 Landform Conservation Areas to be accompanied by a landform conservation plan that demonstrates:

   i. Elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;

   ii. Analysis of the site by slope type (for example, moderate or steep);

   iii. Significant landform features such as kames, kettles, ravines and ridges; and,

   iv. All water bodies including ***intermittent stream***s and ponds.

e. Require that an application for ***development*** that does not constitute ***major development*** in either Category 1 or Category 2 Landform Conservation Areas to be accompanied by a site plan, where required, that:

   i. Identifies the areas within which all building, grading, and related construction will occur;

   ii. 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

   iii. Provides for the protection of ***Areas of Natural and Scientific Interest (earth science)*** as may be applicable.

f. Require that a landform conservation plan also include a ***development*** strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:

   i. Retention of significant landform features in an open, undisturbed form;

   ii. Road alignment and building placement to minimize grading requirements;

   iii. Concentration of ***development*** on portions of the site that are not significant; and,

   iv. Use of innovative building design to minimize grading requirements; and,

   v. Use of selective grading techniques.

g. With respect to land in ***settlement areas***, in considering applications for ***development*** or ***site alteration*** within landform conservation areas (Category 1 and 2) the Town shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsections (b) to (f) where possible.

4.1.6 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. ***Key hydrologic features*** and ***key natural heritage features*** are identified on **Schedules K**.

4.1.6.1 The Town will:

a. Protect, restore and maintain ***key natural heritage features*** and ***key hydrologic features*** and their linkages.

b. Recognize the following as ***key natural heritage features*** and ***key hydrologic features***:

   i. ***Habitat of*** **endangered** ***species and threatened species***;

   ii. ***Fish habitat***;

   iii. ***Wetlands***;

   iv. ***Life Science Areas*** and ***Earth Science Areas of Natural and Scientific Interest*** (ANSIs);

   v. ***Significant valleylands***;

   vi. ***Significant woodlands***;

   vii. ***Significant wildlife habitat*** (including habitat of species at risk, including habitat of ***special concern species*** as identified by the Province);

   viii. Lakes, including ***kettle lakes***, and their littoral zones;

   ix. ***Watercourses***; and,

   x. ***Seepage areas and springs***.

c. Prohibit ***development*** and ***site alteration*** within ***key natural heritage features***, ***key hydrologic features***, ***minimum vegetation protection zones*** and the minimum area of influence, unless:

   i. the use is permitted by this Plan, and the applicable Provincial Plan, and it is demonstrated through an ***environmental impact study*** that the ***development*** or ***site alteration*** will not result in a ***negative impact*** on the natural feature or its ecological functions; or,

   ii. as authorized through an ***Environmental Assessment***; or

iii. for ***agricultural uses***, ***agriculture-related uses*** and ***on-farm diversified uses***, subject to the applicable Provincial Plan.

d. 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 consultation with the Town, and the applicable ***Conservation Authority***, where required.

e. Permit, where appropriate, minor refinement of the natural heritage features and ***environmental buffers*** through site specific applications, as supported through an ***Environmental Impact Study***, without the need to amend this Plan, at the discretion of the Town. Minor refinements may include alignment with property lines, more accurately identifying existing development or cleared envelopes or regularizing the boundaries.

f. Recognize that not all of the ***key natural heritage features*** and ***key hydrologic features*** may be shown on **Schedules K**. 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 and procedures provided by the Province, or the ***Conservation Authority***, where applicable, and will be subject to the applicable policies of this Plan.

g. Ensure that 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, they will be considered to be a ***key natural heritage feature*** or ***key hydrologic feature*** for the purpose of the application of the policies of this Plan.

h. 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 natural heritage feature*** or ***key hydrologic feature***, not require an ***Environmental Impact Study*** 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 natural heritage feature*** or key hydrologic feature.

i. Require that 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 natural heritage feature*** or ***key hydrologic feature*** shall be carried out in accordance with ***best management practices*** to protect or restore ***key hydrologic features*** and related ***ecological functions***.

j. Generally, not permit stormwater management systems 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 an ***Environmental Impact Study***.

k. Not permit stormwater management systems within the Protected Countryside of the Greenbelt Plan shown on **Schedule B – Provincial Plan Areas and Designations**, within any ***key natural heritage features*** and ***key hydrologic features*** and their ***minimum vegetation protection zones***, in accordance with the Greenbelt Plan.

l. Prepare a ***site alteration*** by-law and tree by-law in accordance with this Plan, the ***Municipal Act***, the ***Oak Ridges Moraine Conservation Act***, to support the implementation of the policies of this Plan regarding protection of ***key natural heritage features*** and ***key hydrologic features***.

m. Prohibit the removal of a part or whole of any ***key natural heritage feature*** or ***key hydrologic feature***. 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.

n. Not accept parkland dedication for any required setbacks, ***environmental buffers*** or vegetation protection zones in accordance with the policies of this Plan and an ***Environmental Impact Study***.



4.1.7 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.

In addition to protection, wetland restoration is vital to the health of ***watershed***s 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.

Provincial policy prohibits ***development*** in Provincially ***Significant Wetlands***, as well as within identified ***wetlands*** within the Oak Ridges Moraine Conservation Plan Area, and the Natural Heritage System of the Greenbelt Plan. ***Wetlands*** outside of these areas also exist in the Town identified as Other Evaluated ***Wetlands*** and Non-evaluated ***Wetlands*** on **Schedules K**. These ***wetlands***, as well as those identified as ***wetlands*** within the Oak Ridges Moraine, Greenbelt, and ***Lake Simcoe watershed***, and other hydrologic features are identified on **Schedules K**.

4.1.7.1 The Town will:

a. Prohibit ***development*** and ***site alteration*** in Provincially Significant ***Wetlands*** or Provincial Plan Area ***wetlands*** and their associated ***minimum vegetation protection zone***, as identified on **Schedules K** or as determined through environmental studies consistent with the Provincial Planning Statement. ***Development*** and ***site alteration*** may be permitted within the 120 metre Area of Influence but not within the ***minimum vegetation protection zone***, subject to an approved ***Environmental Impact Study*** that

demonstrates no ***negative impacts*** to the wetland feature or its ***ecological functions***.

b. Require that applications for ***development*** and ***site alteration*** within 120 metres of non-evaluated ***wetlands*** not evaluated per the Ontario Wetland Evaluation System, or ***wetlands*** not shown on **Schedules K** 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.

c. 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.

d. Identify known lakes, including ***kettle lakes***, ***wetlands***, ***permanent streams*** and ***intermittent stream***s on **Schedules K**, based upon data available at the time of approval of this Plan. ***Wetlands*** not illustrated on **Schedules K** but are confirmed through detailed studies such as an ***Environmental Impact Study*** are also subject to the policies of this Section.

e. Non-evaluated ***wetlands*** that would qualify as Provincially ***Significant Wetlands*** shall be treated as such.

f. Require a ***minimum vegetation protection zone*** for ***wetlands***, ***permanent streams***, ***intermittent stream***s, lakes including ***kettle lakes and their littoral zones, seepage areas and springs*** as established by **Table 4**.

g. Permit refinements to the boundaries or classification of new ***wetlands*** without an amendment to this Plan.

h. Consider amending this Plan where new ***wetlands*** are evaluated by a trained evaluator in accordance with the Ontario Wetland Evaluation System (OWES) manual. Any new ***wetlands*** will be subject to the applicable policies of this Plan and the applicable Provincial plan requirements.

i. Study and evaluate non-evaluated ***wetlands*** through joint initiatives involving the Town, ***Conservation Authorities***, a ***development*** proponent or other appropriate parties.

j. Require the completion of a feature based water balance or budget to ensure that ***negative impacts*** to ***wetlands*** and hydrologic features are avoided or mitigated for.

k. Implement the following targets for wetland restoration, as established by the Town:

    i. No loss of wetland area;

    ii. A minimum 30 metre natural vegetation buffer for all ***wetlands***;

iii. Achieving 40% of historic wetland coverage;

iv. Focusing on headwaters and flood plain area to provide connectivity;

v. Focusing efforts on marshes and swamps; and,

vi. Emphasizing minimum edge and maximum interior habitat and, maximum connectivity.

l. Implement the following targets for riparian restoration, as established by the Town:

i. No net loss of stream length;

ii. 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***;

iii. Achieving a minimum of 75% of stream length being naturally vegetated; and,

iv. Maintaining less than 10% impervious area which may be increased to 25% in ***settlement areas***.



4.1.8 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.

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***.

Agricultural uses, ***development***, and urbanization have impacted tree cover throughout the Town of Whitchurch-Stouffville. Historic loss of ***woodland*** cover has been altered by active ***woodland*** management and tree planting efforts. These threats are further compounded by the growing impact of invasive species and indirect impacts of proximity to more intensive land uses.

Maintaining and enhancing ***significant woodlands*** and integrating them throughout the Town's communities is a priority of this Plan. The benefits of ***woodland*** 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.

Known ***woodlands*** are identified on **Schedules K**. ***Woodlands*** not shown on **Schedules K** but identified and confirmed through detailed studies such as an ***Environmental Impact Study*** are subject to the policies of this Section.

4.1.8.1 The Town will:

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

b. Establish the ***minimum vegetation protection zone*** for ***significant woodlands***, as established in **Table 4** of this Plan. ***Development*** and ***site alteration*** is prohibited in a significant ***woodland*** and its associated ***minimum vegetation protection zone***, except as provided in this Plan.

c. Prohibit new ***mineral aggregate operations*** and new ***wayside pits and quarries*** or ancillary uses in ***significant woodlands*** within the Natural Heritage System of the Protected Countryside and the and Natural Linkage or Countryside Areas of the ORMCP, unless the ***woodland*** is occupied by young plantation or early successional habitat, as defined by the Province.

d. Require an ***Environmental Impact Study*** where ***development*** or ***site alteration*** is proposed within 120 metres of a ***significant woodland***.

e. Require a ***minimum vegetation protection zone*** for non-***significant woodlands***, as determined through an ***Environmental Impact Study*** in support of ***development*** applications, to the satisfaction of the Town.

f. Consider ***significant woodlands*** being verified on a site-by-site basis. The determination of ***woodland*** significance shall include those ***woodlands*** meeting one or more of the following criteria:

    i. Is 0.5 hectares or larger and directly supports ***globally or provincially rare plants, animals or communities*** as assigned by the Natural Heritage Information Centre; or, directly supports threatened or endangered species, with the exception of specimens deemed not requiring protection by the Province (e.g. as is sometimes the case with Butternut); or, is within 30 metres of a wetland, ***waterbody***, ***permanent stream*** or ***intermittent stream***.

    ii. Is 2 hectares or larger, and is located outside of a ***settlement area*** and is within 100 metres of a ***Life Science Area of Natural and Scientific Interest***, a Provincially ***Significant Wetland*** or wetland, ***significant valleyland***, ***waterbody***, or fish habitat; or occurs within the Natural Heritage System;

    iii. Is south of the Oak Ridges Moraine and is 4 hectares or larger in size;

    iv. Is north of the Oak Ridges Moraine and is 10 hectares or larger in size;

    v. On the Oak Ridges Moraine the ***woodland*** will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or,

    vi. On lands in the Greenbelt Natural Heritage System, the ***woodland*** will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.

g. That within the ***New Urban Areas*** or within existing settlement areas, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, a ***woodland***, or portions thereof, which would be defined as

significant woodland in accordance with Section 4.1.9.1 f. of this Plan, is not considered ***significant*** if all of the following are met:

i. The ***woodland*** is located outside of the Natural Heritage System as shown on **Schedule A – Town Structure**;

ii. The ***woodland*** is located in an area strategic to the achievement of the community objectives of Section 2 and 3 of this Plan or is identified within a ***strategic growth area***, and is evaluated through an official plan amendment process, or other appropriate study;

iii. The ***woodland*** does not meet the criteria in Section 4.1.9.1 f. of this Plan; and,

iv. The ***woodland*** is a ***cultural and regenerating woodland*** to the satisfaction of the Town, in consultation with the ***Conservation Authority***.

h. That should Section 4.1.9.1 g. apply, ***development*** and ***site alteration*** may be permitted within all or part of the woodland if the ***development*** or ***site alteration*** does not affect the ability of the retained portion of the ***woodland*** to remain ***significant*** in accordance with the criteria in Section 4.1.9.1 f. of this Plan.

i. Work with landowners to identify opportunities for reforestation or afforestation as appropriate though the ***development*** review process with the objective of increasing ***woodland*** cover to at least 25% of York Region's land area.

j. Adopt a private tree preservation by-law in conformity with Sections 135 and 142 of the ***Municipal Act***, and/or in accordance with the provisions of the ***Oak Ridges Moraine Conservation Act*** in order to:

i. Protect and enhance the Town's tree canopy;

ii. Protect agricultural hedgerows and heritage trees identified in consultation with the Town;

iii. Provide guidelines for tree replacement, where appropriate;

iv. Support strong communities and a high quality of life, public and private town-building activities and the built environment; and,

v. Support suitable growing environments for trees and the regulation of the injury and destruction of trees.

k. Implement the following targets for ***woodland*** restoration, as established by the Town:

i. No net loss of ***woodland***;

ii. A minimum 30 metre natural vegetation buffer on both sides of ***watercourses***;

iii. Achieve 25% ***woodland*** cover and 10% coverage with interior habitat by 2051;

iv. Focus on minimum edge and maximum interior habitat; and,

v. Maximize connectivity through minimum corridor widths of 50 metre, but ideally a minimum of 100 metres in width.

l. For the purposes of this Plan, recognize ***woodland*** cover as 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.

m. Require a ***Woodland*** Compensation Plan for removed ***woodland*** deemed not significant, that would otherwise have been significant in accordance with Section 4.1.9.1 f. of this Plan, except where permitted through ***normal farm practices***. The ***Woodland*** Compensation Plan shall be prepared to the satisfaction of the Town, and the ***Conservation Authority,*** where required, and shall demonstrate a net gain in ***woodland*** area.

n. Restoration targets shall be achieved through ***development*** and ***site alteration*** review and approvals by:

i. Requiring that ***development*** prevent or minimize disturbances during and following ***site alteration*** and restore the site with native plants and with a goal of restoring ecosystem function and biodiversity;

ii. Where biodiversity offsetting has been deemed appropriate, require that the offsetting take the form of Natural Heritage System restoration projects at identified priority sites, as determined by the Town, in consultation with the ***Conservation Authority***, where required;

iii. Require that stormwater management areas and landscaped ***open space*** be developed and managed to achieve natural heritage restoration objectives through an ecological design approach;

iv. Encourage street tree and site plan landscaping to utilize native species and promote biodiversity through species selection;

v. Encouraging and providing for naturalization of private ***open spaces*** in residential, commercial, industrial and ***institutional development***;

vi. Requiring that aggregate extraction sites be rehabilitated utilizing a landscape restoration approach focused on restoring natural functions and biodiversity; and,

vii. Requiring that restoration efforts are directed to provide maximum benefit to natural system function.

o. For all Town owned properties and municipal property maintenance activities:

   i. Prepare a detailed Natural Heritage Landscape Restoration Plan with other agencies involved in restoration;

   ii. Incorporate ecological restoration principles and practices into municipal landscaping and horticulture programs;

   iii. Consider ecological restoration goals and objectives as a component of managing street trees, municipally designated forests and ***woodlands***, public trails and parks, and municipally designated natural areas;

   iv. Implement and monitor ecological restoration projects in streams and valley lands, ***wetlands***, shorelines, grasslands, ***woodlands*** and forests and essential ***wildlife habitats***; and,

   v. Require that restoration efforts are directed to provide maximum benefit to natural system function.

p. To further broaden restoration objectives, 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.

4.1.9 Valleylands

Valleylands are an important component of the Town's 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 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.

4.1.9.1 The Town will:

a. Prohibit ***development*** and ***site alteration*** in a ***significant valleyland***, except as provided in this Plan.

b. Require an ***Environmental Impact Study*** where ***development*** or ***site alteration*** is proposed within 120 metres of a ***significant valleyland***.

c. 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.

d. 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.

4.1.10 Areas of Natural and Scientific Interest

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.

4.1.10.1 The Town will:

a. Identify known ANSIs on **Schedules K** based upon information available at the time of approval of this Plan. The addition of any ANSIs or modifications to their boundaries, determined by a detailed study, will not require an amendment to this Plan. Any additional features identified and not shown on **Schedules K** shall be subject to the policies of this Plan.

b. Identify candidate ANSIs on **Schedules K** and work with the Province, where appropriate, to confirm candidate ANSIs through the confirmation procedure.

c. 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***.

d. 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 guidelines, technical papers or policies as amended.

e. 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***.

f. 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:

i. Identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and,

ii. Determines whether a ***minimum 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.

4.1.11 Habitat of Endangered and Threatened Species

The protection of ***habitat of endangered and threatened species*** is necessary to minimize and prevent their loss 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.

4.1.11.1 The Town will:

a. Prohibit ***development*** and ***site alteration*** in significant habitat and ***habitat of endangered and threatened species*** unless:

   i. Lands are located within the Countryside Area of the Oak Ridges Moraine Conservation Plan Area, as shown on **Schedule B – Provincial Plan Areas and Designations**, or any ***Hamlet*** or ***settlement area***, provided:

      1. The ***development*** or ***site alteration*** is not prohibited under the ***Endangered Species Act*** or other Provincial or Federal legislation; and,

      2. The habitat is not located within any other ***key natural heritage feature*** or its related ***minimum vegetation protection zone***.

b. 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.

c. 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***.

d. 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.

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

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

g. 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 and threatened species*** and to assess the impacts that proposed ***development*** and activities may have on the ***habitat of endangered and threatened 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.

4.1.12 Minimum Vegetation Protection Zones

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.

4.1.12.1 The Town will:

a. 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.

b. Achieve or exceed ***minimum vegetation protection zone*** requirements of the Greenbelt Plan and Oak Ridges Morain Conservation Plan, as established in **Table 4**.

c. 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:

   i. 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,

   ii. Where planting is required, only native, non-invasive species are planted.

   iii. Require 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.**

   iv. Where a ***minimum vegetation protection zone*** is specified, this may be increased as determined by an ***Environmental Impact Study***.

d. 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.

e. Encourage developers to restore where feasible, any natural self-sustaining vegetation to a ***key natural heritage feature***, a ***key hydrologic feature*** or from any related ***minimum vegetation protection zone*** after ***development*** or ***site alteration*** has been completed.

f. Require that the ***minimum vegetation protection zone*** outside of the Provincial Plan area shall not be less than that required as per Table 4 where a ***woodland***, ***wetland***, or ***Life Science Area of Natural and Scientific Interest*** is identified for protection and:

   i. Is located within and outside the boundary of the Oak Ridges Moraine, or the Natural Heritage System of the Protected Countryside in the Greenbelt; and,

   ii. More than 50% of the feature is located within that boundary.

Table 4: Adjacent Lands and Minimum Vegetation Protection Zones

Feature	Minimum Vegetation Protection Zone				
	Protected Countryside of the Greenbelt Plan	ORMCP (applies to Natural Core, Natural Linkage, Countryside and Settlement Areas*)	Lake Simcoe Protection Plan	Urban Areas, Community Areas, Hamlets, Future urban Areas (outside ORMCP)	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 in accordance with Provincial and Federal requirements	120 m
Fish habitat	Determined by an Environmental Impact Study	30 m	Determined by an Environmental Impact Study	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	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	120 m
Significant woodlands	10 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	120 m
Provincially Significant and Provincial Plan area Wetlands	30 m	30 m	30 m	30 m	120 m
Other Evaluated Wetlands (outside Provincial Plan area)	n/a	n/a	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study
Permanent and Intermittent Streams	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	Determined by an Environmental Impact Study	120 m
Seepage Areas and Springs	30 m	30 m	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	120 m

Table Notes:

- * In the Urban Area and Community Areas, as designated on April 22, 2002, where ***Secondary Plans***, official plans or zoning by-laws that were approved based on, or ***Master Environmental Servicing Plan*** or Functional Servicing Plan, or environmental studies that have identified minimum vegetation protective zones that are different from those identified in the Oak Ridges Moraine Conservation Plan, then the standards established within those Official plans, ***Secondary Plans*** and/or by-laws shall prevail.
- ** ***Minimum vegetation protection zone*** for ***Kettle Lakes*** within Oak Ridges Moraine Conservation Plan area is greater of all land within the surface catchment area or within 30 metres of any part of feature.
- Where features overlap, the ***minimum vegetation protection zone*** and ***adjacent lands*** should extend from the furthest extent.

4.1.13 Natural Linkage Areas

Linkages are a distinct and important component of the Natural Heritage System. They connect core areas and ensure the connectivity and movement of plants, animals, and other elements of the natural environment that are necessary for the long-term viability of ecological systems.

In the Town of Whitchurch-Stouffville, linkage areas include the Oak Ridges Moraine Natural Linkage Area designation, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, as shown on **Schedule B – Provincial Plan Areas and Designations**, ***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.

4.1.13.1 The Town will:

a. Maintain linkages and related functions among ***surface water features***, ***groundwater features***, ***key natural heritage features*** and ***key hydrologic features***.

b. 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 ***watershed***s.

c. 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.

d. Prioritize the protection of natural heritage features in a system of cores connected by corridors and linkages.

e. 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.

f. Require the incorporation of linkages into the design of new ***development*** 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.

g. Prioritize linkages for land securement and enhancement activities.

4.1.14 Development and Site Alteration Outside of Settlement Areas

4.1.14.1 The Town will:

a. Ensure that ***development*** or ***site alteration*** is not permitted in ***key natural heritage features*** and ***key hydrologic features*** or the ***minimum vegetation protection zone***, with the exception of the following uses:

i. Forest, ***fish*** and wildlife management;

ii. Conservation, flood, erosion control, provided they have been demonstrated to be necessary in the public interest and all alternatives have been considered;

iii. Activities that create or maintain ***infrastructure*** authorized under an ***environmental assessment*** process;

iv. Low intensity recreational uses, such as small-scale structures including boardwalks, footbridges, fences, docks, picnic facilities and trails, subject to the following:

1. The size of the use is appropriate for the area and will not further fragment the ***rural area***;

2. 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***;

3. To maintain, restore or enhance the amount of natural self-sustaining vegetation on the site and improve connections between ***key natural heritage features*** and ***key hydrologic features*** through submission of an ***Environmental Impact Study***;

4. There is an integrated pesticide and fertilizer management plan that minimizes or excludes applications;

5. Ensure adequate water quality and quantity through submission of water conservation, wastewater and stormwater management plans;

6. The provisions of the Provincial plans are met, where applicable; and

7. May be permitted within ***key natural heritage features*** and ***key hydrologic features*** subject to the provisions of this Plan and shall be limited in number to minimize ***negative impacts*** on these features.

v. Expansions to existing buildings and structures, accessory structures and ***accessory 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 ***minimum 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;

vi. 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:

1. 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,

2. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

vii. ***Development*** and ***site alteration*** that is within the ***habitat of endangered or threatened species*** if:

1. It is not prohibited under the ***Endangered Species Act*** and it complies with any requirements or restrictions under the ***Endangered Species Act***;

2. It is not within any other ***key natural heritage feature*** or the related ***minimum vegetation protection zone***; and,

3. It is an ***Agricultural use,*** 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.

b. Require applicants or agencies, where the ***development*** of ***infrastructure*** is required, to 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.

c. Where unauthorized ***site alteration*** or feature removal has occurred, continue to subject these areas 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 4.4 of this Plan.

4.1.15 Development and Site Alteration Within Settlement Areas

4.1.15.1 The Town will:

a. Prohibit ***development*** or ***site alteration*** within:

i. Provincially ***Significant Wetlands***;

ii. ***Fish habitat*** except in accordance with Provincial and Federal requirements; and,

iii. ***Habitat of endangered and threatened species***, except in accordance with Provincial and Federal requirements.

b. Prohibit ***development*** and ***site alteration*** in the following areas, unless it has been demonstrated through an ***Environmental Impact Study***, or equivalent study, that there will be no ***negative impacts*** on the natural features or their ***ecological functions***:

i. ***Watercourses***;

ii. ***Woodlands***;

iii. ***Significant woodlands***;

iv. ***Significant valleylands***;

v. ***Significant wildlife habitat***; and,

vi. Significant ***Areas of Natural and Scientific Interest***.

c. Recognize ***woodlands*** greater than 0.2 ha within ***settlement areas*** as ***Woodlands*** rather than ***significant woodlands***. Within the ***settlement areas, development*** may still be permitted within ***woodlands*** under certain circumstances subject to an EIS.

d. Prohibit ***development*** and ***site alteration*** within 120 metres of the ***key natural heritage features*** or ***key hydrologic 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.

e. Consider the need for an ***Environmental Impact Study*** and ***wetland*** evaluation where an un-evaluated ***wetland*** is potentially impacted by ***development***. The Town may similarly require an ***Environmental Impact Study*** where a ***development*** site review indicates the potential presence of a natural heritage feature.



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. **The *Water Resource System*** maintains 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.

Key Hydrologic Areas **include *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 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.

Key hydrologic features comprise ***surface water features*** that include ***wetlands***, ***lakes and their littoral zones***, permanent and ***intermittent streams***, ***kettle lakes***, ***seepage areas and springs***.

The ***Water Resource System*** complements and functions together with the Town's Natural Heritage System, which provides habitat for a variety of species and plays an important role in ecological and native biodiversity.

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

4.2.1 Watershed Planning

Healthy ***watershed***s are vital to the quality of life and health of residents as well as communities downstream. The benefits of healthy ***watershed***s 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 between 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.

4.2.1.1 The Town will:

a. Protect and enhance the Water Resources System which includes ***key hydrologic features*** and ***key hydrologic areas***, as shown on **Schedules K and Schedules L.** 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***.

b. Use ***watershed/subwatershed planning*** as the basis for environmental and land use planning in the municipality. ***Watershed planning*** or equivalent will inform:

   i. The protection, enhancement, or restoration of the ***quality and quantity of water***;

   ii. Decisions on allocation of growth; and,

   iii. Planning for water, wastewater, and stormwater ***infrastructure***.

c. 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***.

d. Prepare ***watershed*** plans in accordance with requirements specified in Provincial Plans that:

   i. Protect, improve or restore the Natural Heritage System and ***Water Resource System*** features/areas, functions, and linkages;

   ii. Achieve water quality and quantity objectives for the ***watershed***;

iii. Address the long-term cumulative impact of ***development*** on the ***watershed*** as necessary;

iv. Protect and enhance existing geology, hydrology, hydrogeology, geomorphology, limnology, aquatic and terrestrial habitats and the quality, quantity and function of groundwater recharge areas;

v. Provide guidelines for sustainable ***development***, design and construction;

vi. Where practical, facilitate modifications to existing neighbourhoods to ensure better hydrologic and water quality function; and,

vii. Include and contribute to the ***development*** of ***watershed***-based environmental targets.

e. 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***.

f. Prohibit ***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.

g. 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.

4.2.2 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, ***highly vulnerable aquifers*** 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***.

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

4.2.2.1 The Town will:

a. Within significant groundwater recharge areas, require that ***development*** maintain predevelopment recharge rates to the greatest extent possible by implementing ***best management practices*** such as ***low impact development*** techniques.

b. Maintain linkages and related functions among significant groundwater recharge areas. ***Highly vulnerable aquifers***, and ***significant surface water contribution areas*** will be maintained and enhanced.

c. May permit ***major development*** 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:

    i. The identification of planning, design and construction practices and techniques;

    ii. Meeting other criteria and direction set out in the applicable ***watershed planning*** or ***subwatershed plan***; and,

    iii. Meeting any applicable provincial standards, guidelines and procedures.

d. Work with York Region and the ***Conservation Authorities*** to identify ***significant surface water contribution areas*** and ***ecologically significant groundwater recharge areas***.

e. Encourage new ***developments*** to achieve water efficiency and conservation targets that exceed Ontario Building Code requirements.

f. Work with the private sector partners and agencies to engage the public on water and energy conservation, pollution prevention and awareness of lifestyle decisions that can reduce carbon footprints and impacts to a changing climate.

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 protection policies in the ORMCP, the Greenbelt Plan, and the applicable Source Protection Plans.

4.2.3.1 The Town will:

a. 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.

b. 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, in coordination with the Province, York Region, and source protection authorities to protect the ***quality and quantity of water*** for municipal drinking water supplies.

c. Update the policies and mapping of this Plan when Source Protection Plans are amended from time to time.

d. Defer to the applicable Source Protection Plan, which prevails in the case of a conflict between a Provincial Planning Statement, the policies of this Plan or the Town's Zoning By-law, with respect to a ***significant threat*** policy or designated Great Lakes policy set out in the Source Protection Plan.

4.2.4 Wellhead Protection Areas

Wellhead Protection Areas are areas on land around a municipal well where activities and land uses must be planned to protect the quality and quantity of the water supply. ***Wellhead Protection Areas*** are defined and measured in years based on how quickly water travels underground to the municipal well. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity. The policies of this Plan support 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 on **Schedule N – Wellhead Protection Areas.**

4.2.4.1 The Town will:

a. Implement mandatory connection to municipal wastewater systems, where they exist, in vulnerable areas of a ***Wellhead Protection Area*** where ***individual on-site sewage services*** have been identified as a ***significant drinking water threat.***

b. Within ***Wellhead Protection Areas*** A, B, C, and D, require a ***Source Water Impact Assessment and Mitigation Plan*** to be prepared by the applicant for approval by the Region prior the establishment of new land uses that involve the storage or manufacture and/or handling of:

   i. petroleum-based fuels and or solvents;

   ii. pesticides, herbicides, fungicides or fertilizers;

   iii. chlorinated solvents;

   iv. construction equipment;

   v. inorganic chemicals;

   vi. road salt and contaminants;

   vii. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;

   viii. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;

   ix. snow storage and disposal facilities;

   x. tailings from mines; and

   xi. dense non-aqueous phase liquids (DNAPLS), within ***Wellhead Protection Area*** D, which is otherwise prohibited in ***Wellhead Protection Areas*** A, B and C.

c. Encourage ***redevelopment*** of incompatible activities as defined in the Source Protection Plans within ***Wellhead Protection Areas*** to more compatible uses subject to an approved ***Source Water Impact Assessment and Mitigation Plan***.

d. Encourage restrictions on haulage routes for the transportation of chemicals and volatile materials through designated ***Wellhead Protection Areas***.

e. Require that, for lands within the ORMCP Area, the following conditions supersede the policies of this Section:

    i. Within ***Wellhead Protection Areas*** A, B, C, and D, new land uses which involve the storage, manufacture or materials or uses detailed in policy b) are prohibited, in accordance with the requirements of the CTC and SGBLS Source Protection Plans; and,

    ii. That in ***Wellhead Protection Areas*** A or 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; and

    iii. Notwithstanding subsection ii, the restrictions do not apply to agricultural lands if the owner or operator of the agricultural operation complies with the standards established under the ***Nutrient Management Act, 2002*** and any applicable requirement under the ***Clean Water Act, 2006***.

f. Consider providing incentive programs to encourage actions to reduce the risks to source water where an activity is a ***significant drinking water threat.***

g. 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 Province (for nitrates or pathogens) and the Source Protection Authority.

h. Prepare and deliver education and outreach materials to advise affected properties and businesses where:

    i. The application, handling and storage of commercial fertilizer is or would be a ***significant drinking water threat***; and,

    ii. The handling and storage of liquid fuel and fuel oil is, or would be, a ***significant drinking water threat***.

i. Enact or amend Site Plan Control By-laws, in accordance with Section 7.3.9, which contain provisions for the siting and design of septic systems, including holding tanks, governed under the ***Building Code Act***.

j. 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.

k. Require a ***Master Environmental Servicing Plan(s)*** 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.

l. Require that, within the Wellhead Protection Area-Q1 identified on **Schedule L-2 – Significant Groundwater Recharge Areas and Recharge Management Areas** 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***, 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.***

m. Require that, within a Wellhead Protection Area-Q1 identified on **Schedule L-2 – Significant Groundwater Recharge Areas and Recharge Management Areas** 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.

n. Consider site plan and subdivision applications for new residential, commercial, industrial and ***institutional uses*** (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***.

o. Require site plan and subdivision applications to facilitate ***major development*** for new residential, commercial, industrial and ***institutional uses*** (excluding single detached residential, barns and non-commercial structures that are accessory to an agricultural operation) in a Wellhead Protection Area-Q2 to submit a hydrogeological study demonstrating that existing water balance will be maintained through the use of ***best management practices*** such as ***low impact development***.

Where pre- development recharge cannot be maintained on site, offsite compensation may be required.

p. Require non-***major development*** and ***site alteration*** in a ***Wellhead Protection Area*** Q2 to implement ***best management practices*** such as ***low impact development*** with the goal to maintain predevelopment recharge rates to the extent feasible.

q. Require applications for ***major development***, in ***Wellhead Protection Areas*** A, B, and C to have a Section 59 notice pursuant to the ***Clean Water Act,*** issued by the Risk Management Official as part of the complete application requirements under the ***Planning Act, Condominium Act,*** and ***Building Code Act***, and accompanied by a Contaminant Management Plan, as deemed necessary by the Town or Region.

r. Require applications for ***development*** and/or ***site alteration*** proposed within ***Wellhead Protection Areas*** A, B, and C to be subject to the provisions of the Credit Valley, Toronto and Region and Central Lake Ontario and South Georgina Bay Lake Simcoe Source Protection Plans and certain land use activities may be prohibited.

s. Require proposed geothermal systems to be subject to the following:

    i. Geothermal systems are prohibited within ***Wellhead Protection Areas*** A and B with a vulnerability score of 8 or higher;

    ii. Only horizontal closed-loop geothermal systems are permitted within the ***Wellhead Protection Area*** B where the vulnerability score is 6 or less, subject to Regional approval;

    iii. Notwithstanding policies i and ii, within ***Wellhead Protection Areas***, the entirety of the geothermal systems shall be above the municipal aquifer;

    iv. Notwithstanding policies i and ii, geothermal systems are permitted in ***Wellhead Protection Areas***, and future planned municipal water systems where potable drinking water site condition standards can be demonstrated to the satisfaction of York Region; and,

    v. Notwithstanding policies i and ii, within ***Wellhead Protection Areas*** and where future planned municipal water systems have been identified by York Region, proposed geothermal systems as part of a ***Planning Act***, ***Condominium Act***, and ***Building Code Act*** application, shall only be permitted if approved by York Region.

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 areas*** such as ***highly vulnerable aquifers***.

Schedule L1 – Areas of High Aquifer Vulnerability identifies the location of areas of ***highly vulnerable aquifers*** in the Oak Ridges Moraine Conservation Plan Area and ***highly vulnerable aquifer*** 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.

4.2.5.1 The Town will:

a. Consult **Schedule L1 - 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***.

b. Require 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), to be accompanied by a ***Contaminant Management Plan***, as deemed necessary by the Town or Region.

c. Prohibit the storage of the following in areas of high aquifer vulnerability:

   i. Hazardous waste or liquid industrial waste;

   ii. Waste disposal sites and facilities;

   iii. Organic soil conditioning sites and snow storage and disposal facilities;

   iv. Underground and above ground fuel storage tanks that are not equipped with an approved secondary contaminant device; and,

   v. Storage of a contaminant listed in Schedules to Ontario Regulations.

   vi. Notwithstanding the above, the restrictions 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.

d. Encourage restrictions on the haulage of chemicals in ***Wellhead Protection Areas*** and ***Highly Vulnerable Aquifers***, shown on **Schedule N – Wellhead Protection Areas** and **Schedule L1 – Areas of High Aquifer Vulnerability**.

e. Require a risk assessment and/or hydrogeology analysis, where appropriate, where there is potential for a proposed ***development*** to pose significant risk to a vulnerable aquifer.

4.2.6 Major Development within the Oak Ridges Moraine Conservation Plan Area

In addition to the policies of this Plan, the following policies apply to ***major development*** within the Oak Ridges Moraine Conservation Plan Area, as defined by this Plan.

4.2.6.1 The Town will:

a. Prohibit ***major development*** within the Oak Ridges Moraine Conservation Plan Area unless:

   i. The ***watershed*** plan for the relevant ***watershed*** has been completed;

   ii. The ***major development*** conforms with the relevant ***watershed*** plan;

   iii. A water budget and water conservation plan, prepared in accordance 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;

   iv. The applicant identifies any ***key hydrologic features*** and related hydrological functions on the site and how they will be protected;

   v. 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 Conservation Plan Area and Greenbelt Plan Area;

   vi. With respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan has been provided that:

      1. Characterizes groundwater and surface water flow systems by means of modelling;

      2. Identifies the availability, quantity and quality of water sources; and,

      3. Identifies water conservation measures.

b. Require that an application for ***major development*** be accompanied by a sewage and water system plan which demonstrates:

   i. The ***ecological integrity*** of hydrological features and ***key natural heritage features*** will be maintained;

   ii. The quantity and quality of groundwater and surface water will be maintained;

   iii. Stream baseflows will be maintained;

iv. The project will comply with any applicable ***watershed*** plan, water budget, water conservation plan, water and wastewater master plan, ***subwatershed plan,*** and applicable Source Protection Plan;

v. 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,

vi. The water project for the ***development*** will be sustainable.

c. Require that ***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:

i. The identification of planning, design, and construction practices and techniques;

ii. Meeting other criteria and direction set out in the applicable ***watershed planning*** or ***subwatershed plan***; and,

iii. Meeting any applicable provincial standards, guidelines and procedures.

d. Notwithstanding, buildings or structures for ***agricultural uses***, ***agriculture-related uses*** or ***on-farm diversified uses*** may be exempt from the ***major development*** policies, subject to provincial requirements.



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 hazards include areas along ravines, valleys, rivers, and streams that are susceptible to flooding, erosion, and/or unstable slopes. It also includes lands with hazardous forest types for wildland fire that are susceptible to wildland fire. In some cases, these hazards are severe enough that there is a risk of loss of life, property damage, and social disruption. ***Development*** on or adjacent to these lands increases risk to people, property 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. The Town and ***Conservation Authorities*** have an important role to play in directing ***development*** away from natural 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 these risks.

4.3.1.1 The Town will:

a. Recognize ***hazardous lands*** and ***hazardous sites*** as delineated and regulated by the ***Conservation Authorities***.

b. 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***.

c. 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 the most recent available mapping. The text of the Regulations prevails over any mapping.

d. Ensure natural hazard lands and sites will be suitably zoned in an implementing zoning by-law along with required setbacks.

e. Direct ***development*** and ***site alteration*** **to lands** outside of ***hazardous lands*** and ***hazardous sites*** in accordance with guidance developed by the Province, and in accordance with provincial guidelines.

f. Prohibit the following uses to be located in ***hazardous lands*** and ***hazard sites***:

    i. ***Institutional uses*** including hospitals, long-term care homes, ***group homes,*** retirement homes, pre-schools, school nurseries, day care centres, private home day cares and schools;

    ii. Essential emergency services such as that provided by fire, police and ambulance stations and electrical substations; or,

    iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

g. 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***.

h. Prohibit new lot creation and ***intensification*** in ***hazardous lands*** and ***hazardous sites***.

i. Take a comprehensive approach to natural hazard management for all ***development*** and ***site alteration*** proposals considering factors including but not limited to:

    i. Risk to life and property;

    ii. Upstream and downstream impacts and the cumulative impacts of ***development*** on the overall hazard level;

    iii. Climate change impacts on the overall hazard level through working and partnering with other levels of governments, ***Conservation Authorities*** and stakeholders to develop tools and strategies to mitigate and prevent

potential impacts of climate change that may increase risks associated with natural hazards; and

iv. Impacts to natural features and areas including their ecological and ***hydrologic functions***.

j. Require setbacks, ***environmental 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., ***significant valleylands***) will be in accordance with **Table 4** and shall be to the satisfaction of the Town and ***Conservation Authority***.

k. 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 Province, as amended from time to time.

l. 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.

4.3.2 Human Made Hazards

Certain 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.

4.3.2.1 The Town will:

a. 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 resource*** operation unless in accordance with Provincial policies.

b. Protect ***petroleum resources*** for long-term use and any proposed exploration and production of ***petroleum resources***, and/or the rehabilitation of petroleum wells, and shall be in accordance with the applicable Provincial plan, regulations and standards of the Province.

c. 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***.

d. Rely upon updated mapping, as may be made available by the Province, to assist in determining the locations of human-made hazards.

e. Require the remediation and reuse of all human-made hazards.

f. 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.

g. 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.

h. Identify and designate waste disposal sites and their areas of influence 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.

i. May permit ***development*** of new uses or new or enlarged buildings or structures within the Waste Disposal Area of Influence identified on **Schedule C – Land Use Designations**, provided an assessment is completed to consider, as applicable:

   i. Landfill-generated gases;

   ii. Ground and surface water contamination by leachate and surface runoff;

   iii. Odour impacts;

   iv. Ground settlement;

   v. Soil contamination and hazardous waste;

   vi. Litter;

   vii. Contaminant discharges from associated vehicular traffic;

   viii. Visual impacts;

   ix. Dust, noise, other air emissions;

   x. Fires;

   xi. Vectors and vermin;

   xii. Production and migration of methane gas;

   xiii. Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;

   xiv. The level of contamination and remediation measures; and,

   xv. Potential traffic impacts.

j. Update the Zoning By-law to restrict ***development*** of new uses or new or enlarged buildings or structures on lands within the Waste Disposal Area of Influence identified on **Schedule C – Land Use Designations** 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***.

k. 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.

l. Generally, not permit ***development*** within the area designated as "Waste Disposal Area" on **Schedule C – Land Use Designations**.

m. Require that any use sought for the lands identified as Waste Disposal Area will be subject to municipal approval. If filling has occurred within the past 25 years, approval for use of lands within the Waste Disposal Area 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.

n. 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.

o. Prohibit new waste disposal sites within the Natural Heritage System.

4.3.3 Brownfield Sites

Brownfield sites are vacant or previously developed properties where past industrial or commercial activities such as factories or gas stations, may have resulted in contamination. The reuse of ***brownfield sites*** for ***intensification*** is a core land use strategy by many municipalities to remediate pollution, support renewal and regeneration of lands, and to curb sprawl. Through the policies of this Official Plan, the Town will help promote and facilitate ***brownfield site redevelopment.***

4.3.3.1 The Town will:

a. 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.

b. Utilize ***Community Improvement Plans*** under Section 28 of the ***Planning Act*** to promote ***brownfield site redevelopment*** in a sustainable manner.

c. Require a Record of Site Condition for the following:

   i. Changing the use of a property from industrial or commercial use to residential or parkland use;

   ii. As a condition of ***development*** approval, at the Town's discretion;

   iii. Any subsequently required remediation be consistent with the ***Environmental Protection Act***, relevant regulations and any applicable guidelines; and,

   iv. Prior to all conveyances of land to the Town, notwithstanding, conveyances of minor road widenings may be exempt from the requirement of a Record of Site Condition at the discretion of the Town.

d. 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.

4.3.4 Flood Plain Area

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

The policies in this Section apply to lands throughout the Town where valley and stream systems have been identified by the ***Conservation Authority*** as being impacted by flooding and/or erosion hazards, and to the extent possible these areas have been identified as the "Regulatory Floodline" which comprises an overlay on the Land Use Schedules.

4.3.4.1 The Town will:

a. Prohibit ***development*** and ***site alteration*** within:

   i. Defined portions of the flood plain, subject to ***Conservation Authority*** regulations;

   ii. Areas that would be rendered inaccessible to people and vehicles during times of ***flooding hazards***, erosion and slope 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,

   iii. A ***floodway*** regardless of whether the area of inundation contains high points of land not subject to flooding.

b. Require approval of the ***Conservation Authority*** for all new ***development*** and ***site alteration*** 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:

   i. The existing environmental and/or physical hazards;

   ii. The potential impacts of these hazards; and,

   iii. The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.

c. Encourage the ***Conservation Authority*** to complete and update mapping of flood prone lands for the Community of Stouffville and ***New Urban Areas.*** Where such mapping has not been completed, the Town shall require that a ***Subwatershed*** Study or ***Master Environmental Servicing Plan*** be conducted for larger ***development*** to address flooding and stormwater management in a comprehensive manner, in addition to the Functional Servicing Study.

d. Require that ***development*** and zoning of the ***flood plain*** lands be subject to the following conditions:

   i. All buildings and structures will generally be prohibited in the ***floodway***, except for the limited uses permitted in the Significant Environmental Area designation subject to the policies applicable to that designation, which may be permitted subject to the satisfaction of the applicable ***Conservation Authority***.

   ii. Consider permissions for minor renovations, alterations or additions to legally existing buildings and structures existing at the date of adoption of this Plan, and parking areas, in consultation with the appropriate ***Conservation Authority.***

e. Prohibit ***development*** within ***hazardous lands*** and ***hazardous sites*** where the use is:

   i. an ***institutional use*** including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;

   ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or

   iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

4.3.5 Kettle Lake Drainage Area

The ***Kettle Lake*** Drainage Area is identified as an overlay which applies to the surface drainage area of all the ***kettle lakes*** surrounding the Hamlet of Musselman's Lake, as shown on **Schedule J – Oak Ridges Moraine Landform Conservation Area**. This overlay recognizes the sensitive nature of this area and provides special policies to limit ***negative impacts*** of new ***development*** on the ***kettle lakes***.

4.3.5.1 The Town will:

a. Permit uses in the underlying designations in accordance with the relevant policies for the underlying land use designations.

b. Generally, limit new ***development*** in the ***Kettle lake*** Drainage Area, in accordance with the policies of the underlying land use designations.

c. 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.

4.4 Community of Ballantrae and Hamlet of Musselman's Lake – Natural Environment Conservation Strategy

4.4.1 Purpose

The restrictions of the type and amount of new development which is provided for in the Community of Ballantrae and Hamlet of Musselman's Lake should ensure that no significant additional negative impact on natural systems and features occurs as a result of any new development. However, there are a number of existing environmental problems in the Community of Ballantrae and Hamlet of Musselman's Lake areas, as identified in such studies as the Musselman's Lake Surface Water Quality Report, 1989 and the East Holland River Subwatershed Plan, 2010, particularly:

i) Some contamination of the shallow ground water system; and,

ii) Elevated nutrient levels in Musselman's Lake, and,

iii) Median concentrations of phosphorus, total suspended solids, iron, aluminum, and zinc within the East Holland Subwatershed which exceed the Provincial Water Quality Objectives.

Other issues which impact on the quality of life in the community include truck traffic and lack of connectivity between neighbourhoods.

The intent of the Natural Environment Conservation Strategy is to establish a program for the correction of these current problems. The program is intended to be carried out by the Town and local residents and interest groups, working with other public agencies such as the Ministry of Environment, Conservation and Parks, the Ministry of Natural Resources and the Conservation Authority. It recognizes the fiscal constraints which the Town must work within and focuses on two areas:

i) Private Resource Management Practices; and,

ii) Public Resource Management Practices.

In addition, as part of the strategy, a comprehensive, linked Natural Heritage System is identified and designed to protect ecological features and functions. The linked System also provides for species movement and sustainability both within the Community of Ballantrae and Hamlet of Musselman's Lake and the surrounding area. The System including buffers is shown in **Appendix A**. The System includes lands in the Natural Heritage System Area designation which applies to those lands in the Community of Ballantrae and Hamlet of Musselman's Lake Settlement Areas as designated on **Schedule E - Ballantrae Land Use Designations** and **Schedule F – Musselman's Lake Land Use Designations**, together with the lands in the ORM

Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations. The policies of the applicable designation apply to guide development. The System reflects the Environmental Management Strategy prepared for the Town as part of the basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update and satisfies the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Community of Ballantrae and the Hamlet of Musselman's Lake.

The Strategy also considers the implementation of a comprehensive Trails System as shown conceptually on **Appendix B** based on the recommendations of the Community Open Space and Trails System Background Report prepared for the Town as part of the basis of the 2012 Ballantrae and Musselman's Lake Secondary Plan Update.

4.4.2 Private Resource Management Practices

Unless new development is being proposed, the Town has very limited authority to control private resource management practices. Therefore, the focus of any program must be the encouragement of voluntary action by individual landowners, although enforcement of existing regulations and the use of existing legislation are also available tools.

Actions which the Town will initiate to improve private resource management practices include:

a. Ballantrae-Musselman's Lake Environmental Advisory Committee

The Town shall expand the mandate of the existing Kettle Lake Advisory Board so that it becomes a citizen environmental advisory committee for the entire the Community of Ballantrae and Hamlet of Musselman's Lake. The committee will work with Town representatives within a well-defined terms of reference and budget. It will:

i) Use available existing resources to develop and implement a program to educate property owners, including farmers, about the sensitive nature of the area they live in, and the manner in which they can operate their household and workplace and manage their property to reduce negative impacts on natural systems and features (e.g. reduction in the use of fertilizers, reduction in household water use, modification of on-site storm drain systems);

ii) Establish and operate an awards program for residents, farmers, employers and property owners who implement measures for improving the environment;

iii) Establish and operate demonstration programs for environmentally sound management practices on public and/or private properties;

iv) Work with the Town and provincial agencies to establish tree-planting programs for public and private properties; and,

v) Other related activities.

b. Enforcement of Existing Legislation

The Town shall review available legislation with respect to matters such as the operation of septic tanks and the protection of trees and work with the appropriate agencies to develop better enforcement practices.

c. Tree and Site Alteration By-law

In accordance with the *Oak Ridges Moraine Conservation Act, 2001*, the Town will adopt tree and site alteration by-laws in accordance with Sections 135 through 141 and 142 through 146 of the *Municipal Act*.

d. Site Plan Control

The Town shall use the site plan control process to control the quantity and quality of surface runoff on individual lots to reduce the negative impacts of new development or significant redevelopment in accordance with the provisions of Section 7.3.9 of this Official Plan.

e. Natural Heritage System and Trails System

The Town will investigate strategies for the establishment of the Natural Heritage System (**Appendix A**) and Trails System (**Appendix B**) including partnerships with private landowners, trail associations, and public agencies.

4.4.3 Public Resource Management Practice

Actions which the Town will initiate to improve its own resource management practices and those of other agencies, include:

a. Management Practice Audit

The Town shall carry out audits of its own management practices and facilities in the study area and establish practices which minimize negative impacts on natural systems and features (i.e. road de-icing practices, street cleaning practices).

b. Musselman's Lake Shoreline Roads

The Town shall reroute or redesign the Musselman's Lake shoreline roads as the Town's financial situation permits to reduce any negative impacts on the Lake, working in conjunction with York

Region and private landowners and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

c. Drainage Outlets to Musselman's Lake

The Town shall work to eliminate or redesign drainage outlets to Musselman's Lake to reduce any negative impacts on the Lake, working in conjunction with private landowners and other public agencies as required and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

d. Other Agencies

The Town shall work with other agencies, particularly York Region and the Provincial Ministry of Transportation, to seek improvements in their management practices in the area (e.g. road de-icing practices), as well as the introduction of programs to improve the environment (e.g. education programs, consideration of purchase of key environmental features, tree planting programs). The Town will also examine the potential for the management of trucking and cycling activities in the community to maximize safety and minimize truck noise.

4.4.4 Natural Heritage System Area

The Natural Heritage System is shown in **Appendix A**. The System is made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. The system includes lands which have been restored or have the potential to be restored to a natural state.

Much of the area in the System is protected from development by the policies of the Oak Ridges Moraine Conservation Plan and this Official Plan. The purpose of identifying the System on a comprehensive basis is to provide a general context for the evaluation of applications as they pertain to the protection of natural heritage and for consideration for acquisition and the location of trails.

Where development of a lot which includes lands in the Natural Heritage System is proposed, the Town shall review its protection in accordance with the policies of the applicable land use designation. The boundaries of the System shall be maintained generally in accordance with the boundary in **Appendix A**. Minor modifications may be considered to the boundaries when the boundary is surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor shall such minor modifications result in any

significant modifications which will require an amendment to this Plan and shall conform to the Oak Ridges Moraine Conservation Plan.

Further, the Town recognizes that, where the necessity of protecting such lands is established; in order to achieve this objective, it will not be feasible to acquire all the lands through the parkland dedication or other such mechanisms. Therefore, the Town must be prepared to consider a range of development approaches, where appropriate, including:

i) The use of lands in the Natural Heritage System, for the purpose of calculating permitted density, coverage and open space for development on the remaining portion of the lot.

4.4.5 Trails System

A comprehensive trails system, including existing and proposed new off- and on- road trails and sidewalks, is proposed to be developed generally as shown conceptually in **Appendix B**. The Community of Ballantrae and Hamlet of Musselman's Lake Areas provide a unique opportunity for the establishment of such a system, as it includes a variety of natural features. The connectivity of the Natural Heritage System also supports the connectivity of an off-road trails system and will assist in enhancing connectivity between neighbourhoods in the community.

The objectives of the trail system are:

i) To provide recreational trail opportunities;

ii) To provide trail or sidewalk connections between local destinations, such as schools, parks and community areas;

iii) To provide trail connections to Town-wide destinations such as the Community of Stouffville;

iv) To promote and support the Town's Healthy Communities initiative;

v) To provide opportunities for natural heritage appreciation and interpretation;

vi) To support, and connect to the York Region Trails system and the Oak Ridges Trail;

vii) To promote local tourism and support secondary commercial opportunities;

viii) To extend and improve upon the area's existing and currently proposed pedestrian and cycling systems.

The trails system will be implemented over time in accordance with the recommendations of the Community Open Space and Trails System Background Report. The potential trails and sidewalk routing identified in **Appendix B** serves as a framework for a connected local trails system. Exact trails routing is subject to detailed design through the implementation process and should

generally be directed away from hazard lands and Key Natural Heritage Features or Hydrologically Sensitive Features.

While some of the trails may be implemented through plans of subdivision, consents, or other development applications processes, other means of implementation will also be required. These include partnerships with private landowners, trail associations, York Region and the Lake Simcoe Region Conservation Authority, land acquisitions, license agreements, donations, easements, leasing and funding from organizations which support initiatives of the Oak Ridges Moraine. It will also involve construction by the Town of sidewalks along Aurora Road and Highway 48 in Ballantrae in recognition of their roles as the main streets of the community.

Priorities for implementation include:

i) Parkland development including the new park east of Musselman's Lake;

ii) Improvements to the on-road, pedestrian systems including along Aurora Road and Highway 48 in Ballantrae and Ninth Line in Musselman's Lake; and,

iii) Off-road trails, with a priority for those trails providing direct access to community destinations such as the link from Lakeshore Road to Ballantrae Public School.

4.5 Implementation of the Natural Heritage System

There are several opportunities through which the Town can realize the Natural Heritage System 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, in addition to the Environmental Impact Study requirements, ecological compensation mechanisms, and the management of invasive species.

4.5.1 General Implementation Policies

4.5.1.1 The Town will:

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

   i. Decisions on planning applications;

   ii. Conditions established for approval of applicable ***development*** applications;

   iii. The Natural Heritage System designation and policies of this Plan;

   iv. Zoning by-law designations, permitted uses and provisions;

   v. Community Planning Permit System;

   vi. Municipal projects and programs; and,

   vii. Other Municipal By-laws adopted under authority of the ***Municipal Act***.

b. Require the following environmental approvals in conjunction with ***Planning Act*** approvals, or if works are proposed prior to receipt of planning approval, where appropriate:

   i. Forest Conservation By-law Permits (York Region);

   ii. Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permits (***Conservation Authority***);

   iii. Ministry of Environment, Conservation and Parks Approvals under the ***Environmental Protection Act*** or ***Environmental Assessment Act***; and,

   iv. Department of Fisheries and Oceans approvals under the ***Fisheries Act.***

c. Direct applicants 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.

4.5.2 Environmental Impact Study Requirements

The primary objective of an ***Environmental Impact Study*** is to identify and assess the potential impacts of ***development*** on natural heritage features, hydrologic features and functions of the area. Where ***development*** is concluded to be appropriate, an ***Environmental Impact Study*** can also help to ensure that ***development*** is integrated with the natural system through sensitive design.

4.5.2.1 The Town will:

a. Require an ***Environmental Impact Study*** to assess impacts that are anticipated from the proposed ***development*** or ***site alteration*** on natural heritage features, hydrologic features and functions, and linkages.

b. Require an ***Environmental Impact Study*** to identify the following, where required by this Plan:

i. Potential impacts of ***development*** on water balance to natural features;

ii. Appropriate limits of ***development*** in relation to the natural system;

iii. There are no ***negative impacts*** on ***key natural heritage features*** or ***key hydrologic features*** or their functions;

iv. 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;

v. 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;

vi. 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;

vii. 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***;

viii. 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 ***minimum vegetation protection zone***;

ix. The removal of natural features that have not been identified as ***key natural heritage features*** and ***key hydrologic features*** will be avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

x. 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***;

xi. With respect to golf courses, the disturbed area will not exceed 40% of the total ***developable area***; and

xii. Any required mitigation and compensation measures.

c. Permit ***development*** in accordance with sound management practices, only where it is established through an ***Environmental Impact Study***, approved by the Town and/or other responsible approval authority(s).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.

i. Notwithstanding the above, agricultural activities appropriate to woodlots will be permitted without an ***Environmental Impact Study*** or other applicable study. Such activities are to be carried out in an environmentally sensitive manner which preserves the ***woodland*** and ***wetland*** functions; and

ii. Other studies that may be needed to support an Environment Impact Study include a fluvial geomorphology study, erosion threshold study, arborist report, etc.

d. At the Town's discretion, the following issues may require consideration through the ***Environmental Impact Study*** process:

i. The potential impacts of ***development*** on groundwater quantity and quality and recharge/discharge function;

ii. The potential impacts of ***development*** on surface water quality and quantity;

iii. The potential impacts of ***development*** on ***fish habitat***;

iv. The potential impacts of ***development*** on vegetation, wildlife and ***wildlife habitat***;

v. The potential impacts of ***development*** on biodiversity of an area, corridors and connectivity;

vi. The potential impacts of noise and other disturbances on wildlife;

vii. The quality, quantity, distribution and water balance of storm water run-off;

viii. The potential impacts of grade alterations and topsoil removal;

ix. The potential constraints open or closed waste disposal sites and other potential sources of contamination may place on ***development***;

x. Methods of avoiding or mitigating the impact;

xi. Monitoring requirements; and,

xii. Any other issues deemed to warrant consideration by the Town or other responsible approval authority.

e. Require that the recommendations of an ***Environmental Impact Study***, including the placement of lot lines and structures, may be implemented through Official Plan Amendments, Zoning By-Laws, Site Plan Control, conditions of planning approval or regulations by the appropriate authority.

f. Require that all Environmental Impact Studies must explicitly address policy consistency and conformity with respect to provincial policies and plans and this Plan. Where applicable, compliance with regulatory requirements must also be addressed.

g. Not require an ***Environmental Impact Study*** if a minimum 30 metre ***vegetation protection zone*** is provided from a ***key natural heritage feature*** or ***key hydrologic feature*** for new buildings and structures for ***agricultural uses***, ***agriculture-related uses***, or ***on-farm diversified uses***. ***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. These uses are subject to the policies prohibiting ***development*** in key natural and hydrologic areas.

h. Determine the requirement for, content and scope of the ***Environmental Impact Study*** through the pre-consultation application and Terms of Reference, in order to form the requirements of a Complete Application outlined in Section 7.5.2. 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.

4.5.3 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.

4.5.3.1 The Town will:

a. 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.

b. Require enhancements to the Natural Heritage 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.

c. 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.

d. Require preparation of an ecological offsetting strategy where the preservation or avoidance of a feature is not possible, in accordance with an ***Environmental Impact Study***, or where there is an unavoidable loss of a natural heritage feature. The ecological offsetting strategy shall be completed to the satisfaction of the Town and the applicable

Conservation Authority. The applicant, if proposing this approach, shall inform the Town during pre-consultation for approval by the Town.

4.5.4 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.

4.5.4.1 The Town will:

a. 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.

b. 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***.

c. Pursue the following strategies and mechanisms to secure lands through the ***development*** approval process:

   i. Land dedications/conveyance;

   ii. Voluntary sale and public purchase through funds allocated in the Town's budget;

   iii. Land swaps/exchanges;

   iv. Donations, gifts, bequests from individuals and/or corporations to the Town;

   v. Through any applicable requirement relating to parkland or environmental resource area acquisition in the Town's applicable by-laws; and/or,

   vi. Other appropriate land acquisition methods.

d. Coordinate natural heritage and ***watershed planning*** initiatives in partnership with the Province, York Region, Indigenous Communities, adjacent municipalities, and non-government agencies to:

i. Protect, improve or restore natural heritage system features, functions and linkages;

ii. Achieve water quality and quantity objectives;

iii. Address the long-term cumulative impact of ***development*** through monitoring, reporting and adaptive management as necessary;

iv. Protect, improve and restore ***key natural heritage features***, ***key hydrologic features*** and their functions;

v. Provide guidance for sustainable ***development***, design and construction;

vi. Provide advice and information on land stewardship programs to landowners wishing to exercise good stewardship of lands within the Natural Heritage System;

vii. Evaluate the impacts of a changing climate and identify strategies to minimize impacts; and,

viii. 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.

e. 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, ***environmental buffers*** and wherever appropriate, fencing.

f. 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:

i. Municipal land use controls including zoning;

ii. Information and education programs;

iii. Stewardship agreements;

iv. Conservation easements; and/or,

v. Any other appropriate agreements.

g. 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.

h. 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.

i. 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.

j. 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.

4.5.5 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.

4.5.5.1 The Town will:

a. 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:

   i. Minimize disturbances during and following ***site alteration*** (to minimize suitable habitat for invasive plants);

   ii. Restore disturbed areas and degraded ecosystems as soon as possible to reduce suitable habitat for invasive plants;

   iii. Protect and maintain genetic and species diversity and functioning ecosystems, since they are more resilient to invasive species;

   iv. 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,

   v. Encourage street tree and site plan landscaping to utilize native alternatives to invasive plants that may be available through the horticulture trade.

b. Require the following for all Town owned properties and municipal property maintenance activities:

   i. Prepare an Invasive Species Inventory working with adjacent municipalities and other agencies involved in invasive species management;

   ii. Require utilization of Integrated Pest Management principles when developing and implementing invasive species management programs for Town properties;

   iii. Require invasive species management as a component of managing street trees, municipally designated forests and ***woodlands***, public parks and municipally designated natural areas; and,

   iv. 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.

c. Consider the use of the following strategies to manage invasive species:

   i. Directing use of the Weed Control Act to require removal of invasive species on private lands;

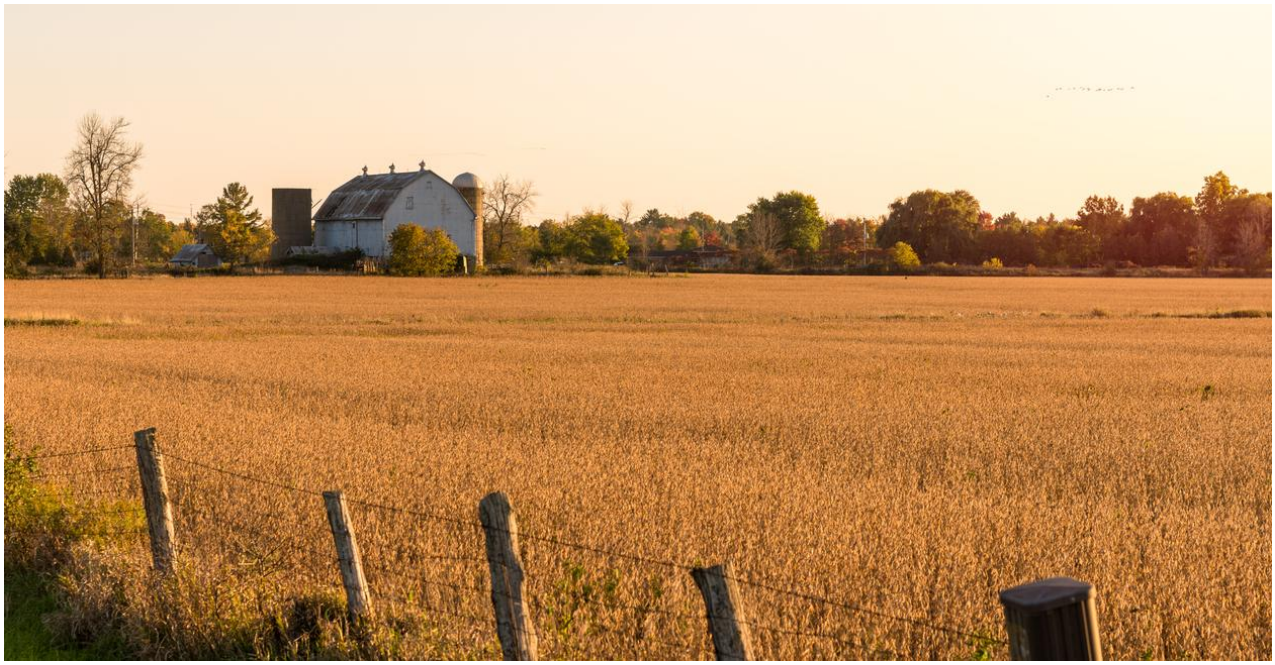
   ii. Establishing by-laws to prevent invasive plants spread into natural areas through the illegal dumping of green waste in natural areas, parking lots, borders shared by residential neighbourhoods, trails and other public lands;

   iii. 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,

   iv. 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.



5 the agricultural system



5 The Agricultural System

5.1 The Agricultural System

The Town of Whitchurch-Stouffville identifies as an agricultural and rural community 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 located 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 Greenbelt Plan, and the ORMCP and is shown on **Schedule A – Town Structure** and is also comprised of the Natural Heritage System overlay, and comprises the ORMCP Natural Core Area, Natural Linkage Area, and Countryside Area and the Greenbelt Plan Protected Countryside, including the Natural Heritage System, as 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 protection 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.

5.1.1.1 The Town will protect and enhance the ***Agricultural System*** to support a productive and sustainable agricultural and rural land base as follows:

a. Designate ***prime agricultural areas*** and ***rural lands*** identified in the Provincial Plans as ***Agricultural Area*** and Rural Area, respectively, on **Schedule C – Land Use Designations**, and apply the policies of Section 6 – Land Use Strategy to the ***Agricultural System*** and the applicable Provincial Plan policies.

b. Prohibit refinements to either the ***Agricultural Area*** or the Rural Area designations.

c. 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 the applicable land use designations, and Provincial Plan policies and guidelines.

d. Identify, at the time of a planning application, if any edge planning measures to avoid, minimize or mitigate impacts of non-agricultural ***development*** on agricultural operations and the ***Agricultural System*** are required. 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.

e. Direct uses that are not supportive or complementary of agriculture to the Town's ***settlement areas***.

f. 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.

g. Require some land use activities associated with ***agricultural uses, agriculture-related uses*** or ***on-farm diversified uses*** within ***Wellhead Protection Areas***, and Areas of High Aquifer Vulnerability to meet the applicable policies in Section 4.2.

h. 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 conform with the policies in Section 4 – The Natural Environment and Section 7 – Implementation, Interpretation and Monitoring**.**

5.1.2 Land Use Compatibility and Minimum Distance Separation

Certain ***agricultural uses***, such as livestock facilities or anaerobic digesters, can have adverse impacts on nearby uses, primarily due to odour. To address potential issues of compatibility between these land uses, the Province provides guidance through the ***Minimum Distance Separation Formulae***, which are used to establish setback distances between proposed ***development*** and existing livestock barns, manure storage, or anerobic digesters, or vice versa.

5.1.2.1 The Town will:

a. Discourage issues of land use compatibility in the ***Agricultural System*** to ensure that ***agricultural uses*** in the Town are protected from encroachment by non-agricultural uses in accordance with the Provincial ***Minimum Distance Separation Formulae***.

b. Permit new or expanding livestock facilities or anaerobic digesters provided that:

   i. There is a setback from existing or approved non-***agricultural uses*** and the ***development*** complies with the Provincial ***Minimum Distance Separation Formulae***;

   ii. New or expanding livestock facilities shall demonstrate that they have met the requirements of the **Nutrient Management Act***;* and

   iii. Landowners are able to carry out normal and reasonable farm practices in accordance with the **Farming and Food Production Protection Act**.

c. Permit new non-agricultural ***development*** in the ***Agricultural System***, pursuant to the policies of Section 5.2, provided that:

   i. There is a setback from existing or approved livestock facilities or anaerobic digesters and the ***development*** complies with the Provincial ***Minimum Distance Separation Formulae***.

5.1.3 Sustainable Agriculture

The 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.

5.1.3.1 The Town will support and promote sustainable agriculture as follows:

a. Work with the farm community, agricultural organizations and ***Conservation Authorities*** to promote sustainable agricultural practices and implement ***best management practices***, which minimize impacts on the environment including:

   i. Phosphorus reduction;

   ii. Integrated pest management;

   iii. Nutrient management;

   iv. Soil and water conservation; and,

   v. Tree planting along hedgerows and marginal farmland.

b. 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***.

c. Promote agricultural practices that minimize impacts on air quality and climate change.

5.1.4 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 healthy and affordable local food and strengthen the agri-food sector.

5.1.4.1 The Town will support the ***agri-food network*** as follows:

a. Maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the ***agri-food network***.

b. Improve access to healthy, local and affordable food.

c. Provide opportunities for local food production, food processing and local food consumption.

d. Implement food systems planning.

e. Promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the local economy.

f. 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.

g. Reduce food waste and promote circular food economy.

h. Assist with programs to reduce trespassing onto farm operations from adjacent land uses.

i. Work with York Region to support implementation of the Region's Agricultural and Agri-Food Strategy by:

   i. Encouraging food growing opportunities in the Town's urban areas by permitting ***urban agriculture*** activities including ***community gardens***, food cooperatives, vertical farming, local food sourcing programs for municipal facilities, events and other food initiatives;

   ii. Encouraging and facilitating farmers markets to be located within the urban areas and ***agricultural areas***; and,

   iii. Promoting opportunities for local farmers with farmers markets and retail outlets.



5.2 Policies for Specific Uses in the Agricultural System

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 permitted within the ***Agricultural System***, in accordance with Section 6 – Land Use Strategy.

5.2.1 Agriculture-Related Uses

5.2.1.1 With respect to ***agriculture-related uses***, as may be permitted in the ***Agricultural Area*** and Rural Area land use designations, the Town will:

a. Permit ***agriculture-related uses*** in the ***Agricultural Area*** and Rural Area designations including, but not limited to:

i. Storage and distribution centre serving farm operations;

ii. Produce or livestock processing operation;

iii. Agricultural research and training centre;

iv. Farm equipment machine and repair shops;

v. Livestock assembly yard or stockyard;

vi. Auction house;

vii. Farm input suppliers such as feed, seeds, fertilizers, etc.;

viii. Winery, cidery or meadery; and,

ix. Grain dryer farm operations;

b. Notwithstanding the above, only permit ***agriculture-related uses*** in the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area where permitted by those Provincial Plans.

c. Consider proposed new or expanding ***agriculture-related uses*** that may be permitted subject to Site Plan Control in accordance with Section 7 – Implementation, Interpretation and Monitoring.

d. In considering a proposed ***agriculture-related use***, determine whether the proposed location of the use is appropriate, and the use is consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and the following criteria:

    i. The use is a commercial or industrial use directly related to farm operations in the area and provide direct products and/or services to farm operations as a primary activity.

    ii. The use is compatible with and shall not hinder surrounding agricultural operations from pursuing their agricultural practices without impairment or inconvenience;

    iii. The use is appropriate to available rural services and does not require servicing more typically found in urban areas;

    iv. The use supports local agriculture and maintains the agricultural and rural character of the ***Agricultural System***;

    v. The use meets all applicable provincial air, emission, noise, water and wastewater standards and receives all required environmental approvals;

    vi. Suitable on-site water and sewage services are provided;

    vii. The number of uses on a site is limited to minimize their cumulative impact and to not undermine the agricultural nature of the area;

    viii. The use benefits from being in close proximity to farm operations; and;

    ix. The use cannot appropriately be accommodated within a ***settlement area***.

e. Establish additional detailed permitted uses and provisions for ***agriculture-related uses*** in the Town's Zoning By-law.



5.2.2 On-Farm Diversified Uses

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

a. Permit ***on-farm diversified uses*** in the ***Agricultural Area*** and Rural Area designations including, but not limited to:

i. Value-added uses that use produce and/or livestock from the surrounding ***agricultural area***;

ii. ***Home occupation***;

iii. ***Home industry***;

iv. Retail uses such as farmers' markets, cafes or small restaurants, or food stores primarily selling locally produced products; and,

v. Agricultural research and training centre;

vi. Winery, cidery or meadery;

vii. Small-scale micro-brewery, distillery;

viii. Landscaping business;

ix. Kennel, animal hospital, and veterinary clinic;

x. ***Agri-tourism uses***, including, but not limited to:

1. Overnight tourist accommodations such as bed and breakfast establishments, cabins, farm vacation enterprises, or farm stays;

2. Recreational uses such as hayrides, petting zoos, corn mazes, and farm-themed playgrounds; and,

3. Events, such as equine events, seasonal events, weddings, and wine-tastings.

b. Notwithstanding the above, only permit ***on-farm diversified uses*** in the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area where permitted by those Provincial Plans.

c. In considering a proposed ***on-farm diversified use***, determine whether the proposed location of the use is appropriate, and whether the use is consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and the following criteria:

    i. The use is located on a farm property and is located within the existing cluster of farm buildings, where feasible;

    ii. The use is secondary to the principal agricultural use of the property;

    iii. The total extent of ***on-farm diversified uses*** on a property are limited in area, consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and pursuant to the provisions of the Town's Zoning By-law;

    iv. The use is compatible with and will not hinder, surrounding agricultural operations from pursuing their agricultural practices without impairment or inconvenience;

    v. The use can be serviced with appropriate private water supply and means of sewage disposal and will not have an ***adverse effect*** on neighbouring wells;

    vi. Adequate on-site parking facilities, setbacks and landscaping is provided;

    vii. Access to the site will not have a negative impact on local traffic; and

    viii. Setbacks from existing livestock facilities, manure storage and anerobic digesters are in accordance with the ***Minimum Distance Separation Formulae***.

d. 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.

e. Establish additional detailed permitted uses and provisions for ***on-farm diversified uses*** in the Town's Zoning By-law, with respect to scale, the gross floor area, lot coverage, the number of employees, and outside storage, among other matters.



5.2.3 Cannabis Cultivation and Processing

5.2.3.1 With respect to ***indoor cannabis cultivation***, ***outdoor cannabis cultivation*** and ***cannabis processing*** uses, as may be permitted in the ***Agricultural Area*** and Rural Area land use designations, a Zoning By-law amendment shall be required and subject to the following policies:

a. ***Outdoor cannabis cultivation*** and ***indoor cannabis cultivation*** 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. New ***outdoor cannabis cultivation*** and ***indoor cannabis cultivation*** uses, and ***cannabis processing*** uses shall not be permitted within key natural heritage or hydrologically sensitive features or their associated ***minimum vegetation protection zones*** as identified on **Schedules K**;

d. The minimum separation distance between an ***indoor cannabis cultivation*** use, ***outdoor cannabis cultivation*** use, or ***cannabis processing*** use, and lands designated Significant Environmental Area or Parks and Open Space, or lands comprising a rural estate residential area or cluster of rural residential dwellings, shall be 1,000 metres, or as otherwise required by the implementing Zoning By-law;

e. The minimum separation distance between a cannabis cultivation use or ***cannabis processing*** use and any ***settlement area*** shall be 1,000 metres;

f. The minimum separation distance between two or more cannabis cultivation uses and/or ***cannabis processing*** uses shall be 1,000 metres;

g. Facilities shall be located and designed in accordance with Federal Cannabis Regulations (SOR/2018-144) to mitigate potential nuisance impacts such as light emissions, air emissions, and odour;

h. Outdoor storage shall be prohibited as an ***accessory use*** to cannabis cultivation and ***cannabis processing*** uses;

i. 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;

j. 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 Section 7.5.4;

k. Cannabis cultivation and ***cannabis processing*** shall only be permitted through an amendment to the Town's Zoning By-law;

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***;

   ii. The buildings or structures will be planned, designed, and constructed so as not to adversely affect the rural character of the ***Agricultural System*** 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.

m. The Town's Zoning By-law shall establish more detailed zoning regulations and standards regarding cannabis cultivation and ***cannabis processing***.

5.2.3.2 In addition to the policies of Section 5.2.3.1, and notwithstanding anything to the contrary, the following additional policies apply for lands within the Oak Ridges Moraine Conservation Plan - Natural Core Area and Natural Linkage Area designations as shown on **Schedule B – Provincial Plan Areas and Designations**:

a. Only ***outdoor cannabis cultivation*** uses licensed by Health Canada under the Cannabis Act shall be permitted as a principal use;

b. ***Indoor cannabis cultivation*** and ***cannabis processing*** uses shall be prohibited; and

c. A maximum of one accessory building that is required to support outdoor cultivation uses for the packaging, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted;

5.2.3.3 In addition to the policies of Section 5.2.3.1, and notwithstanding anything to the contrary, the following additional policies apply for lands within the Oak Ridges Moraine Conservation Plan - Countryside Area designation as shown on **Schedule B – Provincial Plan Areas and Designations**:

a. ***Outdoor cannabis cultivation*** and ***indoor cannabis cultivation*** 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***; and

c. A maximum of one accessory building that is required to support outdoor cultivation uses for the packaging, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted.



5.2.4 Kennels and Animal Hospitals

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

a. Permit kennels and animal hospitals in the Rural Area designation provided the following criteria is satisfied:

i. The site has a minimum ***lot area*** of 2 hectares;

ii. The proposed location of the kennel is on a property which is not adjacent to or in close proximity to any significant residential ***development*** including residential subdivisions, rural residential clusters and ***settlement areas***;

iii. The proposed kennel has a minimum building setback of 30 metres from any property line;

iv. Any outside run is set back 60 metres from any property line; and,

v. Any additional buffering and screening which is required by the Town to mitigate potential noise impacts is provided.



5.2.5 Major Recreational Uses

5.2.5.1 With respect to ***major recreational uses***, as may be permitted in the Rural Area land use designation, the Town will:

a. Permit the ***development*** of new ***major recreational uses***, or expansions of existing ***major recreational uses*** within the Oak Ridges Moraine Conservation Plan Countryside Area designation and Greenbelt Plan Protected Countryside, subject to amendment to this Plan and Zoning By-law, and the submission of appropriate studies, provided the following criteria are met to the satisfaction of the Town:

   i. There is a demonstrated market need for the proposed use;

   ii. The size of the use is appropriate for the area and will not further fragment the ***rural area***;

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

   iv. The ***ecological integrity*** of the Oak Ridges Moraine Conservation Plan Area and/or ***Greenbelt Area*** is maintained;

   v. The proposed use or expanded use is accompanied by a vegetation management/enhancement plan, recreation plan, or conservation plan as may be required by Section 38 of the Oak Ridges Moraine Conservation Plan or Section 4.1.2 of the Greenbelt Plan;

   vi. The proposed use or expanded use will not adversely impact ongoing agricultural activities or related uses in the immediate and surrounding areas, subject to an ***Agricultural Impact Assessment;***

vii. The use will be designed and located so as not to conflict with adjacent land uses;

viii. 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***.

ix. The proposed use is located on a Provincial Highway or Arterial Road, to limit or minimize the traffic impacts to the rural character of the area;

x. There will be no ***negative impacts*** on any ***key natural heritage features*** and ***key hydrologic features***, or their associated ***ecological functions***, notwithstanding, small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within ***key natural heritage features*** and ***key hydrologic features***; however, the number of such structures and the ***negative impacts*** on these features should be minimized;

xi. The proposed use can be appropriately buffered from adjacent uses;

xii. There will be no ***negative impact*** on the quality and quantity of groundwater and surface water;

xiii. The proposed ***development*** complies with the ***Minimum Distance Separation Formulae***; and

xiv. A vegetation management/enhancement plan and a forest edge management plan is submitted and approved to the satisfaction of the Town.

5.2.6 Farm Help Accommodation

5.2.6.1 With respect to farm help accommodations, as may be permitted in the ***Agricultural Area*** and Rural Area land use designations, the Town will:

a. Permit an accessory permanent or temporary building(s) for the accommodation of full-time and/or seasonal or temporary farm help, subject to the following criteria:

   i. The size and/or nature of the farm operation makes the employment of such help necessary;

   ii. The accommodation is located within the existing cluster of farm buildings; and,

   iii. The appropriateness to accommodate ***individual on-site water services*** and ***individual on-site sewage services*** is provided per the requirements of the Town.

b. Farm help accommodation established through this policy shall not be subdivided or severed from the original parcel on which it was constructed.

c. Farm help accommodation shall not be permitted within the same building or structure that houses an agricultural or agriculture-related use, with the exception of administrative or office uses related to the agricultural operation, provided that the two uses do not happen concurrently.

d. Notwithstanding policy c) above, permit farm help accommodation within a building that houses an ***on-farm diversified use***, provided that the two uses do not happen concurrently.

e. Require that buildings used for farm help accommodation 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.

5.2.7 Small-scale Commercial, Industrial and Institutional Uses

5.2.7.1 With respect to small-scale commercial, industrial and ***institutional uses***, as may be permitted in the Rural Area land use designation, within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan, or the Protected Countryside Area of the Greenbelt Plan, the following policies will apply:

a. Small-scale commercial, industrial and ***institutional uses*** shall be supportive of and complementary to the uses permitted in the Rural Area, and shall not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures;

b. Small-scale commercial, industrial and ***institutional uses*** may include but are not limited to the following:

   i. Commercial sales or services related to the management or use of resources located in the surrounding area;

   ii. Portable mineral aggregate crushing plants, ***portable asphalt plants*** and composting plants, and,

   iii. Schools, places of worship, community halls, retirement homes, and ***cemeteries***, and medical or veterinarian facilities, intended mainly to serve nearby ***rural settlements***.

c. An application to establish or expand a small-scale commercial, industrial or ***institutional use*** shall not be approved unless the applicant demonstrates that:

   i. it is not feasible to locate the use in a ***settlement area***, due to the need for land, available land opportunities, or compatibility reasons;

   ii. the use is appropriate for location on ***rural lands*** and compatible with surrounding uses;

   iii. the buildings and structures will be planned, designed and constructed so as not to adversely affect:

      1. the rural character, with respect to scale, massing, lot coverage, building height, and intensity of the use;

      2. the adjacent properties and rural residential dwellings, by mitigating any adverse impacts and noise through the design and implementation of: landscaping and buffers; transition in building height; suitable setbacks for loading areas and parking areas; and, screening to ensure there are no lighting impacts onto adjacent residential properties; and

3. the ***ecological integrity*** of the Oak Ridges Moraine or Greenbelt Plan Area.

iv. that adverse impacts on agricultural operations are avoided, minimized, or mitigated to the extent possible. Where mitigation measures are implemented, they are to be incorporated as part of the use and within the area being redeveloped. An ***Agricultural Impact Assessment*** may be required to the satisfaction of the Town;

v. the use complies with the ***Minimum Distance Separation Formulae***;

vi. that there are no ***negative impacts*** on ***key natural heritage features*** or ***key hydrologic features*** and functions, biodiversity or connectivity of the Natural Heritage System or Water Resources System in accordance with the requirements of the Provincial Plan and this Plan;

vii. the use may be accommodated on the basis of ***individual on-site water services*** and ***individual on-site sewage services*** and appropriate stormwater management, subject to appropriate studies and the approval of the Province, York Region and the Town, as required. Uses which generate large volumes of sewage, or non-domestic or non-agricultural effluent shall generally not be permitted; and

viii. the use is appropriately located on roads that will accommodate the anticipated traffic.

d. The Town may require a Site Plan application and/or a Zoning By-law amendment to permit the proposed small-scale commercial, industrial and ***institutional use***.

e. The Zoning By-law shall establish specific regulations for the permitted types of uses and ***development*** standards to ensure the use is small-scale and in keeping with the rural character of the area.

5.2.8 Non-Agricultural Uses

5.2.8.1 With respect to other non-specified, non-***agricultural uses***, as may be permitted in the Rural Area land use designation, the Town will:

a. Limit the ***development*** of new non-***agricultural uses*** and the ***redevelopment*** of existing non-***agricultural uses*** in the Rural Area subject to the following criteria:

i. demonstrate that the proposed use is in conformity with applicable Provincial Plans, and this Plan;

ii. the use is not located in the ***Agricultural Area*** designation and that there is no change to the ***Agricultural Area*** designation as shown on **Schedule C – Land Use Designations**;

iii. that there is a demand and justification for the proposed use in its proposed location, in accordance with a Market Study, at the discretion of the Town.

iv. it is not feasible to locate the use in a ***settlement area***, due to the need for land, available land opportunities, or compatibility reasons;

v. the use is appropriate for location on ***rural lands*** and compatible with surrounding uses;

vi. the buildings and structures will be planned, designed and constructed so as not to adversely affect,

1. the rural character, with respect to scale, massing, lot coverage, building height, and intensity of the use;

2. the adjacent properties and rural residential dwellings, by mitigating any adverse impacts and noise through the design and implementation of: landscaping and buffers; transition in building height; suitable setbacks for loading areas and parking areas; and, screening to ensure there are no lighting impacts onto adjacent residential properties; and

3. the ***ecological integrity*** of the Oak Ridges Moraine or Greenbelt Plan Area.

vii. that adverse impacts on agricultural operations are avoided, minimized, or mitigated to the extent possible. Where mitigation measures are implemented, they are to be incorporated as part of the use and within the area being redeveloped. An ***Agricultural Impact Assessment*** may be required to the satisfaction of the Town;

viii. the use complies with the ***Minimum Distance Separation Formulae***;

ix. that there are no ***negative impacts*** on ***key natural heritage features*** or ***key hydrologic features*** and functions, biodiversity or connectivity of the Natural

Heritage System or Water Resources System in accordance with the requirements of the Provincial Plan and this Plan;

x. the use may be accommodated on the basis of ***individual on-site water services*** and ***individual on-site sewage services*** and appropriate stormwater management, subject to appropriate studies and the approval of the Province, York Region and the Town, as required. Uses which generate larger volumes of sewage, or which general non-domestic or non-agricultural effluent shall not be permitted; and

xi. the use is appropriately located on roads that will accommodate the anticipated traffic.

b. That new non-***agricultural uses*** shall require an Official Plan Amendment and Zoning By-law Amendment, and subject to Site Plan Control.

c. That the policies of this subsection shall not apply to ***infrastructure*** undertakings and mineral aggregate resource uses, which shall be in accordance with the applicable Provincial Plans and the policies of this Plan.



5.3 Mineral Aggregate Resources

The ***Agricultural System*** includes known 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, which would require appropriate mitigation.

5.3.1 Aggregate Resource Extraction

Mineral aggregate resources in the Town are generally present in the form of sand and gravel deposits on the Oak Ridges Moraine. ***Mineral aggregate resources*** are identified as either Primary or Secondary Aggregate Resource Areas. Within the Town, only Secondary Aggregate Resources Areas which contain significant sand and gravel resources have been identified by the Province, and are identified on **Schedule M – Aggregate Resource Areas.** This designation is intended to protect these resources for future extraction, where feasible.

Schedule C – Land Use Designations and **Schedule M – Aggregate Resource Areas** also identifies as an overlay Aggregate Resource Areas which include both active and former aggregate extraction operations.

Additional policies in this Section will ensure potential conflicts between aggregate extraction and other land uses are minimized and mitigated, achieve sustainable extraction of aggregate resources in an environmentally sensitive way, and support the rehabilitation and/or restoration of closed pits and quarries.

5.3.1.1 To protect ***mineral aggregate resources***, the Town will:

a. Identify Aggregate Resource Areas which comprise active and former mineral aggregate extraction operations as an overlay on **Schedule C – Land Use Designations** and **Schedule M – Aggregate Resource Areas**.

b. Identify Secondary Aggregate Resource Areas as an overlay on **Schedule M – Aggregate Resource Areas**, and encourage and protect lands within Secondary Aggregate Resource Areas for future extraction by prohibiting uses which preclude the future use of those lands for ***mineral aggregate operations.***

c. Permit existing ***mineral aggregate operations*** licensed by the Province under the ***Aggregate Resources Act*** to continue without the requirement for an Official Plan Amendment and Zoning By-law Amendment. When a license for extraction or operation ceases to exist, the policies of this Section continue to apply as applicable.

d. 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, and in accordance with Section 5.3.2.

e. Not permit ***mineral aggregate operations*** or wayside pits in the Natural Core Area designation for lands within the ORMCP.

f. Ensure ***mineral aggregate operations'*** continued distinction from ***development*** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.

g. Ensure that extraction and processing activities be conducted in a manner that minimizes negative environmental, economic and social impacts, in accordance with all government legislation, standards and policies.

h. Ensure that ***mineral aggregate resource conservation*** is undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

i. Develop and implement policies and other strategies to conserve ***mineral aggregate resources*** including the recovery and recycling of manufactured materials derived from ***mineral aggregate resources*** and utilization or extraction of on-site ***mineral aggregate resources*** prior to ***development***.

j. Permit a new or expanded ***mineral aggregate operation*** use subject to an Official Plan Amendment (and Zoning By-law Amendment, where applicable), where the applicant demonstrates that:

i. A license for the proposed operation has been granted by the Province under the ***Aggregate Resources Act;***

ii. The quantity and quality of groundwater and surface water in the Oak Ridges Moraine Conservation Plan Area will be maintained and, where possible, improved or restored;

iii. Through a Rehabilitation Plan developed in collaboration with stakeholders and pursuant to the policies of Section 5.3.2, as much of the site as possible will be rehabilitated when the pit(s) have been fully extracted, and the land restored to enable its pre-extraction use;

iv. 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;

v. The effects of noise, odour, dust and vibration generated by the operation on adjacent land uses will be minimized and/or mitigated;

vi. If there are ***Areas of Natural and Scientific Interest*** on the site or on adjacent land, that the geological or geomorphological attributes for which they were identified will be protected;

vii. Consideration has been given to:

1. an assessment of the proposed haul route from the proposed operation;

2. current road standards and an assessment of the proposed haul route relative to those standards;

3. the anticipated type of truck traffic;

4. the effects of additional truck traffic stemming from the proposed operation on the safe and efficient function of existing haul routes; and

5. increases in background traffic levels together with current levels of truck traffic and other traffic; and,

viii. A response has been provided to all stakeholder concerns.

k. 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:

i. The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed;

ii. 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;

iii. 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;

iv. 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;

v. 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; and,

vi. The location and design of the proposed haul route has been circulated to affected stakeholders and all stakeholder concerns have been satisfied, to the extent feasible.

l. All applications for new or expanded ***mineral aggregate operations*** uses shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on 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.***

m. Notwithstanding the policies of this Plan, outside of the Natural Heritage System within the Protected Countryside of the Greenbelt Plan or otherwise outside of the ORMCP or any other applicable Provincial Plan area, ***mineral aggregate resource*** extraction and ***key natural heritage features*** shall be defined pursuant to, and subject to the policies of the Provincial Planning Statement.

n. Not permit ***mineral aggregate operations*** in the Natural Linkage Area designation for lands within the ORMCP area unless the applicant demonstrates that:

i. There will be no extraction within 1.5 m of the water table;

ii. The extraction of mineral aggregates from the site will be completed as quickly as possible;

iii. The site will be rehabilitated in stages as extraction is completed and as quickly as possible;

iv. The entire site will be rehabilitated, in the case of land in the ***Agricultural Area*** designation, by restoring the land so that the average soil quality of each area is substantially returned to its previous level; and,

v. Self-sustaining vegetation will be used for restoration.

o. Maintain connectivity, when a ***mineral aggregate operation*** or a wayside pit is located in an Oak Ridges Moraine Natural Linkage Area designation with the ORMCP, there shall at all times be an excluded area (which, for greater certainty, may contain both undisturbed land and land whose rehabilitation is complete) that:

i. Is at least 1.25 km wide;

ii. Lies outside the active or unrehabilitated portions of the area being used; and,

iii. Connects parts of the Oak Ridges Moraine Natural Linkage Area outside the ***mineral aggregate operation*** or wayside pit.

p. May approve an application for a ***mineral aggregate operation*** or wayside pit with respect to land in a key natural heritage feature within the Oak Ridges Moraine Conservation Plan Area only if:

i. The ***key natural heritage feature*** is a ***significant woodland*** and it is occupied by young plantations or early successional habitat;

ii. The applicant demonstrates that:

1. The long-term ***ecological integrity*** of the Oak Ridges Moraine Conservation Plan Area will be maintained or, where possible, improved or restored;

2. 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,

3. 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***; and

iii. In the case of a ***key natural heritage feature that*** is the habitat of an endangered or threatened species and is located in a Countryside Area or Settlement Area, the following requirements are satisfied:

1. It is not prohibited under the ***Endangered Species Act, 2007*** and it complies with any requirements or restrictions under the Act, and

2. It is not within any other ***key natural heritage feature*** or the related ***minimum vegetation protection zone***.

q. Exempt certain ***mineral aggregate operations*** from landform conservation requirements in accordance with the ORMCP.

r. Notwithstanding the policies of this Plan, within the Natural Heritage System of the Greenbelt Plan Area, no new ***mineral aggregate operations*** 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***:

   i. ***Significant wetlands***;

   ii. ***Habitat of endangered and threatened species***; and

   iii. ***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.

s. Require an application for a new ***mineral aggregate operation*** to demonstrate how:

   i. The connectivity between ***key natural heritage features*** and ***key hydrologic features*** will be maintained before, during, and after the extraction of ***mineral aggregate resources***;

   ii. 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***;

   iii. The ***water resource system*** will be protected and/or enhanced; and,

   iv. Any ***key natural heritage features*** and ***key hydrologic features*** and their associated minimum vegetation protection zones will be addressed through rehabilitation.

t. Permit the expansion of an existing ***mineral aggregate operation*** in the Natural Heritage System, including in ***key natural heritage features***, ***key hydrologic features*** and any associated minimum vegetation protection zones, only if the related decision is consistent with the Provincial Planning Statement and satisfies the rehabilitation requirements of the policies in this Section.

u. 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:

   i. The mineral aggregate potential of the site is low, or extraction of the material is commercially unfeasible;

   ii. The mineral aggregate has been removed;

iii. 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***;

iv. Issues of public health, safety and environmental impact are addressed; and/or

v. 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.

v. Allow only processes under the ***Aggregate Resources Act*** that address the depth of extraction of new or existing ***mineral aggregate operations***.

w. Protect Aggregate Resource Areas from land uses and activities incompatible with ***mineral aggregate operations***. New uses other than aggregate extraction which are permitted by this Plan in Section 6 – Land Use Strategy may be considered within these areas only if it can be demonstrated through detailed studies that:

i. Resource use would not be feasible; or

ii. The proposed land use would serve the long-term interest of the public better than aggregate extraction; and

iii. Issues of public health, public safety and environmental impact are addressed.

x. ***Development*** on, abutting, or adjacent to lands affected by oil, gas and salt hazards or ***petroleum resource*** operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.



5.3.2 Rehabilitation of Aggregate Resource Areas

5.3.2.1 To ensure restoration/rehabilitation of aggregate resource extraction areas, the Town will:

a. Require the rehabilitation of abandoned pits and quarries and the progressive and final rehabilitation of operating pits and quarries 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. It will also ensure compliance with Provincial policies, including applicable requisites of a Record of Site Condition.

b. Apply the following requirements for rehabilitation of ***mineral aggregate operation*** sites:

   i. 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;

   ii. 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:

      1. The health, diversity, and size of these ***key natural heritage features*** and ***key hydrologic features*** will be maintained or enhanced; and,

      2. 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; and,

3. 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.

c. Require final rehabilitation of new ***mineral aggregate operations*** in the Natural Heritage System to meet the following additional criteria:

   i. 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***;

   ii. 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,

   iii. 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;

d. Not require complete agricultural rehabilitation in the following cases:

   i. The depth of planned extraction makes restoration to pre-extraction agricultural capability unfeasible; and

   ii. Agricultural rehabilitation in remaining areas is maximized.

e. 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.

5.3.3 Wayside Pits and Quarries

5.3.3.1 The Town will:

a. Permit wayside pits or quarries or ***portable asphalt plants*** for public road construction purposes subject to the ***Aggregate Resources Act*** and Provincial standards, Provincial Plans, and the policies of this Plan.

b. Require a Zoning By-law amendment for wayside pits or quarries or ***portable asphalt plants*** in areas of existing ***development***.

c. Seek active involvement with the Ministry of Natural Resources in the issuance of a wayside pit and quarry permit under the ***Aggregate Resources Act*** to ensure that the following criteria are satisfied:

   i. Environmental disruption is minimized;

   ii. Wherever possible a wayside pit or quarry is to be located in an abandoned site in which there is sand or gravel remaining to be extracted; and,

   iii. Appropriate attention is given to the pit's location and rehabilitation.

d. 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.

e. 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 Natural Heritage System. A Zoning By-law Amendment shall be required to permit such facilities in areas of existing development.



6 land use strategy

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, as outlined in Section 2. The land use strategy establishes the land use designations, including the permitted uses and associated ***development*** policies that direct the general framework for growth and ***development***. Direction is provided for the type of uses and built form that is permitted within each land use designation in Town.

The land use designations are shown on **Schedules C to I** and establishes the framework of land use within the Town. This includes uses that are permitted in all land use designations, the ***Agricultural System*** which comprises the ***Agricultural Area*** and Rural Area designations, the Significant Environmental Area designation which applies across the entire Town, and the land use designations applicable to each community, as follows:

- Section 6.1 Permitted Uses in All Designations
- Section 6.2 ***Agricultural System***
- Section 6.3 Significant Environmental Area
- Section 6.4 Community of Stouffville
- Section 6.5 Hamlet of Gormley
- Section 6.6 Community of Ballantrae
- Section 6.7 Hamlet of Musselman's Lake
- Section 6.8 Hamlet of Vandorf
- Section 6.9 Hamlet of Bloomington

While each land use designation throughout this Section 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 land use permissions and regulations for each site, in conformity with the policies of this Plan.

Section 6.10 also includes those lands within the Town that are covered by site specific special provisions. Where there are conflicts between the special provisions and the other policies of this Section, the more detailed policies of Section 6.10 apply.

6.1 Permitted Uses in All Land Use Designations

6.1.1.1 The following uses will be permitted in all land use designations, unless otherwise established in this Plan and any Provincial Plans, and subject to any identified conditions and exceptions:

a. ***Fish***, wildlife and conservation management;

b. Forestry uses;

c. ***Group homes***, in all designations within ***settlement areas*** where residential uses are permitted provided the home is licensed or approved under provincial statute and complies with municipal by-laws and zoning standards and are not within areas susceptible to natural hazards, in accordance with Section 4.3.1;

d. Electric power facilities, including such works as transmission lines, transformer stations and distributing stations, provided that such ***development*** satisfies the provisions of the ***Environmental Assessment Act,*** including the regulations made under the Act, and any other relevant statutes;

e. Public or quasi-public uses, including the following subject to any regulatory requirements such as the provisions of the ***Environmental Assessment Act,*** Provincial Plans, and this Plan:

   i. Water supply, sewage, and drainage facilities, including stormwater management facilities in accordance with Section 2.12.5;

   ii. Gas, internet, telecommunications transmission utility services, excluding transmission towers;

   iii. ***Watershed*** management and flood and erosion control projects carried out or supervised by a public authority;

   iv. Public roads and railway lines; and

   v. Public parks, trails and ***open spaces***, in accordance with the policies of this Plan.

f. Passive recreational and conservation uses, such as nature viewing and pedestrian trail activities;

g. 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 this Plan and Provincial Plans and to be limited in number to minimize ***negative impacts*** on these features;

h. Federal and Provincial uses, including communications transmission towers, or other uses subject to Federal or Provincial controls provided they are supported by the 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 demonstrate conformity with the following criteria:

i. 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;

ii. 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;

iii. The scale, building materials and signage are compatible with the adjacent uses;

iv. Direct access to a collector or arterial road;

v. Complies with the ***Minimum Distance Separation Formulae***; and,

vi. Lots can be serviced by water supply and waste disposal systems to the satisfaction of the Town, and any other approval agencies.

i. ***Accessory uses,*** buildings and structures to a permitted use.

j. Legally existing uses, buildings and structures.

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 the 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 Area*** or Rural Area, but also includes lands that form part of the Town's Natural Heritage System which includes significant environmental features and functions as identified in Section 4, as well as lands designated Significant Environmental Area and Parks and Open Space - Agricultural System.

The ***Agricultural System*** also includes lands identified as Aggregate Resource Areas which are shown as an overlay, with associated policies included in Section 5.3.

The policies of this Section should be read in conjunction with Sections 4 and 5 which contain specific ***development*** policies and criteria for uses in the Natural Heritage System and the ***Agricultural System***.

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

- Section 6.2.1 ***Agricultural Area***, which comprises ***prime agricultural areas***
- Section 6.2.2 Rural Area
- Section 6.2.3 Parks and Open Space – Agricultural System
- Section 6.3 Significant Environmental Area

6.2.1 Agricultural Area

The ***Agricultural Area*** designation will be protected and maintained for long-term agricultural use to support a viable local agricultural economy and community. Within the ***Agricultural Area*** designation, a flexible land use policy framework will promote economic activity and adaptability within the agricultural economy. The ***Agricultural Area*** designation comprises ***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 features, Aggregate Resource 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 and strengthen the overall function of the agricultural economy. Lands designated ***Agricultural Area*** are shown on **Schedule C – Land Use Designations**.

Permitted Uses

6.2.1.1 Permitted uses in the ***Agricultural Area*** designation, subject to the ***development*** policies of this Section, include:

a. ***Agricultural uses*** and ***normal farm practices;***

b. Agricultural research and training centre;

c. ***Agriculture-related uses*** in accordance with Section 5.2.1;

d. ***On-farm diversified uses*** in accordance with Section 5.2.2;

e. ***Home occupation*** in accordance with Section 5.2.2;

f. ***Home industry*** in accordance with Section 5.2.2;

g. ***Indoor cannabis cultivation*** and ***outdoor cannabis cultivation***, and ***cannabis processing*** as an ***accessory use*** to a cannabis cultivation use, in accordance with Section 5.2.3;

h. Farm help accommodation in accordance with Section 5.2.6;

i. A single detached dwelling unit on an existing lot of record, provided they were zoned for such on or before the effective date of this Plan;

j. An ***additional residential unit*** may be permitted in accordance with Section 3.2.2;

k. Bed and breakfast establishment in accordance with Section 5.2.2;

l. ***Mineral aggregate operations,*** in accordance with Section 5.3;

m. ***Alternative energy systems*** and ***renewable energy systems*** in accordance with Section 2.15; and

n. Low-intensity recreational uses, including a full range of public ***open space*** uses, including environmental education and demonstration projects,

passive and active recreation uses, and unserviced parks, that do not constitute ***major recreational uses***, and associated facilities.

Development Policies

6.2.1.2 ***Development*** in the ***Agricultural Area*** designation will conform to the following policies:

a. Land uses shall be compatible and complementary to the ***agricultural area*** as identified in the Provincial Planning Statement and conform with the Provincial Plans, and the Zoning By-law regulations. Compatibility may be achieved by:

   i. Re-using existing buildings or locating businesses within existing buildings unless an alternative location reduces overall impacts on the ***agricultural area***;

   ii. Designing new structures to fit in aesthetically with the character of the ***agricultural area***;

   iii. Minimizing outdoor storage and lighting;

   iv. Avoiding major modification of land and vegetation and the removal of natural heritage features, in accordance with this Plan;

   v. Ensuring all new ***development*** will comply with the Provincial ***Minimum Distance Separation Formulae***, in accordance with Section 5.1.2;

   vi. Visually screening uses from neighbours and roadways; and,

   vii. Limiting the use of signage and ensuring that any signage fits with the character of the area based on applicable Town by-laws/guidelines.

b. Uses that are not supportive of the continued viability of the agricultural economy shall be directed to other areas of the Town such as the ***settlement areas***, as appropriate.

c. All new multiple lots or units for residential ***development*** (e.g., estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted.

6.2.2 Rural Area

The Rural Area **designation** 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, ***rural areas*** will continue to support existing farm operations and ***agricultural uses***. There is 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***.

Within the ORM Countryside Area, the Rural Area designation provides the primary location for accommodating a range of small-scale commercial, industrial and ***institutional uses*** serving the ***agricultural area***/***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 are allowed to continue and in expand, in certain circumstances.

Lands in the Rural Area designation are also suitable for other non-***agricultural uses***, which are appropriate for rural setting, however, the Town will evaluate proposals for non-***agricultural uses***, to ensure they are not impactful to the overall ***agricultural system***. Lands designated Rural Area are shown on **Schedule C – Land Use Designations**.

Permitted Uses

6.2.2.1 Permitted uses in the Rural Area designation, subject to the ***development*** policies of this Section, include:

a. ***Agricultural uses*** and ***normal farm practices;***

b. Agricultural research and training centre;

c. ***Agriculture-related uses***, provided they are only located within the Rural Area designation within the Oak Ridges Moraine Conservation Plan – Countryside Area designation, or within the Greenbelt Plan – Protected Countryside Area designation, and in accordance with Section 5.2.1;

d. ***On-farm diversified uses,*** provided they are only located within the Rural Area designation within the Oak Ridges Moraine Conservation Plan – Countryside Area designation, or within the Greenbelt Plan – Protected Countryside Area designation, and in accordance with Section 5.2.2;

e. ***Home occupation*** in accordance with Section 5.2.2;

f. ***Home industry*** in accordance with Section 5.2.2;

g. Small-scale commercial, industrial and ***institutional uses***, provided they are only located in the Rural Area designation within the Oak Ridges Moraine Conservation Plan – Countryside Area designation, or within the Greenbelt Plan – Protected Countryside Area designation, in accordance with Section 5.2.7;

h. ***Indoor cannabis cultivation*** and ***outdoor cannabis cultivation***, and ***cannabis processing*** as an ***accessory use*** to a cannabis cultivation use, in accordance with Section 5.2.3;

i. Farm help accommodation in accordance with Section 5.2.6;

j. A single detached dwelling unit on an existing lot of record, provided it was zoned for such on or before the effective date of this Plan;

k. An ***additional residential unit*** may be permitted in accordance with Section 3.2.2;

l. Bed and breakfast establishment in accordance with Section 5.2.2;

m. ***Mineral aggregate operations***, in accordance with Section 5.3;

n. ***Alternative energy systems*** and ***renewable energy systems*** in accordance with Section 2.15; and

o. Low-intensity recreational uses, including a full range of public ***open space*** uses, including environmental education and demonstration projects, passive and active recreation uses, unserviced parks, and associated facilities.

p. ***Major recreational uses***, in accordance with Section 5.2.5;

q. Kennels and animal hospitals, in accordance with Section 5.2.4;

r. ***Cemeteries***; and

s. Non-***agricultural uses*** in accordance with Section 5.2.8;

Development Policies

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

a. The Rural Area will be recognized and protected as a component of the ***Agricultural System***. Where appropriate, non-***agricultural uses*** will be accommodated where they are not suitable to be located within ***settlement areas***.

b. Recreational, tourism, ***institutional*** (including ***cemeteries***), and resource-based commercial/industrial uses should be directed to areas outside of the Natural Heritage System.

c. 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 and in accordance with the policies of Section 5.2.

d. Any proposed use is 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.

e. All new ***development*** shall, at a minimum, comply with the ***Minimum Distance Separation Formulae*** as required by Section 5.1.2 of this Plan.

f. All new multiple lots or units for residential ***development*** (e.g., estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted.

g. Any application for proposed uses in the Rural Area designation shall demonstrate how the following criteria is achieved:

    i. That there are no ***negative impacts*** on ***key natural heritage features*** or ***key hydrologic features*** and functions, biodiversity or connectivity of the Natural Heritage System pursuant to the requirements of the relevant Provincial Plans and this Plan;

    ii. 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;

    iii. Ensure an integrated pesticide and fertilizer management plan is in place;

    iv. Be appropriately located on roads that will accommodate the anticipated traffic;

    v. Be compatible with the character and function of the Rural Area in terms of scale, built form, setbacks and intensity of the use, among other matters; and,

    vi. That ***individual on-site water services*** and ***individual on-site sewage services*** are provided to the satisfaction of the Town and/or York Region.

h. Land uses that are incompatible with the rural character and/or resource activities of the area shall not be permitted.

i. The character of the ***rural area*** shall be retained and the viability of ***agricultural uses***, ***agriculture-related uses*** and ***on-farm diversified uses*** shall be protected.

j. Compatible and complementary ***development***, ***redevelopment,*** and rehabilitation of the uses of the ***rural area*** shall be encouraged.

k. An application for ***development*** on an existing vacant lot of record may require an ***Agricultural Impact Assessment*** and/or ***Environmental Impact Study***, where necessary.

l. Minor extensions and enlargements to uses, buildings and structures legally existing on the date of the adoption of this Plan are permitted provided that the adequacy of the existing or proposed ***individual on-site sewage services*** and ***individual on-site water services*** are demonstrated to the satisfaction of the Town and/or York Region in accordance with Section 7.7.

6.2.3 Parks and Open Space - Agricultural System

Parks and open spaces in the Agriculture System include lands used for public outdoor recreation and consist of public parks and ***open spaces***, conservation areas 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. Lands designated Parks and Open Space – Agricultural System are shown on **Schedule C - Land Use Designations.**

Permitted Uses

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

a. Unserviced public parks and ***open spaces***, including existing and approved public parks and ***open spaces***, which generally include low-intensity recreational uses and predominantly outdoor recreation activities, as well as trails;

b. Passive recreational and tourism related uses; and,

c. ***Accessory uses*** and facilities to a permitted use.

Development Policies

6.2.3.2 In addition to the policies in Section 3.5, the following policies shall apply:

a. Uses and ***development*** within the Parks and Open Space designation in the Town's ***Agricultural System*** will also conform with the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

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 locally and Provincially ***Significant Wetlands***, significant portions of the ***habitat of endangered and threatened species*** and ***significant wildlife habitat*****, as well as natural hazard lands.** 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. Lands designated Significant Environmental Area include lands within the ***Agricultural System*** and Natural Heritage System as well as lands within ***settlement areas***, shown on **Schedules C to I - Land Use Designations.**

Permitted Uses

6.3.1.1 Permitted in the Significant Environmental Area designation, subject to the ***development*** policies of this Section, include:

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.

b. One single detached dwelling on an existing lot of record subject to the regulations of the Zoning By-law and the lot creation policies of Section 7.4, and provided that through the submission of a scoped ***Environmental Impact Study***, it is demonstrated that there will be no ***negative impacts*** on the natural environment and where there is no concern for loss of life or property due to natural hazards, in consultation and to the satisfaction of the Town and appropriate ***Conservation Authority***.

6.3.1.2 The only exceptions to the permitted uses above are the following uses, activities 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;

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, and in conformity with Provincial Plans;

c. The above uses shall only be permitted by the Town in consultation with the appropriate ***Conservation Authority,*** where required, and 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.

Development Policies

6.3.1.3 Lands within the Significant Environmental Area designation will conform to the following policies:

a. 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 Town 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 the lands. However, the designation does not imply that the lands will be purchased by a public agency or that they are accessible 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.

b. The lands 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 the natural heritage 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 on abutting lands. Where ***development*** is proposed abutting a stream for which flood plain mapping is not available, such mapping shall be required to be submitted as part of any ***development*** application.

c. The boundaries of the Significant Environmental Area designation may be refined without further amendment to this Plan subject to approval by the Town, in consultation with the appropriate ***Conservation Authority***, based on the submission 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.

d. The addition or deletion of any major area from the Significant Environmental Area designation will require an Official Plan Amendment. Such an amendment will only be approved by the Town, in consultation with the appropriate ***Conservation Authority***, based on the submission 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. With respect to deletions from the designation, the Town must be satisfied that:

    i. It will not result in any adverse impacts to ***key natural heritage features*** and ***key hydrologic features*** and associated functions, or may be appropriately mitigated in a manner which is consistent with accepted engineering and resource management practices, and the policies of this Plan;

    ii. It recognizes natural ecological systems and processes and ensures that they are maintained and enhanced; and

    iii. It will not result in any significant disruption of existing landforms and landscape features including vegetation, steep slopes and groundwater recharge or discharge areas.

e. Notwithstanding any other provisions of this Section, where historic ***development*** and recreation uses, including golf course uses and campgrounds, 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 uses 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.

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.

Commercial and mixed use designations in the Community of Stouffville are intended to continue as clusters of commercial establishments with diverse ownership and tenants, including mixed use and higher density residential built forms to promote the ***development*** of ***complete*** communities and provide convenient access to residents' daily needs and community services. 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 following land use designations apply to the Community of Stouffville as identified on **Schedules D to D-4 – Community of Stouffville Land Use Designations** and include:

- Section 6.4.1 Neighbourhood Area
- Section 6.4.2 Urban Medium Density Residential Area
- Section 6.4.3 Urban High Density Residential Area
- Section 6.4.4 Gateway - Mixed Use Area
- Section 6.4.5 Highway 48 - Mixed Use Area
- Section 6.4.6 Core Area – Main Street
- Section 6.4.7 Core Area – Mixed Use Area
- Section 6.4.8 Western Approach – Mixed Use Area
- Section 6.4.9 Old Elm – Parks and Open Space
- Section 6.4.10 Old Elm - High Density Mixed Use Area
- Section 6.4.11 Old Elm – Medium-High Density Mixed Use Area
- Section 6.4.12 Old Elm – Medium-High Density Residential Area
- Section 6.4.13 Old Elm – Residential Area

- Section 6.4.14 Old Elm – Public Uses and Utilities
- Section 6.4.15 Neighbourhood Retail Area
- Section 6.4.16 Regional Retail Area
- Section 6.4.17 Parks and Open Space
- Section 6.4.18 Industrial Employment Area
- Section 6.4.19 Business Park Area
- Section 6.3 Significant Environmental Area

6.4.1 Neighbourhood Area

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognizes existing residential neighbourhoods comprising primarily low rise residential dwellings. Neighbourhood Areas also 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 diversity of a ***complete community***. These elements support walkable communities, introduce local businesses and services, accommodate daily shopping needs, 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.*** The Town will support a broad range of low-rise housing options, including semi-detached dwellings, duplexes, triplexes, and fourplexes, in accordance with the requirements of the Zoning By-law, to ensure compatibility with existing development and uses.

Permitted Uses

6.4.1.1 Permitted uses in the Neighbourhood Area designation, subject to the development policies of this Section, include:

a. Low-rise residential dwelling units;

b. ***Additional residential units,*** in accordance with Section 3.2.2;

c. Small scale commercial or office uses generally limited to the ground floor of a mixed use building;

d. ***Home occupations***;

e. ***Live/work units***; and

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.

Development Policies

6.4.1.2 ***Development*** in the Neighbourhood Area designation will conform to the following policies:

a. Low-rise residential dwelling units are permitted in the form of single detached dwellings, semi-detached, duplex, triplex, and fourplex dwellings are permitted, in accordance with the requirements of the Zoning By-law.

b. Low-rise residential dwelling units in the form of various types of townhouse dwellings, and low-rise apartments are permitted with a

maximum height of generally 4 storeys. Such low-rise residential dwellings may be permitted provided it is demonstrated that:

i. The ***development*** does not exceed a ***floor space index*** of generally 1.5, to ensure the density, scale and built form of the ***development*** is suitable in the neighbourhood context; and

ii. The ***development*** is compatible with the surrounding low-rise residential uses and is generally encouraged to be located on the periphery of the neighbourhood and/or easily accessible to arterial or collector roads to facilitate access to public transit.

c. ***Development*** will be consistent with any applicable area specific urban design guidelines.

d. Low-rise mixed use buildings should include awnings, canopies, arcades, and overhangs to provide shelter from sunshine and/or adverse weather.

e. ***Development*** will be compatible and in keeping with the character of the surrounding area.

f. The dwelling type, size, 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 in accordance with the policies of Section 3.1.

g. Public spaces will be designed to offer high quality ***amenity areas*** that are safe, accessible, attractive and vibrant.

h. The promotion of ***active transportation*** and transit and mitigation of adverse impacts on traffic and the surrounding ***transportation system***.

i. The provision of adequate vehicular and bicycle parking, buffering, and landscaping.

j. ***Transit-supportive development*** at a pedestrian scale where dwellings are oriented towards the street to create a safe, accessible and attractive environment.

k. 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***.

l. The provision of adequate existing and/or proposed community facilities to serve future residents and the existing community, including locally-serving commercial uses, parks and ***open spaces***.

m. The provision of adequate municipal services to the area or to the site.

6.4.1.3 The Town may require submission of an urban design brief for sites within a Neighbourhood Designation and surrounding lands which includes information on

how the proposed ***development*** will be integrated with existing built form 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.

6.4.2 Urban Medium Density Residential Area

The Urban Medium Density Residential Area designation is intended to broaden the inventory and range of housing types that are available to serve the needs of the Town by accommodating primarily townhouse dwellings and apartment buildings, as well as local serving commercial and office uses. This designation acknowledges that at certain locations within the Community of Stouffville, it is appropriate and necessary to provide for a more intensive and medium density residential and mixed use built forms.

Permitted Uses

6.4.2.1 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 various types of townhouse dwellings, including stacked townhouses and back-to-back stacked townhouses;

b. Mid-rise residential dwellings in the form of apartment buildings;

c. ***Additional residential units,*** in accordance with Section 3.2.2, where applicable;

d. Commercial and office uses generally limited to the ground floor of a mixed use building;

e. ***Home occupations***;

f. ***Live-work units***; and

g. 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;

Development Policies

6.4.2.2 ***Development*** in Urban Medium Density Residential Area designation will conform to the following policies:

a. Low-rise and mid-rise residential dwelling units in the form of townhouses and apartment buildings are permitted with a maximum height of generally 9 storeys.

b. A minimum ***floor space index*** of generally 1.0 should be achieved.

c. ***Development*** must demonstrate consistency with any applicable area specific urban design guidelines.

d. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

i. the urban design policies of Section 3.6 of this Plan,

ii. any applicable area specific urban design guidelines.

iii. 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.

e. Buildings over four storeys will be required to reduce their potential 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 3.6.

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, building step backs, setbacks, and landscape buffers consistent with the built form and urban design policies of Section 3.6.

g. ***Developments*** will generally be located on roads designated or designed as arterial or collector roads to improves access to public transit.

h. Direct access to local streets may be accommodated if traffic is immediately available to outlet onto an arterial or collector road so as to minimize traffic movements into lower density residential areas.

i. Emphasis will be placed on architectural treatment and the 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. ***Development*** will include quality and substantive landscaping throughout the site to break up the appearance of parking areas and to compliment and reinforce the architectural appearance of commercial, retail and residential buildings. In the assessment of any parking courts, an emphasis will be placed upon the creation of a grid system of "internal driveways" that are lined with trees.

k. To support the ***development*** of ***complete communities,*** proposals to develop, redevelop or intensify a site will demonstrate:

i. Convenient access to public transit and ***active transportation*** routes;

ii. Adequate bicycle parking and bicycle storage facilities;

iii. Strong pedestrian linkages between the building and the street edge, and throughout the site;

iv. 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;

v. The nature and extent of existing land uses, or designated land uses adjacent to the site with respect to compatibility and integration;

vi. The adequate provision of indoor and outdoor ***amenity space***; and,

l. The provision of adequate municipal services to the site.

m. Commercial and office uses shall be encouraged at grade of all mixed use ***development*** proposals, where appropriate, to primarily serve the residents of the immediate community.

n. Commercial and office uses in mixed use buildings will be encouraged to front on a public street to promote and enhance the streetscape, pedestrian and vehicular safety, and where possible, connectivity between sites, and compatibility with adjacent land uses.

o. The submission of a Block Plan, at the discretion of the Town, in accordance with the Block Plan policies in Section 7.3, and which promotes comprehensive and integrated planning.

6.4.3 Urban High Density Residential Area

The Urban High Density Residential Area designation is intended to provide for housing forms which have a higher density and height than permitted in other residential designations. This designation provides additional housing and mixed use options for residents in locations within and adjacent to ***strategic growth areas***, fronting on arterial roads with existing or planned transit routes, and to support the Town in achieving its density targets.

Permitted Uses

6.4.3.1 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 in the form of apartments;

b. Commercial or office uses generally located on the ground floor of a mixed use building;

c. ***Home occupations***;

d. ***Live/work units***; and

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;

Development Policies

6.4.3.2 ***Development*** in the Urban High Density Residential Area designation 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 10 storeys and a maximum height of generally 20 storeys, subject to demonstrating appropriate compatibility and transition with adjacent uses, such as:

i. The building is located or stepped back 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 landscape buffers; and,

iii. 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.

b. A minimum ***floor space index*** of generally 2.5 should be achieved.

c. ***Development*** will demonstrate consistency with the applicable area specific urban design guidelines.

d. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

   i. the urban design policies of Section 3.6 of this Plan,

   ii. any applicable area specific urban design guidelines.

   iii. 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.

e. To support the ***development*** of ***complete communities***, proposals to develop, redevelop or intensify a site will demonstrate:

   i. Convenient access to public transit and ***active transportation*** routes;

   ii. Adequate bicycle parking and bicycle storage facilities;

   iii. Strong pedestrian linkages between the building and the street edge, and throughout the site;

   iv. 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;

   v. The nature and extent of existing land uses, or designated land uses adjacent to the site with respect to compatibility and integration;

   vi. The adequate provision of indoor and outdoor ***amenity space***; and,

   vii. The provision of adequate municipal services to the site.

f. 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.

g. ***Development*** will include quality and substantive landscaping throughout the site to break up the appearance of the parking lot(s) and to compliment and reinforce the architectural appearance of any commercial, retail and residential buildings. In the assessment of any parking courts, an emphasis will be placed upon the creation of a grid system of “internal driveways” that are lined with trees.

h. New and infill ***development*** will contribute to the creation of ***complete communities,*** providing access to a mix of uses within a maximum of a five-minute walking distance from the proposed building.

i. Commercial and office uses shall be encouraged at grade of all mixed use ***development*** proposals, where appropriate, to primarily serve the residents of the immediate community.

j. The submission of a Block Plan, at the discretion of the Town, in accordance with the Block Plan policies in Section 7.3, and which promotes comprehensive and integrated planning.

6.4.4 Gateway – Mixed Use Area

The Gateway Area is a ***strategic growth area*** focused on the intersection of Highway 48 and Main Street which represents a significant entrance into the Community of Stouffville. The Gateway – Mixed Use Area designation recognizes the significant potential for new mixed use ***development*** fronting on Stouffville Road and Highway 48. The Gateway – Mixed Use Area is intended to permit non-residential uses such as commercial, office 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 re-use of heritage buildings.

Permitted Uses

6.4.4.1 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 in the form of apartment buildings;

b. Commercial and office uses at grade as part of a mixed use building fronting on Stouffville Road or Highway 48, or as adaptive re-use of buildings and structures designated under the authority of the Ontario Heritage Act;

c. Community and cultural facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities;

d. ***Home occupations***; and

e. ***Live/work units***.

6.4.4.2 Prohibited uses in the Gateway – Mixed Use Area designation include:

a. Standalone retail plazas;

b. Automobile and recreational vehicle sales;

c. Commercial self-storage warehouses; and,

d. Gas bar and automobile service centres and car washes.

Development Policies

6.4.4.3 ***Development*** in the Gateway – Mixed Use Area designation will conform to the following policies:

a. Mid- and high-rise residential buildings ranging from a minimum of 5 storeys in height to generally 20 storeys in height may be permitted.

b. For development that has frontage on Stouffville Road or Highway 48, residential dwellings will only be permitted when located above ground

floor commercial, office, ***institutional uses,*** or uses accessory to the residential dwellings.

c. A minimum ***floor space index*** of generally 2.5 should be achieved.

d. ***Development*** must demonstrate consistency with any applicable area specific urban design guidelines.

e. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

    i. the urban design policies of Section 3.6 of this Plan,

    ii. any applicable area specific urban design guidelines.

    iii. 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.

f. To support the ***development*** of ***complete communities***, proposals to develop, redevelop or intensify a site will demonstrate:

    i. Convenient access to public transit and ***active transportation*** routes;

    ii. Adequate bicycle parking and bicycle storage facilities;

    iii. Strong pedestrian linkages between the building and the street edge, and throughout the site;

    iv. 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;

    v. The nature and extent of existing land uses, or designated land uses adjacent to the site with respect to compatibility and integration;

    vi. The adequate provision of indoor and outdoor ***amenity space***; and,

    vii. The provision of adequate municipal services to the site.

    viii. High-rise buildings will generally be sited along highways or arterial roads and at major intersections, and mid-rise buildings will generally be sited along collector or local roads, subject to the creation of pedestrian-scale street walls/streetscapes and consistency with the overarching vision for creating a walkable, animated and activated community.

g. 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.

h. Parking areas will generally not be sited in front of the main wall of the building or 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.

i. To enhance the gateway element and the approach into Stouffville, all proposals shall ensure that quality and substantive landscaping is provided to enhance the image of the ***development*** by breaking up the appearance of parking areas and, to compliment and reinforce the architectural appearance of the commercial, retail and residential buildings. 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.

j. It is recognized that properties within the Gateway – Mixed Use Area represent a fractured landownership pattern. To accommodate ***development*** in this area in a fashion consistent with the policy objectives of this designation, the Town may require applicants to submit a Block Plan be submitted in accordance with the policies of 7.3 and 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;

iii. Shared access or consolidated driveways from the adjacent road network will be promoted;

iv. Where multiple buildings are proposed on a property, substantive pedestrian linkages between buildings and the adjacent road network shall be encouraged; and.

v. A phasing plan and urban design brief may also be required for sites which require new public streets and blocks, or the consolidation of multiple sites with multiple buildings.

k. ***Development*** will be integrated with the ***adjacent lands***, or corridors, and protected for future integration with the ***active transportation*** system*;*

l. ***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 applicable area specific urban design guidelines.

m. 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. The Town will consider revisions to the Natural Heritage System, as part of a site specific ***development*** application and ***Environmental Impact Study***, where it can be demonstrated that the Gateway – Mixed Use area is unduly impacted by features which can be relocated or compensated for.

n. ***Development*** or ***redevelopment*** proposals will be respectful of the ***built heritage resources*** 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, the building shall be protected and incorporated into the ***redevelopment*** proposal where feasible, 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.

o. ***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 the applicable area specific urban design guidelines.

p. 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.

q. All parking areas, loading and service areas shall be adequately screened from public view and adjacent roads.

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 may be required.

t. Ensure buildings that form part of the gateway area of Stouffville Road and Highway 48 address both the road frontages equally through high-

quality and attractive built form, landmark buildings, architectural articulation and an enhanced ***public realm***.

u. Work with proponents to encourage increased setbacks for ***development*** located within the Gateway Area, being the intersection of Stouffville Road and Highway 48, identified in **Schedule D-3 – Gateway Mixed Use Land Use Designations** to create space for active uses at grade and enhanced public spaces. 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.

v. Encourage retrofitting, ***intensification*** and revitalization when redeveloping existing retail, including ***major retail*** sites.

w. Development proposals may be evaluated based on submission of information including a conceptual plan and perspective drawings which demonstrate general conformity with the directions of the applicable area specific urban design guidelines.

Additional Technical Studies

6.4.4.4 The Town will require that the following additional technical studies be undertaken to the satisfaction of the Town:

a. 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.

b. The lands in the Gateway – Mixed Use Area will be developed in accordance with the policies of the Gateway – Mixed Use and Urban 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 and threatened species***) are maintained to the satisfaction of the Town in consultation with the TRCA:

Comprehensive Flood Corridor Studies

6.4.4.5 Prior to consideration of ***site alteration*** or ***development*** approvals in the Gateway Area as identified on **Schedule D-3 – Gateway Mixed Use Land Use Designations**, a comprehensive set of studies 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 which meets the requirements as outlined in "Whitchurch-Stouffville Gateway Flood Plain 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 Focus Areas" as identified on **Schedule D-3 – Gateway Mixed Use 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;

   iv. 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;

   v. A meander belt analysis for the two tributaries that pass through the Gateway – Mixed Use Area; and,

   vi. 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.

Detailed Site Studies

6.4.4.6 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 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. Topographical Survey.

Other Development Requirements

6.4.4.7 The following additional requirements should be considered in the evaluation of any ***development*** in the Gateway – Mixed Use Area designation:

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***;

b. The Study Area identified on **Schedule D-3 – Gateway Mixed Use Land Use Designations** will be evaluated with respect to all the required studies outlined above, 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,

c. The Gateway – Mixed Use Area designation 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.

Landowner Coordination and Agreements

6.4.4.8 In order to ensure any costs associated with the Comprehensive Studies and required shared infrastructure are equitably distributed among all landowners, ***development*** within the entire Gateway Area as shown on **Schedule D-3 – Gateway Mixed Use Land Use Designations**, may only be permitted to proceed by the Town

when the landowners in the Gateway Area have entered into a cost sharing agreement or agreements among themselves to address the distribution of costs 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 and required shared infrastructure, 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 costs are compensated appropriately through the cost sharing agreement. No parcel will be permitted to develop until the landowner has contributed their share of the costs, through appropriate agreements. The Town may assist in facilitating the necessary landowner coordination and cost-sharing agreement(s).

6.4.5 Highway 48 – Mixed Use Area

The Highway 48 – Mixed Use Area designation is a ***strategic growth area*** that is focused around 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 accommodate a more fine-grained scale of streets and blocks and thus the potential to become a more compact and walkable neighbourhood.

Permitted Uses

6.4.5.1 Permitted uses in the Highway 48 – Mixed Use Area designation, subject to the development policies of this Section, include:

a. Low-rise residential dwellings in the form of townhouses and low-rise apartment buildings;

b. Mid- to high-rise forms of residential dwellings in the form of apartment buildings;

c. Mixed use ***development***;

d. Live-work units;

e. ***Additional residential units,*** in accordance Section 3.2.2, where applicable;

f. Grocery stores, supermarkets and food stores;

g. Restaurants;

h. Medical clinics;

i. Retail and service commercial;

j. Personal service uses;

k. Recreation and entertainment uses;

l. Hotels, conference, convention and banquet facilities;

m. Financial establishments;

n. ***Light industrial innovation makerspaces***;

o. Offices;

p. Research and development;

q. Education and training;

r. Data processing;

s. ***Institutional*** and cultural uses;

t. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities; and

u. Farmer's market and ***urban agriculture*** centre;

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

a. Drive-thru facility;

b. Commercial 'self-storage' warehouses;

c. Standalone automobile sales and service use; and,

d. Gas bar and car washes.

Development Policies

6.4.5.3 ***Development*** in the Highway 48 – Mixed Use Area designation will conform to the following policies:

a. Mid-rise and high-rise residential dwelling units and mixed use ***developments*** ranging from a minimum of 3 storeys in height to generally 20 storeys in height may be permitted. Taller buildings should generally be directed to sites with frontage on Highway 48 and Hoover Park Drive, particularly at the intersection.

b. Commercial and retail uses are required at-grade for new ***development*** that has frontage on Highway 48 and Hoover Park Drive. Standalone commercial and retail uses with a building height of 1 storey, may be permitted provided they are directed to lands which do not have frontage on Highway 48 and Hoover Park Drive and are located within the interior of the designation.

c. The streetwall of mixed use buildings along Hoover Park Drive and Highway 48 should provide for a minimum of 3 to 4 storeys in height, with taller building elements stepped back.

d. A minimum ***floor space index*** of generally 2.5 should be achieved for mid-rise and high-rise residential dwelling units and mixed use ***development***.

e. ***Development*** will demonstrate consistency with the applicable area specific urban design guidelines.

f. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

i. the urban design policies of Section 3.6 of this Plan,

ii. any applicable area specific urban design guidelines.

iii. 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.

g. Low-rise residential buildings in the form of various townhouse dwelling types and apartments may be permitted provided they are generally located at the edge of the designation, and a minimum ***floor space index*** of generally 1.0 is achieved.

h. Subject to the Block Plan policies of Section 7.3, the applicant will submit a concept plan and building perspective illustrating the massing and conceptual design of the proposed ***development***, and will meet the following criteria:

i. Buildings with frontage on Highway 48 and Hoover Park Drive will address the street through high-quality and attractive built form, and architectural articulation to 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;

ii. ***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;

iii. Retail and service-commercial uses will be prioritized along Highway 48 and Hoover Park Drive and arterial and collector roads 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 appropriately screened;

iv. ***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 space***;

v. The Town will work with proponents to encourage increased setbacks for ***development*** located on corner lots along Highway 48 and arterial and collector roads, 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; and

vi. Landscaping is provided 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. 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.

i. Non-residential uses should be accommodated within the design of the ground floor of buildings which have frontage on arterial and collector roads, including a minimum floor to ceiling height of 4.5 metres.

j. A minimum of 37.16 square metres of non-residential gross floor area will be required for each new dwelling unit.

k. 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.

l. Underground and/or structured parking will be encouraged where feasible to encourage ***intensification*** and the efficient utilization of land. Where underground and/or structured parking is not incorporated in the initial phase(s) of ***development***, the applicant will be required to demonstrate how future parking can be accommodated on the property in the context of existing and future building(s).

m. 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.

6.4.6 Core Area – Main Street

The Core Area – Main Street designation recognizes the existing community core in the Community of Stouffville along Main Street. The community core area is a major focal point for commercial and community uses, including mixed use residential ***development***, that will be enhanced through ***redevelopment*** and expansion. The Core Area – Main Street designation is a notable component of the Stouffville GO ***Major Transit Station Area***. 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 an inviting place 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'. This is where the community meets, interacts, celebrates, shops, and entertains, and 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 vibrant commercial district, where there is a strong residential community, fully integrated with entertainment and cultural facilities, offices, and restaurants that complement and support a host of smaller scale retail and service commercial uses. It also provides opportunities for a range of residential uses within mixed use buildings.

Permitted Uses

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

a. Mid-rise buildings in the form of apartments and mixed use buildings, where residential units are located above the ground floor;

b. Townhouse dwellings may be permitted on the edge of the Core Area – Main Street designation;

c. ***Live/work units***;

d. Restaurants;

e. Retail and personal service commercial uses;

f. Personal service uses;

g. Professional and medical offices;

h. Financial establishments;

i. Recreation and entertainment uses;

j. ***Institutional*** and cultural uses;

k. 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,

Prohibited Uses

6.4.6.2 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 facilities;

c. Automobile and recreational vehicle sales and service uses;

d. Commercial self-storage warehouses; and,

e. Gas bar and car washes.

Development Policies

6.4.6.3 ***Development*** in the Core Area – Main Street designation will conform to the following policies:

a. Mid-rise mixed use ***developments*** ranging from a minimum of 2 storeys in height to generally 6 storeys in height may be permitted, subject to achieving appropriate transition, angular planes and tower separation.

b. Buildings fronting Main Street that are taller than 4 storeys should be stepped back to maintain street/pedestrian enclosure in accordance with the applicable area specific urban design guidelines.

c. High activity uses that animate the streetscape, such as commercial, retail and restaurant uses, are required at-grade along Main Street, with other uses such as office and residential uses above the groundfloor. Standalone commercial and retail uses, including offices may be permitted.

d. A minimum ***floor space index*** of generally 1.0 should be achieved.

e. ***Development*** will demonstrate consistency with the applicable area specific urban design guidelines.

f. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

   i. the urban design policies of Section 3.6 of this Plan,

   ii. any applicable area specific urban design guidelines.

   iii. 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.

g. Low-rise residential buildings in the form of various townhouse dwelling types and apartments may be permitted provided they do not have frontage on Main Street and are generally located at the edge of the Core

Area – Main Street designation, and a minimum ***floor space index*** of generally 1.0 is achieved.

h. 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.

i. 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 locating parking areas exclusively in the rear yard.

j. Parking will not be permitted in the front or side yard of any property abutting Main Street.

k. The Core Area – Main Street contains the major concentration of retail and service commercial uses, as well as ***institutional*** and office uses, new ***development*** and ***redevelopment*** will reinforce its character as a pedestrian-oriented shopping area.

l. 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.

m. ***Development*** will be integrated with and will provide an appropriate interface with any abutting lands in the Neighbourhood Area designation.

n. ***Development*** within existing buildings, or minor modifications to existing buildings of heritage significance shall be encouraged in accordance with the policies of this Plan.

o. 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, including:

    i. Working to promote the area as a shopping and entertainment area for the community and visitors;

    ii. Promoting the area as a location for new businesses and uses, including new public uses and gathering places;

    iii. Developing a regular program for the restoration, maintenance, and improvement of municipal services and the ***public realm***; and,

    iv. Programs for building facade improvement and enhancement.

p. 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.

q. 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.

r. 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.

s. 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 designation.

t. 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.

u. New ***development***, whether a renovation to an existing building, or a completely new building, will be subject to Site Plan Control, taking into consideration such matters in accordance with Section 7.3.9.

v. 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 canopies and awnings, 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.

6.4.7 Core Area – Mixed Use Area

The Core Area – Mixed Use Area 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 Core Area – Mixed Use Area designation is a notable component of the Stouffville GO ***Major Transit Station Area***. The designation also is intended to provide an opportunity for residential and mixed use ***development***, which will complement the Core Area – Main Street designation; together these designations serve as a focal point for promoting a mix of uses and community services. This will be achieved through appropriate ***redevelopment***, ***intensification*** and expansion opportunities that will enhance the commercial, residential, entertainment and cultural facilities, offices, and restaurants within the Core Area.

Permitted Uses

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

a. Mid-rise buildings in the form of apartments and mixed use buildings;

b. Townhouse dwellings;

c. ***Live/work units***.

d. Restaurants;

e. Retail and personal service commercial uses;

f. Personal service uses;

g. Professional and medical offices;

h. Recreation and entertainment uses;

i. Existing industrial and commercial uses;

j. Transportation terminal;

k. ***Institutional*** and cultural uses; and

l. 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.

Development Policies

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

a. Mid-rise residential dwelling units and mixed use ***developments*** ranging from a minimum of 2 storeys in height to generally 10 storeys in height

may be permitted, subject to achieving appropriate transition, angular planes and tower separation.

b. Commercial and retail uses will be required at grade for ***development*** with frontage on Edward Street, south of Schell Street, with uses such as offices and residential dwellings located above the ground floor. Buildings generally 3 to 4 storeys in height shall front onto Edward Street to provide appropriate transition to the surrounding neighbourhood.

c. Buildings taller than generally 4 storeys will be located along the rail corridor, subject to appropriate setbacks.

d. A minimum ***floor space index*** of generally 2.5 should be achieved.

e. ***Development*** will demonstrate consistency with the applicable area specific urban design guidelines.

f. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

    i. the urban design policies of Section 3.6 of this Plan,

    ii. any applicable area specific urban design guidelines.

    iii. 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.

g. 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.

h. 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.

i. New ***development*** shall be in keeping with the character of ***development*** within the Core Area Main Street designation and provide for the enhancement and expansion of the Core Area.

j. 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***.

k. The appropriateness of proposed ***development*** on larger sites, or the consolidation of multiple sites with multiple buildings, may be evaluated through a Block Plan in accordance with policies of Section 7.3.2, phasing plan and urban design brief, at the discretion of the Town.

l. The existing development west of the rail line in the vicinity of the Stouffville 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 may facilitate such actions through 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.

6.4.8 Western Approach – Mixed Use Area

The Western Approach – Mixed Use Area designation frames Main Street between the Highway 48 Gateway – Mixed Use Area and the intersection surrounding Main Street and Ninth Line. The Western Approach – Mixed Use Area represents the primary entrance into the Community of Stouffville and comprises the Western Approach ***strategic growth area***.

It is the objective of the Western Approach – Mixed Use Area 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. The Western Approach is planned to evolve into a more intensive and diverse mixed use corridor, with a vibrant and active streetscape that supports a pedestrian oriented environment and enhanced ***public realm***.

Although the Western Approach – Mixed Use Area designation provides for more intensive ***development*** including taller buildings and increased densities, it is recognized that an appropriate transition in built form, height and density is required to ensure land use compatibility with adjacent Neighbourhood Areas. As such, the appropriateness of the proposed building heights, density and massing on any given property shall be carefully evaluated through the planning approvals process to minimize or mitigate potential impacts on adjacent neighbourhoods, while accommodating more intensive growth within this ***strategic growth area***. New ***development*** within the Western Approach – Mixed Use Area is expected to transition to mid-rise and low-rise built forms, particularly where lands abut the existing Neighbourhood Area designation on the north side of Main Street, and the Neighbourhood Area and Main Street Heritage Area east of Ninth Line. To assist in establishing appropriate land use transitions, **Schedule D-2 – Western Approach Land Use Designations** identifies areas where low-rise and mid-rise ***development*** shall be directed.

Permitted Uses

6.4.8.1 Permitted uses in the Western Approach – Mixed Use Area designation, subject to the development policies of this Section, include:

a. Mid to high-rise mixed use and/or residential dwellings in the form of apartment buildings;

b. Low-rise residential dwellings in the form of various townhouse types, ***live-work units*** and similar low-rise apartment buildings on lands that do not front onto Main Street and/or are located at the edge of the designation, as identified on **Schedule D-2– Western Approach Land Use Designations**;

c. ***Additional residential units***, in accordance Section 3.2.2, where applicable;

d. Grocery stores, supermarkets and food stores;

e. Restaurants, including drive-thru restaurants;

f. Professional and medical office;

g. Retail and service commercial uses;

h. Personal service uses;

i. Recreation and entertainment uses;

j. Hotels, conference, convention and banquet facilities;

k. Financial establishments;

l. Offices;

m. Research and development;

n. Educational and training facilities;

o. ***Institutional*** and cultural uses; and

p. 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

6.4.8.2 The following uses shall be prohibited in the Western Approach – Mixed Use Area designation:

a. Low-rise residential ***development*** in the form of single detached, semi-detached, and tri-plexes;

b. Automobile and recreational vehicle sales and service uses;

c. Commercial self-storage warehouses; and,

d. Gas bar and car washes.

Development Policies

6.4.8.3 ***Development*** in the Western Approach – Mixed Use Area designation will conform to the following policies:

a. Mid-rise and high-rise residential dwelling units and mixed use ***development*** ranging from a minimum of 2 storeys in height to generally 20 storeys in height west of Sandiford Drive, and generally 12 storeys east of Sandiford Drive, may be permitted, subject to achieving appropriate transition, angular planes and tower separation, and in the form of:

   i. Apartment dwelling units located above at-grade commercial, retail or office uses, where they have frontage on Main Street; and
   ii. Standalone apartment buildings, townhouses and live-work units, where they do not have frontage on Main Street.

b. Notwithstanding a) above, low-rise and mid-rise ***development*** shall only be permitted on the lands identified on **Schedule D-2 – Western Approach Land Use Designations**, consistent with the applicable area

specific urban design guidelines, to provide an appropriate transition with respect to built-form, height, and density, to the abutting Neighbourhood Area and lands outside the Western Approach Mixed Use Area, as follows:

i. Low-rise ***development*** includes buildings generally up to 4 storeys in height; and
ii. Mid-rise ***development*** includes buildings generally up to 9 storeys in height.

c. Standalone commercial buildings fronting Main Street will have a minimum height of two functional storeys.

d. The streetwall of mixed use buildings along Main Street should provide for a minimum of generally 3 to 4 storeys in height, with taller building elements stepped back.

e. Standalone residential ***development*** in the form of various townhouses dwellings, quadruplexes or similar cluster housing, and/or apartments/condominiums will:

i. be sited adjacent to existing Neighbourhood Areas to provide appropriate transition and compatibility between land uses;
ii. provide outdoor ***amenity areas*** that are co-located with a mix of uses; and,
iii. not be located adjacent to Main Street.

f. A minimum ***floor space index*** of generally 1.5 should be achieved.

g. The appropriateness of the built form, density, massing and building height shall be evaluated subject to the following:

i. the urban design policies of Section 3.6 of this Plan;
ii. demonstrate consistency with the applicable area specific urban design guidelines;
iii. consider the creation of pedestrian-scale street walls / streetscapes and the overarching vision for creating a walkable, animated and activated community; and
iv. appropriately minimize or mitigate potential impacts on abutting properties with respect to shadows and privacy, through the application of angular planes, building stepbacks, setbacks, landscaping, and reduced building heights and massing.

h. The ***development*** of lands within the Western Approach Mixed Use Area will primarily consist of mixed use ***development*** in the form of mid and high-rise buildings. Low-rise development with heights generally no greater than 4 storeys, will be directed to areas abutting the Neighbourhood Area designation to ensure appropriate transition and land use compatibility.

i. Any lost retail Gross Floor Area within the Western Approach Mixed Use Area designation should generally be, at a minimum, replaced on the

same site, or on another site within the Western Approach Mixed Use Area designation.

j. The ***redevelopment*** of larger sites, or multiple sites, where comprehensive and co-ordinated planning is required, may be facilitated through a comprehensive Block Plan process, at the discretion of the Town, and subject to the Block Plan policies in Section 7.3.2.

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 space***. The Town will seek to acquire parkland as conceptually identified in the applicable urban design guidelines, and subject to completion of the Town's Parks Plan.

l. Landscaping is provided 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. 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.

m. 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.

n. 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 and traffic impact on Main Street.

o. 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.

p. Structured parking will 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).

q. At grade retail, office, or similar uses at the street edge of above grade parking structures shall be incorporated into the building design to improve publicly visible edges and the overall building appearance.

r. Where 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 to accommodate mixed use ***development***.

s. 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.

t. Ensure new ***development*** and the design of the ***public realm*** along Main Street and the Ninth Line Gateway area is urban in character and supports a vibrant pedestrian environment.

u. New ***development*** in the Main Street and Ninth Line Gateway, particularly lands east of Ninth Line will ensure buildings provide appropriate transition to the adjacent Neighbourhood Area, with respect to built form, massing and height, and locate buildings close to the street.

Transition in building forms from mid-rise to low-rise buildings



Low-rise buildings abutting heritage character area



Building stepbacks and ground floor articulation



Mid-rise buildings that reinforce a pedestrian scaled streetwall



6.4.9 Old Elm Open Space and Parks

Section 6.4.9 is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

6.4.9.1 To complement the Town's existing parkland and ***open space*** priorities, the desire is to create a holistic approach to parks planning whereby active and passive activities intertwine to support a broader community use. Conceptual park locations are shown on **Schedule D-4 – Old Elm MTSA Land Use Designations**, and their specific location and programming will be refined through the ***development*** approval process. Two neighbourhood parks will be provided within the Old Elm GO Station Area, one on the west and one of the east side of Tenth Line and despite the conceptual park locations shown on **Schedule D-4 – Old Elm MTSA Land Use Designations**, the specific location of the neighbourhood parks is subject to change and shall be determined through the ***development*** approval process.

6.4.9.2 In addition, parkettes or urban squares are also encouraged throughout the Old Elm GO Station Area as appropriate to the ***development*** and to create a range of park spaces in the Old Elm GO Station Area.

6.4.9.3 Green spaces and trail network will play an important connectivity role within the community and where possible connect to urban squares to provide for a range of activities that meet the diverse recreational needs of future residents and employees in the Old Elm GO Station Area, including passive ***open spaces*** (e.g., picnic areas, benches/seating within urban squares, naturalized or sensory gardens, dog walking, seating surrounding the heritage tree south of the GO Station) and active recreational spaces (e.g., spray pad, Jr/Sr. play structures, multi-use courts, natural/active play features). Additionally, a well-connected trail network throughout the community is required to support the Town's Active Transportation Servicing Plan.

6.4.9.4 Parks, trails and squares shall be appropriately distributed throughout the ***Major Transit Station Area*** and outside of the ***Major Transit Station Area***. They shall be located so as to ensure that residents are within an approximate 200 metre radius or less from at least one park, trail connection, or urban square in the community.

6.4.9.5 The Old Elm Urban Design Guidelines establish design guidance for parkettes and urban squares, which shall be considered in the design and layout of ***development***. The specific location, design and configuration of parks and squares shall be determined through the ***development*** approval process, in consideration of the Town's Leisure and Community Services Master Plan, Active Transportation Servicing Plan, the Old Elm Urban Design Guidelines and the policies of this Plan.

6.4.9.6 This Plan identifies the Greenland System, as initially identified through the preparation of Official Plan Amendment 137, with some refinements made based on recent, more detailed activities conducted to confirm environmental features. Generally, the environmentally sensitive lands are concentrated in the easterly portion of the Study Area. ***Development*** will be subject to more detailed study of

environmental impact in accordance with the policies and requirements of the Official Plan.

6.4.10 Old Elm – High Density Mixed Use Area

The Old Elm – High-Density Mixed Use Area designation represents the focal point of the Old Elm GO Station Area, framing a new mixed use core directly east of the GO Station platform and along the portion of Tenth Line located within the designation. The area will consist of the greatest mix of uses and the highest ***development*** densities, creating a vibrant, active streetscape and representing the core and focal point of the community. This designation includes the GO Station Lands, providing for the future ***development*** of these lands in a manner that is consistent with the policies of this designation.

Permitted Uses

6.4.10.1 Permitted uses in the Old Elm – High-Density Mixed Use Area designation, subject to the development policies of this Section, include:

a. Mixed use buildings with at-grade commercial and/or office uses and upper-storey apartments and/or offices;

b. Offices;

c. Apartments, stacked townhouses and back-to-back stacked townhouses, including ***live-work units***;

d. The GO Transit Station and associated uses including accessory commercial, and office uses;

e. ***Accessory uses*** including ***home occupations***; and

f. Permitted commercial uses include restaurants, banks and similar commercial services, personal service shops, medical offices, day care uses, convenience retail and small-scale retail uses, subject to the land use policies set out below. For clarity, drive-thru uses and automotive service uses such as gas stations and car washes are not permitted.

6.4.10.2 As set out in the ***development*** policies below, it is intended that mixed use buildings with ground floor commercial uses will be required in the intersection of Tenth Line and the new east-west collector road within the Old Elm – High-Density Mixed Use Area designation and at the south end of the Old Elm – High-Density Mixed Use Area designation. These are identified as the conceptual "Required Mixed Use Frontage Areas" on **Schedule D-4 – Old Elm MTSA Land Use Designations.** The intent is for mixed use buildings to frame Tenth Line. In all other portions of the Old Elm – High-Density Mixed Use Area designation, a convertible building frontage (i.e., minimum ground floor height of 4.5 metres) will be required along Tenth line in order to permit a future potential conversion to commercial uses. Lower ground floor heights will be considered where it can be demonstrated that they would accommodate conversion to commercial uses.

Policy 6.4.10.2 is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

Development Policies

6.4.10.3 ***Development*** in the Old Elm – High-Density Mixed Use Area designation will conform with the following policies:

a. The intent of this Plan is to facilitate a suitable range of commercial uses to support the day-to-day needs of future residents and employees in Old Elm. It is not the intent of this Plan to facilitate the creation of a significant new commercial node with a broader market area. To this end, the size of any single new commercial unit or store will be limited to 1,500 square metres of gross leasable floor area. A larger single store shall require an amendment to this Plan in conjunction with a retail market study to assess its impacts on other commercial areas of the Town and its impact on the overall planned commercial structure for Stouffville.

b. **Schedule D-4 – Old Elm MTSA Land Use Designations** identifies Required Mixed Use Frontage Areas. Within these generally defined areas, commercial uses, as permitted by Section 6.4.10.2, will be required within the ground floor building frontage for any buildings fronting onto Tenth Line or its intersection with the new east-west collector road within the Old Elm – High-Density Mixed Use Area designation. It is the intent of this policy that mixed use buildings will frame this intersection and frontage along Tenth Line and a portion of the new east-west collector road within this designation. The specific extent of the requirement will be assessed through individual ***development*** applications and implemented in the zoning by-law.

Policy 6.4.10.3 b. and c. is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

c. ***Development*** fronting onto Tenth Line and the intersecting east-west collector road will incorporate a ground floor minimum height subject to Section 6.4.10.2, to permit flexibility in potential future conversion of residential uses to commercial and office uses as permitted within this designation.

d. ***Development*** will be planned to strongly frame Tenth Line and any collector road, contributing to a community focus or node along Tenth Line and the intersection with the new east-west collector road connecting to the Old Elm GO Station. The implementing zoning by-law will establish minimum requirements for build-to line, minimum ground floor height and street frontage requirements, in a manner that is consistent with the Old Elm Urban Design Guidelines and these policies.

e. Where the GO Station Lands are redeveloped for mixed uses, it is the intent of this Plan to facilitate a continuation of the new east-west collector road into a portion of the GO Station Lands, including encouraging at-grade commercial uses as permitted in this designation and reinforcing the envisioned community focus at this intersection.

f. ***Development*** will generally consist of a mid-rise built form, with buildings at least 5 storeys (approximately 17.0 m in height) and up to 8 storeys (approximately 26.0 m in height).

g. Taller buildings, not exceeding 12 storeys (approximately 38.0 m in height), are permitted, subject to the following criteria:

   i. The ***development*** is located at the intersection of Tenth Line and a collector road, and/or is located within approximately 200 metres (2-3 minute walk) of the GO Station;

   ii. The ***development*** employs a form with appropriate massing and setbacks (e.g., podium and tower configuration and/or defined podium with reduced floor plates above 6 storeys) including stepbacks, to reduce the visual impact of the ***development*** on the streetscape;

   iii. 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; and

   iv. The applicable Old Elm Urban Design Guidelines are achieved.

h. ***Development*** will be planned to achieve a ***net density*** of at least 200 units per net hectare, up to approximately 520 units per net hectare (about 175 to 450 units per gross hectare). It is the intent of this designation to significantly exceed the overall planned minimum ***gross density*** target of 150 people and jobs per hectare for the ***Major Transit Station Area***.

i. The Tenth Line intersection with the new east-west collector is located within the Old Elm – High-Density Mixed Use Area designation and leading into the Old Elm GO Station, is envisioned to function as the key urban public space in the Old Elm GO Station Area. The corridor will incorporate a generous pedestrian realm, as set out in the Old Elm Urban Design Guidelines, providing opportunity for public outdoor activities such as outdoor patios, wayfinding elements, seating, landscaping features, and public art. To support this vision, the Town will encourage the provision of privately-owned public spaces (POPS) or urban squares as part of ***development***, in accordance with the applicable Old Elm Urban Design Guidelines.

6.4.11 Old Elm – Medium-High Density Mixed Use Area

The Old Elm – Medium-High Density Mixed Use Area designation consists of areas along Tenth Line and located within the ***Major Transit Station Area*** that are just outside of the Old Elm – High-Density Mixed Use Area. The area will consist of medium and high density uses in the form of apartments and high-density townhouses, with some permission for commercial uses and live-work units within mixed use buildings.

Permitted Uses

6.4.11.1 The permitted uses in the Old Elm – Medium-High Density Mixed Use Area designation, subject to the ***development*** policies, include:

a. Mixed use buildings with at-grade commercial and office uses and upper-storey apartments and/or offices;

b. Offices;

c. Apartments;

d. Stacked townhouses and back-to-back stacked townhouses;

e. Street townhouses and laneway townhouses, subject to the land use policies below;

f. ***Live-work units*** in the form of apartments and townhouse units as permitted above;

g. ***Accessory uses*** including ***home occupations*** in conjunction with townhouse units; and,

h. Permitted commercial uses include restaurants, banks and similar commercial services, personal service shops, medical offices, day care uses, convenience retail and other small-scale retail uses within the ground floor of mixed use buildings. Automobile oriented uses such as gas stations, car washes and drive-thrus will not be permitted.

Development Policies

6.4.11.2 ***Development*** in the Old Elm Medium-High Density Mixed Use Area designation will conform with the following policies:

a. Any proposed commercial uses will be subject to policy 6.4.10.3 a), which limits the size of any proposed commercial units.

b. ***Development*** will generally consist of a mid-rise built form, with buildings at least 3 storeys (approximately 11.0 m in height) and up to 8 storeys (approximately 26.0 m in height). ***Development*** along the Tenth Line frontage shall be at least 4 storeys. Street townhouses and laneway townhouses shall not be permitted along the frontage of Tenth Line.

c. Taller buildings, not exceeding 10 storeys (approximately 32.0 m in height), may be permitted, subject to the following criteria:

   i. The ***development*** is located at the intersection of Tenth Line and a collector road, and/or is located within approximately 200 metres (2-3 minute walk) of the GO Station;

   ii. The ***development*** employs a form with appropriate massing and setbacks (e.g., podium and tower configuration and/or defined podium with reduced floor plates above 6 storeys) including step-backs, to reduce the visual impact of the ***development*** on the streetscape;

   iii. 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; and

   iv. The applicable Old Elm Urban Design Guidelines are achieved.

d. ***Development*** will be planned to achieve a ***net density*** of at least 80 units per net hectare, up to approximately 450 units per net hectare (about 70 to 400 units per gross hectare). It is the intent of this designation to at least meet, and preferably exceed, the planned minimum density target of 150 people and jobs per hectare for the ***Major Transit Station Area***.

e. ***Development*** will be required to closely frame any collector and arterial roads as set out in the Old Elm Urban Design Guidelines, along with other applicable design criteria.

f. The Tenth Line intersection with the new southern east-west collector located within the Old Elm – Medium-High Density Mixed Use Area designation and further south from Old Elm GO Station, is envisioned to provide another mixed use focus for the Old Elm GO Station Area that complements the more northerly, and significant node at the intersection with the Old Elm GO Station and east-west collector as indicated in policy 6.4.10.3 i). This intersection is envisioned to also provide an opportunity commercial at-grade uses, provide for a generous pedestrian realm, providing opportunity for public outdoor activities such as outdoor patios, seating, landscaping features, and public art. To support this vision, the Town will also encourage the provision of privately-owned public spaces (POPS) or urban squares as part of ***development***, in accordance with the applicable Old Elm Urban Design Guidelines.

6.4.12 Old Elm – Medium-High Density Residential Area

The Old Elm – Medium-High Density Residential Area designation consists of the balance of the ***Major Transit Station Area*** outside of the Old Elm – High-Density Mixed Use Area and Old Elm – Medium-High Density Mixed Use Area designations, which form the core of the community. The Old Elm – Medium-High Density Residential Area designation will accommodate a range of principally residential uses which contribute to achieving the overall vision for a ***transit-supportive*** community.

Permitted Uses

6.4.12.1 The permitted uses in the Old Elm – Medium-High Density Residential Area designation include:

a. Apartments;

b. A full range of townhouses, including street townhouses, back-to-back townhouses, back-to-back stacked townhouses, laneway townhouses and stacked townhouses;

c. Live-work townhouses shall be permitted where buildings front onto collector roads or front onto Tenth Line; and

d. ***Accessory uses*** including ***additional residential units*** and ***home occupations.***

Development Policies

6.4.12.2 ***Development*** in the Old Elm Medium-High Density Residential Area designation will conform with the following policies:

a. ***Development*** will generally consist of a low- to mid-rise built form, with buildings at least 2 storeys and up to 5 storeys (approximately 17.0 m in height).

b. Taller buildings, not exceeding 10 storeys (approximately 32.0 m in height), may be permitted, subject to the following criteria:

i. The ***development*** is located at the intersection of Tenth Line and a collector road, and/or is located within approximately 200 metres (2-3 minute walk) of the GO Station;

ii. The ***development*** employs a form with appropriate massing and setbacks (e.g., podium and tower configuration and/or defined podium with reduced floor plates above 3 storeys) including step-backs, to reduce the visual impact of the ***development*** on the streetscape;

iii. 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; and

iv. The applicable Old Elm Urban Design Guidelines are achieved.

c. ***Development*** will be planned to achieve a ***net density*** of at least 55 units per net hectare, up to approximately 450 units per net hectare (about 45 to 400 units per gross hectare). It is the intent of this designation to generally meet the planned minimum density target of 150 people and jobs per hectare for the ***Major Transit Station Area***, recognizing that there may be variation between each individual ***development*** application.

d. To facilitate increased density in conjunction with any proposed street and laneway townhouse units, the Town will encourage ***additional residential units*** in the form of basement apartments and coach houses in conjunction with laneway townhouses.

6.4.13 Old Elm – Residential Area

The Old Elm – Residential Area designation provides for a wide range of compact residential unit types with an overall low to medium density form of ***development***. The designation provides for the transition in density between the higher density lands immediately surrounding the GO Transit Station area, and surrounding uses.

Permitted Uses

6.4.13.1 Permitted uses in the Old Elm – Residential Area designation, subject to the ***development*** policies of this Section, include:

a. Smaller lot single and semi-detached dwellings;

b. A full range of townhouses, including street townhouses, back-to-back townhouses, laneway townhouses and stacked townhouses;

c. Apartments;

d. Community uses including schools, subject to the policies of Section 6.4.13.3; and,

e. ***Accessory uses*** including ***additional residential units*** and ***home occupations***.

Development Policies

6.4.13.2 ***Development*** in the Old Elm – Residential Area designation will conform with the following policies:

Section 6.4.13.2 is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

a. ***Development*** will consist of a low- to mid-rise built form, with buildings generally not exceeding 4 storeys. Where ***development*** fronts onto Tenth Line, the minimum building height shall be 3 storeys.

b. Taller buildings, not exceeding 8 storeys (approximately 26 m in height), may be permitted, subject to the following criteria:

i. The ***development*** has direct frontage onto a collector road;

ii. The ***development*** employs a form with appropriate massing and setbacks (e.g., podium and tower configuration and/or defined podium with reduced floor plates above 3 storeys) including step-backs where appropriate, to reduce the visual impact of the ***development*** on the streetscape;

iii. 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; and

iv. The applicable Old Elm Urban Design Guidelines are achieved.

c. The Town shall only permit the ***development*** of single detached and semi-detached dwellings where the applicant can demonstrate that the overall minimum density target within the entire Old Elm – Residential Area designation will not be compromised by the proposed ***development***.

d. ***Development*** shall be designed and configured to facilitate appropriate transition to adjacent approved or existing low-rise residential neighbourhoods, including the use of appropriate setbacks, an angular plane for taller buildings, and buffering. ***Development*** not exceeding 3 storeys shall be located immediately abutting any existing or proposed low-rise residential ***development***.

e. A specific density target is not established, since lands located in the Old Elm – Residential Area designation are not included in the ***Major Transit Station Area***. However, the Town shall encourage ***development*** to achieve a minimum density of 35 units per net hectare and generally not exceed 285 units per net hectare (approximately 30 – 250 units per gross hectare).

6.4.13.3 Old Elm School Site:

Section 6.4.13.3 is deferred pending Ontario Land Tribunal Decision with respect to OPA 155

a. An elementary school is anticipated to be needed based on the future projected population in the Old Elm GO Station Area to accommodate future students. A conceptual school site location is identified on **Schedule D-4 – Old Elm MTSA Land Use Designations** and is subject to implementation in the ***development*** review process.

b. The school, if required, will be located outside of the delineated ***Major Transit Station Area***, as the school is not anticipated to contribute substantively to achieving the density targets established in this Plan, particularly if the school is not integrated into an overall mixed use ***development***.

c. The Town will work collaboratively with landowners and the school board(s) to identify a school site that achieves the school board's needs while also encouraging innovative, ***compact built form*** and ***transit-supportive*** design for the school. The Town will encourage the provision of structured parking, reduced parking, a multi-storey format or integration into a mixed use ***development*** to support a format that is better suited to a ***transit-supportive development*** context, subject to feasibility.

d. Where the school is shown on **Schedule D-4 – Old Elm MTSA Land Use Designations,** or otherwise requested by the school boards elsewhere, the Town will require the developer to submit an alternative lotting and ***development*** plan, should the site ultimately not be required for the school. If the school is not required, the underlying land use designation

shown on **Schedule D-4 – Old Elm MTSA Land Use Designations** and its applicable policies shall apply.

6.4.14 Old Elm – Public Uses and Utilities

The Old Elm – Public Uses and Utilities designation relates to lands principally used for publicly owned facilities, including the GO Transit Layover Facility and lands used for other utilities and ***infrastructure***.

Permitted Uses

6.4.14.1 Permitted uses in the Old Elm – Public Uses and Utilities designation, subject to the ***development*** policies of this Section, include:

a. Public uses, including ***infrastructure***, transit facilities and similar uses.

Development Policies

6.4.14.2 ***Development*** in the Old Elm – Public Uses and Utilities designation will conform with the following policies:

a. It is the objective of this Plan to ensure that ***development*** adjacent to the GO Transit Layover facility is compatible with this facility. As such, ***development*** in the vicinity of the GO Transit Layover facility shall be subject to applicable studies in accordance with the policies of Section 6.4.14.3 (Old Elm Special Provision 1).

b. The Town will consider alternative ***development*** standards that help to support the principles of ***transit-supportive development***, including reduced minimum motor vehicle parking requirements, introducing minimum bicycle parking, or establishing maximum motor vehicle parking requirements in an implementing zoning by-law.

6.4.14.3 Old Elm Special Provision 1:

a. Lands subject to Special Provision 1 are identified conceptually on **Schedule D-4 – Old Elm MTSA Land Use Designations**. This includes lands generally on the south side of Bethesda Road, south of the layover facility. The purpose of Special Provision 1 is to recognize that the lands are in close proximity to the GO Transit Layover facility located on the north side of Bethesda Road, and that ***development*** may be impacted by noise, vibration or aesthetic impacts.

b. The Town will require the completion of a noise study to assess impacts from the layover facility on future ***development*** as well as Bethesda Road within the conceptually shown Special Provision 1 area. It is anticipated that mitigation of impacts may require the provision of setbacks, orientation of windows/design approaches, building orientation, the provision of a window street, landscaping, or other mitigation approaches. As much as possible, the Town will prefer uses to be integrated with Bethesda Road to contribute to an attractive, active

streetscape. The policies of Section 7.5 of this Plan shall apply to the preparation of necessary studies.

c. Notwithstanding the underlying land use designation applying to these lands, the Town will permit and encourage the potential ***development*** of office uses in lands subject to Special Provision 1, as offices are generally less sensitive than residential uses and may represent a more efficient use of land depending on any necessary setbacks or mitigation measures. Where office uses are proposed, the uses will meet the built form policies of the underlying land use designation and contribute similarly to the general density target in terms of the number of jobs provided.

d. The delineation of Special Provision 1 is considered conceptual in nature and may be contracted or expanded depending on the assessment of noise/vibration and other impacts associated with the GO Transit Layover facility, and the suitability of proposed office uses. Special Provision 1 may be modified accordingly without an amendment to this Plan.

e. Where the underlying land use designations are developed with their respective permitted uses, they will need to address potential visual, and noise/vibration impacts along the Bethesda Road frontage through buffering via landscape and/or other means.

6.4.15 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 and personal service amenities within walking distance to their neighbourhoods.

Permitted Uses

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

a. Multi-unit residential dwellings, provided the residential use is located above the groundfloor;

b. Small-scale retail and commercial uses;

c. Personal service uses;

d. Community facilities;

e. Professional and Medical offices;

f. Studio;

g. Restaurants; and,

h. ***Institutional*** and cultural uses; and

i. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, and schools.

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

a. Standalone residential uses;

b. Retail stores that have an individual gross floor area of greater than 3,950 metres square;

c. Entertainment uses;

d. Gas bars and automobile service centres;

e. Automobile and recreational vehicle sales;

f. Commercial “self-storage” warehouses;

g. Drive-thru restaurants; and,

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

Development Policies

6.4.15.3 ***Development*** in the Neighbourhood Retail Area designation will conform to the following policies:

a. A minimum height of generally 2 to 4 storeys is permitted for retail and/or commercial buildings, and mixed use buildings. 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.

b. A minimum required ***floor space index*** of 0.5 and a maximum ***floor space index*** of generally 1.5 will be permitted. 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.

c. 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.

d. 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).

e. Small-scale retail and commercial buildings, residential units and/or restaurants on the lot will be oriented to the public street and sited at the street edge.

f. A minimum of 50% of the frontage of a given property should be defined by a building edge.

g. Off-street parking areas will be discouraged between the building and the adjacent road.

h. The design of buildings will utilize high-quality façade materials with particular emphasis and use of these materials on the ground floor.

i. The use of false windows and/or false second storeys, and single material blank walls is strongly discouraged.

j. 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***.

k. Landmark buildings and enhanced architectural treatments will be encouraged at street intersections and gateways.

l. 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.

m. 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.

n. Pedestrian linkages between buildings and the adjacent road network will be required.

o. 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.

p. 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.

q. 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.

r. Development may consist of a number of commercial buildings containing both stand-alone and multi-tenant users.

s. Neighbourhood Retail Areas will be located on a collector or arterial street, and typically located at an intersection.

t. 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. 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.

u. 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:

    i. 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;

ii. Perspective drawings of the proposed buildings and structures;

iii. Traffic impact study;

iv. Noise impact study where ***development*** is adjacent to existing or approved residential ***development***;

v. External lighting study where ***development*** is adjacent to existing or approved residential ***development***, and,

vi. Air quality study where ***development*** is adjacent to existing or approved residential ***development*** and potential concerns with odours have been identified by the Town.

6.4.16 Regional Retail Area

The Regional Retail Area designation comprises the Highway 48 Corridor ***strategic growth area*** and is intended to accommodate a major trade centre and specialty retailing node serving a broad regional market. Large retail uses are permitted in a manner that is complementary to and does not undermine the function of the Town's commercial and mixed use areas. The Regional Retail Area will be fully integrated with, and supportive of, the planned function of the surrounding employment and mixed use designations. Growth will be accommodated in mixed use buildings including residential uses with commercial, retail and office functions required at-grade, and standalone commercial uses. In addition, the area's existing retail, service, and commercial function will be maintained and significantly expanded over time, while evolving into a more mixed use and vibrant community.

Permitted Uses

6.4.16.1 Permitted uses in the Regional Retail Area designation, subject to the development policies of this Section, include:

a. Mid to high-rise forms of residential dwelling units within mixed use buildings;

b. Mixed use ***development***;

c. Grocery stores, supermarkets and food stores;

d. Restaurants, including drive-thru restaurants;

e. Medical clinics;

f. Offices;

g. Retail and service commercial uses;

h. Personal service uses;

i. Recreation and entertainment uses;

j. Hotels, conference, convention and banquet facilities;

k. Financial establishments;

l. ***Light industrial innovation makerspaces***;

m. Education and training;

n. ***Institutional*** and cultural uses;

o. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities.

6.4.16.2 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; and

d. Commercial "self-storage" warehouses.

Development Policies

6.4.16.3 ***Development*** in the Regional Retail Area will conform to the following policies:

a. Mid-rise and high-rise mixed use buildings generally ranging from a minimum of 3 storeys in height to 20 storeys in height may be permitted. Taller buildings should generally be directed to sites with frontage on Highway 48 and Hoover Park Drive, particularly at the intersection.

b. Commercial and retail uses are required at-grade for new ***development*** that has frontage on Highway 48 and Hoover Park Drive.

c. Standalone commercial and retail uses with that abut Highway 48 or Hoover Park Drive will include a functional height of 2 storeys.

d. Standalone commercial and retail uses with a building height of 1 storey, may be permitted provided they are directed to lands which do not have frontage on Highway 48 and Hoover Park Drive and are located within the interior of the designation.

e. Standalone residential buildings will not be permitted.

f. The streetwall of mixed use buildings along Hoover Park Drive and Highway 48 should provide for a minimum of 3 to 4 storeys in height, with taller building elements stepped back.

g. A minimum ***floor space index*** of generally 2.5 should be achieved for mixed use ***development***.

h. ***Development*** will demonstrate consistency with any applicable area specific urban design guidelines.

i. The appropriateness of the built form, massing and building heights shall be evaluated subject to the following:

    i. the urban design policies of Section 3.6 of this Plan,

    ii. any applicable area specific urban design guidelines; and

    iii. 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.

j. Subject to the Block Plan policies of Section 7.3.2, the applicant will submit a concept plan and building perspective illustrating the massing and conceptual design of the proposed ***development***, and will meet the following criteria:

   i. Buildings with frontage on Highway 48 and Hoover Park Drive will address the street through high-quality and attractive built form, and architectural articulation to 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;

   ii. ***Development*** will be sited so as to minimize the potential impact on existing or proposed adjacent ***low density residential*** uses located outside the Regional Retail Area, with respect to matters such as height, setbacks and landscaping, transition, traffic generation, shadowing and noise;

   iii. Retail and service-commercial uses will be prioritized along Highway 48 and Hoover Park Drive and arterial and collector roads 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 appropriately screened;

   iv. ***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 space***;

   v. The Town will work with proponents to encourage increased setbacks for ***development*** located on corner lots along Highway 48 and arterial and collector roads, 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; and

   vi. Landscaping is provided 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. 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.

k. New ***development*** will accommodate a significant amount of regional retail serving commercial uses, in addition to neighbourhood serving commercial and retail uses, and subject to the following:

   i. Any lost retail gross floor area within the Regional Retail Area is strongly encouraged to be replaced on the same site, or on another site within the Regional Retail Area designation.

l. 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.

m. 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.

n. ***Development*** within the Regional Retail Area will be subject to site plan approval in accordance with the following policies and, if deemed necessary by the Town, area specific Urban Design Guidelines. 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;

o. The intersection of Hoover Park Drive and Highway 48 represents a significant gateway location for the Town. Landmark buildings which reinforce the street edge and contribute to vibrant pedestrian spaces will be required at the intersection and along Hoover Park Drive.

p. 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.

q. Underground and/or structured parking will be encouraged where feasible to encourage ***intensification*** and the efficient utilization of land. Where underground and/or structured parking is not incorporated in the initial phase(s) of ***development***, the applicant will be required to demonstrate how future parking can be accommodated on the property in the context of existing and future building(s).

r. 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.

6.4.17 Parks and Open Space

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 conceptually potential new community park sites (i.e., Conceptual Park).

Permitted Uses

6.4.17.1 Permitted uses in the Parks and Open Space designation, subject to the ***development*** policies of this Section, include:

a. Parks and ***open spaces*** and indoor and outdoor active and passive recreation uses and facilities including related buildings and structures such as, community centres, indoor and outdoor swimming pools, arenas, libraries, wading pools, splash pads, sports courts, skating rinks, concession stands, playground equipment, and ***community gardens***.

Development Policies

6.4.17.2 ***Development*** in the Parks and Open Space designation will conform to the following policies:

a. Parks and ***open spaces*** and trails shall be designed and developed in accordance with the parkland dedication and design policies of Section 3.5.

b. The Town will continue to maintain and enhance the parks and ***open spaces*** and recreation facilities in existing community parks by:

i. Prioritizing the naturalization of areas that abut the Natural Heritage System, and Significant Environmental Area designation;

ii. Reviewing the role of the existing parks should ***development*** of an additional community park or parks become feasible; and

iii. Consider the ***development*** of new parks and ***open spaces***, and trails in accordance with Section 3.5.

6.4.18 Industrial Employment Area

The Industrial Employment Area designation applies to protected ***employment areas*** in the Community of Stouffville, and provides for clusters of industrial uses which require larger lots, separation from sensitive uses, and proximity to strategic goods movement corridors. .

Permitted Uses

6.4.18.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies of this Section, include:

a. Manufacturing uses, including construction and research and development;

b. Warehousing, logistics, and transportation uses;

c. Retail uses and office uses that are associated with uses mentioned in subparagraphs a. and b;

d. Existing uses that were lawfully established before October 20, 2024; and,

e. ***Ancillary uses***.

6.4.18.2 That the following uses will be prohibited in the Industrial Employment Area designation:

a. Residential uses;

b. Commercial uses, including retail and office uses, that are not associated with a permitted use;

c. Commercial self-storage warehouses;

d. ***Public service facilities*** and other institutional uses, including places of worship;

e. Other ***sensitive land uses*** that are not ancillary to a permitted use; and

f. 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

6.4.18.3 ***Development*** in the Industrial Employment Area designation will conform to the following policies:

a. Redesignation of Industrial Employment Area lands are subject to the criteria in Section 3.8.4 of this Plan.

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 may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided, outdoor storage will be encouraged to be located in the rear yard or interior side yard.

d. 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.

e. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

f. The size and location 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 Employment Area.

g. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.

h. The policies of Section 3.8 shall apply regarding economic development and the enhancement of ***employment lands***.

6.4.19 Business Park Area

The Business Park Area designation applies to ***employment lands*** outside protected ***employment areas*** in the Community of Stouffville. These areas are intended for a wide range of business and commerce uses to provide flexibility for investment and entrepreneurialism in the Town, but are not intended for mixed use development with residential components.

Permitted Uses

6.4.19.1 Permitted uses in the Business Park Area designation, subject to the development policies of this Section, include:

a. ***Employment area uses*** which do not create potential issues of land use compatibility with surrounding uses, including:

   i. Light manufacturing uses, including construction and research and development; and

   ii. Warehousing, logistics, and transportation uses;

b. Offices, business services, and incubator spaces;

c. Cultural production studios and workshops;

d. Institutional uses, including:

   i. Commercial schools, and other educational and training facilities;

e. Service commercial uses, including:

   i. Animal care and related uses;

   ii. Automotive, equipment and fleet services;

   iii. Automotive campus;

   iv. Commercial self-storage warehouses;

   v. Convention and banquet facilities;

   vi. Hotels, tourism, and destination uses;

   vii. Recreation and entertainment uses;

   viii. Restaurants, food service, and culinary uses; and

   ix. Service, repair, and trade support uses;

f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;

g. Environmental and utility uses;

h. Technology, data, and telecommunications uses;

i. Existing uses that were lawfully established before October 20, 2024; and,

j. ***Ancillary uses***.

6.4.19.2 The following uses will be prohibited in the Business Park Area designation:

a. Residential;

b. Long-term care homes;

c. Retirement homes;

d. Places of worship;

e. Boarding schools;

f. Other uses where individuals reside on a temporary or permanent basis, excluding hotels;

g. ***Major retail*** uses; and

h. 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

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

a. Buildings will not exceed a height of generally 9 storeys.

b. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

c. The size and location 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 Area.

d. ***Development*** will exhibit design excellence through the implementation of any applicable area specific urban design guidelines, as amended, the built form and urban design policies of Section 3.6, and through the Town's Comprehensive Zoning by-law.

e. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located 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 to minimize the impact of parking and loading areas that are visible from the street and the ***public realm***.

g. ***Development*** sites should include a landscaped pedestrian network that connects to trails and the ***public realm***, and abutting properties where appropriate.

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 and accordance with the applicable area specific urban design guidelines, as amended.

i. Open storage will not be permitted.

j. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area to nonemployment uses may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).

k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of ***employment lands.***

6.5 Hamlet of Gormley

The Hamlet of Gormley is a distinctive, predominately industrial and commercial area, including a residential neighbourhood. This Plan promotes the ***development*** of a gateway location within the Town compatible with the established land uses within the Hamlet of Gormley and a focus of limited employment growth associated with the Highway 404 Corridor. The Hamlet of Gormley is identified as a Rural Settlement within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan.

The following land use designations apply to the Hamlet of Gormley as identified on **Schedule H – Gormley Land Use Designations** and include:

- Section 6.5.1 Neighbourhood Area
- Section 6.5.2 Business Park Area
- Section 6.5.3 Industrial Employment Area
- Section 6.5.4 General Commercial Area
- Section 6.3 Significant Environmental Area

6.5.1 Neighbourhood Area

The Neighbourhood Area designation is intended to accommodate existing low-density residential ***development*** in the Hamlet of Gormley on private services. The ***development*** policies associated with the Neighbourhood Area 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*** where applicable, converted dwellings, and 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 the Neighbourhood Area designation.

Permitted Uses

6.5.1.1 Permitted uses in the Neighbourhood Area designation, subject to the development policies, include:

a. Single detached residential dwellings;

b. Converted dwelling;

c. ***Additional residential units***, in accordance with Sections 3.2.2;

d. ***Home occupations***;

e. ***Live/work units***;

f. ***Institutional uses***; and,

g. Bed and breakfast establishments, where permitted in the Zoning By-law.

Development Policies

6.5.1.2 ***Development*** in the Neighbourhood Area designation will conform to the following policies:

a. 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, the Province, ***Conservation Authority***, and York Region.

b. 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 impact***s*** on adjacent uses and maintain the community character.

c. ***Development*** will be compatible with and in keeping with the character of the surrounding area.

6.5.2 Business Park Area

The Business Park Area designation in the Community of Gormley is intended to accommodate light ***employment area uses*** with a broader mix of ***employment-generating uses*** in a business park 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, subject to the development policies, include:

a. ***Employment area uses*** which do not create potential issues of landuse compatibility with surrounding uses, including:

   i. Light manufacturing uses, including construction and research and development; and

   ii. Warehousing, logistics, and transportation uses;

b. Offices, business services, and incubator spaces;

c. Cultural production studios and workshops;

d. Institutional uses, including:

   i. Commercial schools, and other educational and training facilities;

e. Service commercial uses, including:

   i. Animal care and related uses;

   ii. Automotive, equipment and fleet services;

   iii. Automotive campus;

   iv. Commercial self-storage warehouses;

   v. Convention and banquet facilities;

   vi. Hotels, tourism, and destination uses;

   vii. Recreation and entertainment uses;

   viii. Restaurants, food service, and culinary uses;

   ix. Service, repair, and trade support uses;

f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;

g. Environmental and utility uses;

h. Technology, data, and telecommunications uses;

i. Existing uses that were lawfully established before October 20, 2024; and,

j. ***Ancillary uses***.

6.5.2.2 That the following uses be prohibited in the Business Park Area designation:

a. Residential;

b. Long-term care homes;

c. Retirement homes;

d. Boarding schools;

e. Other uses where individuals reside on a temporary or permanent basis, excluding hotels.

f. Places of worship;

g. ***Major retail*** uses; and

h. 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. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to "dry" uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.3.

b. A high standard of building design and appearance will be encouraged, in accordance with the applicable built form and urban design policies of Section 3.6, and through the Town's Comprehensive Zoning by-law, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.

c. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.

d. Existing vegetation and other natural features, which require protection or conservation, shall be maintained and, if possible, incorporated within the Business Park Area and between other types of uses to function as buffers and separators.

e. Landscaping should be used throughout to minimize the impact of parking and loading areas that are visible from the street and the ***public realm***.

f. All permitted uses will be carried out within enclosed buildings.

g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.

h. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

i. The size and location 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 Area.

j. Open storage will not be permitted.

k. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).

l. The policies of Section 3.8 shall apply regarding economic ***development*** and the enhancement of ***employment lands***.

6.5.3 Industrial Employment Area

The Gormley Industrial Area plays an important role in the economy of the Town and Region given its proximity to Highway 404. The Industrial Area designation provides for clusters of industrial useswhich require larger lots, separation from sensitive uses, and proximity to strategic goods movement corridors. Lands designated Industrial Employment Area in the Community of Gormley will be predominately for industrial uses that may have limited outdoor storage.

Permitted Uses

6.5.3.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies of this section, include:

a. Manufacturing uses, including construction and research and development;

b. Warehousing, logistics, and transportation uses;

c. Retail uses and office uses that are associated with uses mentioned in aubparagraphs a. and b;

d. ***Cannabis processing*** facilities, in accordance with the policies of this Section.

e. Existing uses that were lawfully established before October 20, 2024; and

f. ***Ancillary uses***.

6.5.3.2 That the following uses be prohibited in the Industrial Employment Area designation:

a. Residential uses;

b. Commercial uses, including retail and office uses, that are not associated with a permitted use;

c. Commercial self-storage warehouses;

d. ***Public service facilities*** and other institutional uses, including places of worship;

e. Other ***sensitive land uses*** that are not ancillary to a permitted use; and

f. 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

6.5.3.3 Development within the Industrial Employment Area designation will conform to the following policies:

a. Redesignation of Industrial Employment Area lands is subject to the criteria in Section 3.8.4 of this Plan.

b. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to "dry" uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.3.

c. 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.

d. 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.

e. Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided, outdoor storage will be encouraged to be located in the rear yard.

f. 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.

g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.

h. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.

i. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

j. The size and location 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 Employment Area.

k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of ***employment lands.***

Cannabis Processing Facilities

6.5.3.4 The following additional policies will apply to ***cannabis processing*** facilities in the Industrial Employment Area designation:

a. Only ***cannabis processing*** uses licensed by Health Canada under the Cannabis Act shall be permitted;

b. The minimum separation distance between a ***cannabis processing*** use and lands designated Neighbourhood Area or Significant Environmental Area shall be 1,000 metres, or as otherwise required by the implementing Zoning By-law;

c. The minimum separation distance between two or more ***cannabis processing*** uses use will be 1,000 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 7.5.4;

g. The Town may establish a municipal licensing framework to regulate ***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 processing*** uses.

6.5.4 General Commercial Area

The General Commercial Area designation recognizes areas that provide commercial services which serve the local shopping and daily needs of the Community of Gormley. These areas will continue to evolve to serve the needs of the residents and employees within the Community.

Permitted Uses

6.5.4.1 Permitted uses in the General Commercial Area designation, subject to the development policies, include:

a. Commercial and retail uses;

b. Restaurants and service uses, including drive-thrus;

c. Automotive service uses, sales and repairs;

d. Professional and medical offices;

e. Day care centres;

f. Garden centres or nurseries;

g. Hotels, banquet and convention facilities;

h. Financial institutions;

i. Recreation and entertainment uses;

j. Personal Service uses;

k. Printing Establishments; and

l. Funeral Establishments.

Development Policies

6.5.4.2 ***Development*** in the General Commercial Area designation will conform to the following policies:

a. ***Development*** will be compatible with adjacent residential uses, and mitigate adverse impact and noise, through the design and implementation of:

i. Landscaping and buffers;

ii. Transition in building height;

iii. Suitable setbacks for loading areas and parking areas; and,

iv. Screening to ensure there are no lighting impacts onto adjacent residential properties.

b. Uses that utilize or discharge significant amounts of water will be discouraged, and subject to the provision of appropriate water and wastewater servicing.

c. ***Development*** shall be compatible with the building form or characteristics, including style of construction and visual appearance, of the surrounding community/streetscape.

d. Buildings will have their façade built close to the front lot line to promote pedestrian accessibility and define the street or public area.

e. Loading areas shall be appropriately screened from the street and neighbouring residential areas, and directed to the rear of buildings.

f. 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.

g. 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 buildings.

h. Pedestrian linkages between buildings and the adjacent road network will be required.

i. 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.

6.6 Community of Ballantrae

The Community of Ballantrae is recognized as a settlement area in the *Oak Ridges Moraine Conservation Plan*. Its location on the Oak Ridges Moraine and the number of significant environmental features it contains means that it is also an area of environmental sensitivity.

The Community of Ballantrae policies provide detailed goals, objectives, principles and policies which are intended to:

i) Provide a strategy for the conservation and enhancement of existing natural systems and features;

ii) Ensure new development occurs in a manner which minimizes any negative impacts on natural systems and features;

iii) Provide a strategy for the enhancement of existing development in a manner which will assist in the resolution of existing environmental concerns; and,

iv) Provide a strategy for completion of development of the residential designated areas and the development of the Highway 48 corridor as the "main street" of the Community of Ballantrae while sill ensuring development reflects the "village" character of the community and its location on a Provincial highway.

The following land use designations apply to the Community of Ballantrae as identified on **Schedule E – Ballantrae Land Use Designations** and include:

- Section 6.6.1 Natural Heritage System Area
- Section 6.6.2 Ballantrae Residential Area
- Section 6.6.3 Highway 48 Corridor Residential Area
- Section 6.6.4 Institutional Area
- Section 6.6.5 Highway 48 Corridor Commercial/Mixed Use Area
- Section 6.6.6 Ballantrae Residential Golf Course Area

6.6.1 Natural Heritage System Area

The Natural Heritage System Area designation applies to those lands in the Ballantrae and Musselman's Lake settlement areas as designated on **Schedule E – Ballantrae Land Use Designations.** The Natural Heritage System Area, together with the lands in the ORM Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations, form part of a system made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. The system includes lands which have been restored or have the potential to be restored to a natural state.

The purpose of the Natural Heritage System Area is to protect ecological features and functions in accordance with the Oak Ridges Moraine Conservation Plan. The System is reflected in its entirety in **Appendix A**. However, the policies of this section only apply to the lands in the Community of Ballantrae and Musselman's Lake settlement areas which are designated "Natural Heritage System Area". They do not apply to any lands outside the boundaries of these settlement areas which are subject to the policies of the applicable land use designation.

The Natural Heritage System Area designation generally reflects the results of an Environmental Management Strategy carried out as a basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update adjusted where development has already occurred or has been approved to reflect existing and/or approved conditions. The designation generally reflects the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Ballantrae and Musselman's Lake settlement areas.

Permitted Uses

6.6.1.1 Permitted uses in the Natural Heritage System Area designation, subject to the development policies, include:

a. Legally existing uses, buildings and structures;

b. Replacement of legally existing uses, buildings and structures;

c. Fish, wildlife and conservation management;

d. Recreational nature viewing and related trail uses; and,

e. Essential public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems, subject to the provisions of Section 4.4 but only if the need for the project has been demonstrated and there is no reasonable alternative.

Development Policies

6.6.1.2 ***Development*** in the Natural Heritage System Area designation will conform to the following policies:

a. Buildings and structures shall be generally prohibited, except those related to the permitted uses.

b. Where lands designated "Natural Heritage System Area" are privately owned, it is not intended that these lands be necessarily free and open to the public, nor that they shall be acquired by the Town or other public body. However, if proposals are made to develop abutting or adjacent to such land, the Town or other public body may request conveyance of such lands. If such lands are conveyed to the Town, they shall generally not constitute part of the required parkland dedication. The lands designated "Natural Heritage System Area" shall be subject to the policies of Section 4.1 of the Official Plan.

c. The boundaries of the Natural Heritage System Area designation shall be maintained generally in accordance with the boundary on **Schedule E – Ballantrae Land Use Designations**. Minor modifications may be considered to the boundaries, without amendment to this Plan, when the boundary is subject to a site-specific natural heritage evaluation/environmental impact study including being surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor shall such minor modifications result in any significant increase or decrease in the size of the Natural Heritage System.

6.6.2 Ballantrae Residential Area

The Ballantrae Residential Area designation recognizes existing low density residential development, and future low density residential areas, as well as the potential for infill residential development in the Community of Ballantrae. It permits the development of future low density residential areas subject to controls with respect to negative impacts on natural systems and features, particularly with regard to servicing.

Permitted Uses

6.6.2.1 Permitted uses in the Ballantrae Residential Area designation, subject to the development policies, include:

a. Legally existing uses, buildings and structures;

b. 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, subject to the provisions of the zoning by-law;

c. One single detached dwelling on an existing vacant lot of record;

d. Single detached dwellings as part of a plan of subdivision, condominium plan, or by consent;

e. Parks and other open space uses;

f. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;

g. Public and private infrastructure, such as roads sites, designed and constructed in a way that minimizes negative impacts on natural systems;

h. Wastewater management facilities; and,

i. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a zoning by-law amendment.

Development Policies

6.6.2.2 ***Development*** in the Ballantrae Residential Area designation will conform to the following policies:

a. All development shall conform with the development review policies of Section 7.5, and the servicing policies of Section 2.11.5. In addition, development shall

be subject to the site plan control provisions of Section 7.3.9 of this Official Plan where deemed appropriate by the Town.

b. Development on individual private wastewater systems shall have a minimum lot size of 0.5 hectares but may be considered to have a reduced lot size, subject to the submission of the appropriate technical studies required by the Town, York Region and other agencies.

c. Development on a communal wastewater system shall have a minimum lot size of 0.2 hectares but may be considered to have a reduced lot size subject to the submission of the appropriate technical studies required by the Town, York Region and other agencies.

d. Development connecting the existing wastewater treatment plant of the Ballantrae Golf and Country Club shall be considered on the basis of:

    i. Financial guarantees;

    ii. Operation and maintenance standards;

    iii. Provision of necessary easements;

    iv. Performance monitoring;

    v. Reciprocal agreements that address ownership, operations and maintenance of the communal wastewater treatment system; and,

    vi. Any required amendments to the Municipal Responsibility Agreement for the water treatment plan of the Ballantrae Golf and Country Club.

6.6.3 Highway 48 Corridor Residential Area

The Highway 48 Corridor Residential Area designation recognizes existing residential uses in the Highway 48 corridor and allows for some redevelopment of existing uses.

Permitted Uses

6.6.3.1 Permitted uses in the Highway 48 Corridor Residential Area designation, subject to the development policies, include:

a. Legally existing uses, buildings and structures;

b. 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, subject to the provisions of the Zoning By-law;

c. One single detached dwelling on an existing lot of record;

d. Low density residential uses as part of a plan of subdivision or by consent;

e. The conversion of existing dwellings or portions of existing dwellings to commercial and institutional uses including offices, on lots fronting on Highway 48, subject to an amendment to the Zoning By-law;

f. Low intensity recreational uses;

g. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;

h. Wastewater management facilities;

i. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;

j. Public uses sited, designed and constructed in a way the minimizes negative impacts on natural systems and subject to a Zoning By-law amendment;

k. Medium density residential uses subject to a Zoning By-law amendment; and,

l. Institutional uses.

Development Policies

6.6.3.2 ***Development*** in the Highway 48 Corridor Residential Area designation will conform to the following policies:

a. All development shall conform with the development review policies of Section 7.5, the servicing policies of Section 2.11.5. and the Highway 48 corridor access management policies of Section 2.11.5.8 e.

b. Development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan, where required by the Town.

c. Medium Density Residential development such as townhouses and low rise apartments shall require 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. Such development shall satisfy the following criteria:

    i. Maximum density of 45 units per net hectare (18 units per acre);

    ii. Maximum height of 4 storeys;

d. Buildings shall be sited so as to minimize the potential impact on adjacent low density residential uses which are located outside the Highway 48 corridor, particularly with regard to traffic generation, shadowing and noise;

e. Any incompatibilities with adjacent low density residential uses can be mitigated through the provision of buffering, engineering or design solutions or other similar approaches;

f. Architectural treatment and design of the building and the property reflects the general “village” character of the community and the location on a Provincial highway is generally complementary to the adjacent development in the Highway 48 corridor and provides for strong pedestrian linkages between the building and the street edge, as well as enhanced landscaping particularly adjacent to the street and in parking areas.

g. Specific consideration will be required in integrating new development with established residential areas abutting the Highway 48 Corridor Residential Area.

6.6.4 Institutional Area

The Institutional Area designation recognizes an existing institutional complex which serves the the Community of Ballantrae and Hamlet of Musselman's Lake and which includes an elementary school and community centre and another institutional complex which includes a fire hall and regional well. This designation may also be applied through an amendment to this Plan to significant new institutional uses which may be developed in the community.

Permitted Uses

6.6.4.1 Permitted uses in the Institutional Area designation, subject to the development policies, include:

a. Institutional uses;

b. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems; and,

c. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems.

Development Policies

6.6.4.2 ***Development*** in the Institutional Area designation will conform to the following policies:

a. Additional development in the Institutional Area designation shall be permitted only in accordance with the development review policies of Section 7.5 and the servicing policies of Section 2.11.5 of the Official Plan.

b. Proposals for major new institutional development within the the Community of Ballantrae, other than those already permitted, shall require an Official Plan amendment and shall meet the following criteria:

i. Frontage on Highway 48 or Aurora Road;

ii. Compatible with any existing or proposed adjacent residential uses with respect to matters such as height, setbacks and landscaping; and,

iii. In accordance with the relevant provisions of the Official Plan including the development review provisions of Section 7.5 and the servicing provisions of Section 2.11.5 and the institutional uses policies.

6.6.5 Highway 48 Corridor Commercial/Mixed Use Area

The Highway 48 Corridor Commercial/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

6.6.5.1 Permitted uses in the Highway 48 Corridor Commercial/Mixed Use Area designation, subject to the development policies, include:

a. Legally existing uses, buildings and structures;

b. 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, subject to the provisions of the Zoning By-law;

c. Limited convenience and service commercial uses including food stores, convenience stores, personal service uses, restaurants, offices and coffee shops;

d. Low density residential uses as part of a plan of subdivision or consent;

e. Institutional uses;

f. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;

g. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems;

h. Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a Zoning By-law amendment; and,

i. Medium density residential development subject to a Zoning By-law amendment.

Development Policies

6.6.5.2 ***Development*** in the Highway 48 Corridor Commercial/Mixed Use Area designation will conform to the following policies:

a. All development shall conform with the development review policies of Section 7.5, the servicing policies of Section 2.11.5 and the Highway 48 corridor access management policies of Section 2.11.5.8 e. In addition, the development shall be

subject to the site plan control provisions of Section 7.3.9 of this Official Plan where required by the Town.

b. 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:

    i. 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 locations on a Provincial highway, be complementary to the adjacent development in the Highway 48 corridor and provide for a strong relationship between the building and street edge, including strong pedestrian connections, as well as enhanced landscaping particularly adjacent to the street and in parking areas;

    ii. 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;

    iii. Maximum height of four storeys; and,

    iv. Maximum density for medium density housing of 45 units per net hectare (18 units per net acre).

6.6.6 Ballantrae Residential Golf Course Area

The Ballantrae Residential Golf Course Area designation relates to Part of Lots 21, 22 and 23, Concession 8 in the settlement of Ballantrae. The purpose of this designation is to permit an adult lifestyle community comprised of 750-900 residential condominium units and an 18-hole championship golf course. A community centre/clubhouse and related amenities, outdoor recreational facilities and an extensive open space system and trail network would also be permitted. The lands are to be serviced by municipal water and an on-site communal wastewater treatment plant.

Permitted Uses

6.6.6.1 Permitted Uses in the Ballantrae Residential Golf Course Area designation, subject to the development policies of this Section, include::

a. A golf course, including a driving range, pro shop, ancillary parking and a maintenance and operations facility;

b. A community centre/clubhouse and uses incidental and accessory to the foregoing, including recreational and leisure facilities;

c. Detached, semi-detached and townhouse dwelling units as part of a plan of condominium;

d. Conservation uses and related trail network;

e. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;

f. Private roads sited, designed and constructed in a way that minimizes negative impacts on natural systems; and

g. Private wastewater treatment facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems.

Development Policies

6.6.6.2 ***Development*** in the Ballantrae Residential Golf Course Area designation will conform to the following policies:

a. A mix and range of housing units oriented to the empty nester market will be provided. The residential component, including the related amenity area and all other lands within the residential blocks, shall generally not exceed 40% of the total area of the property and shall be in the form of condominium blocks surrounded by the golf course. The units will be designed in the form of clusters respecting natural areas and landform conservation practices. The wide shallow

lot concept will be utilized for the residential component to enhance the streetscape. The maximum number of residential condominium units permitted on this site shall be 900. Residential development shall not occur on the golf course lands, identified as blocks on the related plan of subdivision, 19T-97002.

b. The maximum permitted net residential density shall be 15 units per hectare (6 units per acre). Net residential density shall be calculated by dividing the number of units within a block on the plan of subdivision by the area of the block and shall include private roads.

6.7 Hamlet of Musselman's Lake

The Hamlet of Musselman's Lake is recognized as a small, ***rural settlement*** of existing residential and limited commercial uses. The Hamlet exists within the Countryside Area of the Oak Ridges Moraine Conservation Plan.

The following land use designations apply to the Hamlet of Musselman's Lake as identified on **Schedule F – Musselman's Lake Land Use Designations** and include:

- Section 6.7.1 Natural Heritage System Area
- Section 6.7.2 Musselman's Lake Hamlet Area

6.7.1 Natural Heritage System Area

The Natural Heritage System Area designation applies to those lands in the Ballantrae and Musselman's Lake settlement areas as designated on **Schedule F – Musselman's Lake Land Use Designations.** The Natural Heritage System Area, together with the lands in the ORM Natural Core Area, ORM Natural Linkage Area and ORM Countryside Area designations, form part of a system made up of natural features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. The system includes lands which have been restored or have the potential to be restored to a natural state.

The purpose of the Natural Heritage System Area is to protect ecological features and functions in accordance with the Oak Ridges Moraine Conservation Plan. The System is reflected in its entirety in **Appendix A**. However, the policies of this section only apply to the lands in the Community of Ballantrae and Musselman's Lake settlement areas which are designated "Natural Heritage System Area". They do not apply to any lands outside the boundaries of these settlement areas which are subject to the policies of the applicable land use designation.

The Natural Heritage System Area designation generally reflects the results of an Environmental Management Strategy carried out as a basis for the 2012 Ballantrae and Musselman's Lake Secondary Plan Update adjusted where development has already occurred or has been approved to reflect existing and/or approved conditions. The designation generally reflects the requirements of Section 21(4) of the Oak Ridges Moraine Conservation Plan for the Ballantrae and Musselman's Lake settlement areas.

Permitted Uses

6.7.1.1 Permitted uses in the Natural Heritage System Area designation, subject to the development policies, include:

a. Legally existing uses, buildings and structures;

b. Replacement of legally existing uses, buildings and structures;

c. Fish, wildlife and conservation management;

d. Recreational nature viewing and related trail uses; and,

e. Essential public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems, subject to the provisions of Section 6.7.1.2 but only if the need for the project has been demonstrated and there is no reasonable alternative.

Development Policies

6.7.1.2 ***Development*** in the Natural Heritage System Area designation will conform to the following policies:

a. Buildings and structures shall be generally prohibited, except those related to the permitted uses.

b. Where lands designated "Natural Heritage System Area" are privately owned, it is not intended that these lands be necessarily free and open to the public, nor that they shall be acquired by the Town or other public body. However, if proposals are made to develop abutting or adjacent to such land, the Town or other public body may request conveyance of such lands. If such lands are conveyed to the Town, they shall generally not constitute part of the required parkland dedication. The lands designated "Natural Heritage System Area" shall be subject to the policies of Section 4.5 of the Official Plan.

c. The boundaries of the Natural Heritage System Area designation shall be maintained generally in accordance with the boundary on **Schedule F – Musselman's Lake Land Use Designations**. Minor modifications may be considered to the boundaries, without amendment to this Plan, when the boundary is subject to a site-specific natural heritage evaluation/environmental impact study including being surveyed as part of the development review process to reflect differences in scale and level of detail. However, such minor modifications shall not negatively impact the Natural Heritage System as determined by the Town, nor shall such minor modifications result in any significant increase or decrease in the size of the Natural Heritage System.

6.7.2 Musselman's Lake Hamlet Area

The Musselman's Lake Hamlet Area designation recognizes existing development in the Musselman's Lake Hamlet Area 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 wastewater and water services, and 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.

Permitted Uses

6.7.2.1 Permitted uses in the Musselman's Lake Community Area designation, subject to the development policies of this Section, include:

a. Legally existing uses, buildings and structures;

b. 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;

c. One single detached dwelling on an existing lot of record;

d. 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 with the Musselman's Lake Community Area designation;

e. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;

f. Public and private infrastructure, such as roads sited, designed and constructed in a way that minimizes negative impacts on natural systems; and,

g. 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.

Development Policies

6.7.2.2 ***Development*** in the Musselman's Lake Community Area designation will conform to the following policies:

a. All development shall conform with the applicable development review policies of Section 7.5, the servicing policies of Section 2.11.5.

b. Development shall be subject to the site plan control provisions of Section 7.3.9 of this Official Plan, where required by the Town.

c. 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 by-law. In addition, the Town shall be satisfied that changes will be made to the site so that there will be improvement in wastewater 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.

d. 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 wastewater facilities.

e. 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 consent and a Zoning By-law amendment. Such redevelopment shall only be permitted provided, based on the applicable requirements of the development review policies of Section 7.5 and any other required studies, that it:

    i. 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 form the site; and,

    ii. Conforms with any other applicable policies of the Official Plan.

6.8 Hamlet of Vandorf

The Hamlet 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, while promoting a range of services and facilities for residents and visitors. Woodbine Avenue will evolve into a mixed use main street corridor while limited employment growth will leverage proximity and access to Highway 404. The Hamlet of Vandorf is identified as a Rural Settlement within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan and a Hamlet within the Protected Countryside designation of the Greenbelt Plan.

The following land use designations apply to the Hamlet of Vandorf as identified on **Schedule G – Vandorf Land Use Designations**, and include:

- Section 6.8.1 Neighbourhood Area
- Section 6.8.2 Vandorf – Mixed Use Area
- Section 6.8.3 Parks and Open Space
- Section 6.8.4 Industrial Employment Area
- Section 6.8.5 Business Park Area
- Section 6.3 Significant Environmental Area

6.8.1 Neighbourhood Area

The Neighbourhood Area designation is intended to accommodate existing low-density residential ***development*** in the Hamlet of Vandorf on private services. The ***development*** policies associated with the Neighbourhood Area 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*** where applicable, converted dwellings, and 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 the Neighbourhood Area designation.

Permitted Uses

6.8.1.1 Permitted uses in the Neighbourhood Area designation, subject to the development policies, include:

a. Low-rise residential dwellings including single detached dwellings, semi-detached and duplex dwellings;

b. Converted dwelling;

c. ***Additional residential units***, in accordance with Section 3.2.2;

d. ***Home occupations;***

e. ***Live/work units***;

f. Bed and breakfast establishments, subject to the provisions of the Zoning By-law; 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.

Development Policies

6.8.1.2 **Development** in the Neighbourhood Area designation will conform to the following policies:

a. ***Development*** will be compatible with surrounding uses and will largely take the form of minor infill or rounding out of the Hamlet of Vandorf;

b. ***Development*** will be compatible with and in keeping with the character of the surrounding area.

c. 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;

d. The promotion of ***active transportation*** and mitigation of adverse impacts on traffic and the surrounding ***transportation system***; and

e. The adequacy of existing and/or proposed amenities within easy access to serve future residents and the existing community, including commercial opportunities, parks and ***open spaces***.

6.8.2 Vandorf - Mixed Use Area

The Vandorf - Mixed Use Area designation recognizes the existing and planned mixed use ***development*** along Woodbine Avenue. Woodbine Avenue is envisioned to develop as a 'main street' with a broad mix of uses, including low-rise residential uses with commercial and ***institutional uses*****, and mixed use buildings.** 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 Hamlet of Vandorf is enhanced through infill and ***redevelopment*** opportunities.

Permitted Uses

6.8.2.1 Permitted uses in Vandorf - Mixed Use Area designation, subject to the ***Development*** policies, include:

a. Low-rise residential dwellings in the form of single detached and semi-detached dwellings, townhouses, apartment buildings and mixed use buildings;

b. ***Home occupations***;

c. Bed and breakfast establishments, subject to the provisions of the Zoning By-law;

d. Commercial and retail uses;

e. Offices

f. ***Institutional uses***, and

g. 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.

Development Policies

6.8.2.2 ***Development*** in the Vandorf - Mixed Use Area designation will conform to the following policies:

a. Mixed use buildings will be encouraged along the Woodbine Avenue and Aurora Road frontage.

b. Low-rise residential dwellings in the form of single detached and semi-detached dwellings, and townhouses will be directed to the periphery of the designation to provide compatibility with adjacent uses.

c. Appropriate buffers, setbacks and landscaping will be required, particularly where ***development*** abuts the Employment Area designation to ensure compatibility.

d. Permitted uses will be compatible with the surrounding uses and in keeping with the gateway function and character 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. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.4;

   iv. Not exceed four storeys in height, with a minimum height of two storeys; and

   v. Includes no open storage of vehicles, machinery, or equipment.

e. New ***development*** will promote the following urban design characteristics:

   i. Buildings be located close to the street line;

   ii. Minimize parking areas in front yards;

   iii. Highlight the areas role as a 'Main Street' as a public space that fosters pedestrian and ***active transportation***; and

   iv. Be in accordance with the urban design policies of Section 3.6.

6.8.3 Parks and Open Space

The Parks and Open Space designation recognizes existing parkland and ***open space*** in the Hamlet 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

6.8.3.1 Permitted uses in the Park and Open Space Area designation, subject to the ***development*** policies, include:

a. Parks and ***open spaces*** and indoor and outdoor recreation uses and facilities including related buildings and structures such as, community centres, indoor and outdoor swimming pools, arenas, libraries, wading pools, splash pads, sports courts, skating rinks, concession stands, playground equipment, and ***community gardens***.

Development Policies

6.8.3.2 ***Development*** in the Parks and Open Space designation will conform to the following policies:

a. Parks and ***open spaces*** and trails shall be designed and developed in accordance with the parkland dedication and design policies of Section 3.5.

b. The Town will continue to maintain and enhance the parks and ***open spaces*** and recreation facilities in existing community parks by:

   i. Prioritizing the naturalization of areas that abut the Natural Heritage System, and Significant Environmental Area designation;

   ii. Reviewing the role of the existing parks should ***development*** of an additional community park or parks become feasible; and

   iii. Consider the ***development*** of new parks and ***open spaces***, and trails in accordance with Section 3.5.

c. Public park and ***open space*** uses will generally:

   i. Not require large-scale modifications of terrain, vegetation or both or largescale buildings or structure; and,

   ii. Will be planned, designed, and constructed so as to not adversely affect the ***ecological integrity*** of the ORMCP Area.

6.8.4 Industrial Employment Area

The Industrial Area designation recognizes an existing ***employment area*** in the Community of Vandorf in addition to significant opportunities for new employment ***development*** focused along the Highway 404 Corridor. The purpose of the designation is to permit a broad range of employment uses and ***ancillary uses*** to promote the economic viability of the Community and the Town.

Permitted Uses

6.8.4.1 Permitted uses in the Industrial Employment Area designation, subject to the development policies, include:

a. Manufacturing uses, including construction and research and development;

b. Warehousing, logistics, and transportation uses;

c. Retail uses and office uses that are associated with uses mentioned in subparagraphs a. and b;

d. ***Cannabis processing***, in accordance with the Cannabis policies of this Section;

e. Existing uses that were lawfully established before October 20, 2024; and

f. ***Ancillary uses***.

6.8.4.2 That the following uses be prohibited in the Industrial Employment Area designation:

a. Residential use;

b. Commercial uses, including retail and office uses, that are not associated with a permitted use;

c. Commercial self-storage warehouses;

d. ***Public service facilities*** and other institutional uses, including places of worship;

e. Other ***sensitive land uses*** that are not ancillary to a permitted use; and

f. 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

6.8.4.3 ***Development*** in the Industrial Employment Area designation will conform to the following policies:

a. Redesignation of Industrial Employment Area lands are subject to the criteria in Section 3.8.4 of this Plan.

b. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to "dry" uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.4.

c. 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.

d. 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.

e. Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is effectively screened from public view, and is fenced where required to ensure safety. Where provided outdoor storage will be encouraged to be located in the rear yard.

f. 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.

g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.

h. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

i. The size and location 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 Area.

j. Buffering and adequate separation distances may be required to ensure visual compatibility between industrial uses and other uses.

k. The policies of Section 3.8 shall apply regarding economic development and the enhancement of ***employment lands***.

6.8.5 Business Park Area

The Business Park Area designation in the Hamlet of Vandorf is intended to accommodate light ***employment area*** uses with a broader mix of ***employment-generating uses*** in a business park 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

6.8.5.1 Permitted uses in the Business Park Area designation, subject to the development policies, include:

a. ***Employment area uses*** which do not create potential issues of landuse compatibility with surrounding uses, including:

   i. Light manufacturing uses, including construction and research and development; and

   ii. Warehousing, logistics, and transportation uses;

b. Offices, business services, and incubator spaces;

c. Cultural production studios and workshops;

d. Institutional uses, including:

   i. Commercial schools, and other educational and training facilities;

e. Service commercial uses, including:

   i. Animal care and related uses;

   ii. Automotive, equipment and fleet services;

   iii. Automotive campus;

   iv. Commercial self-storage warehouses;

   v. Convention and banquet facilities;

   vi. Hotels, tourism, and destination uses;

   vii. Recreation and entertainment uses;

   viii. Restaurants, food service, and culinary uses; and

   ix. Service, repair, and trade support uses;

f. Retail and wholesale uses which serve a speciality market, such as trade-specific supply outlets, building suppliers, or bulk wholesalers;

g. Environmental and utility uses;

h. Technology, data, and telecommunications uses;

i. Existing uses that were lawfully established before October 20, 2024; and,

j. ***Ancillary uses***.

6.8.5.2 That the following uses be prohibited in the Business Park Area designation:

a. Residential;

b. Long-term care homes;

c. Retirement homes;

d. Places of worship;

e. Boarding schools;

f. Other uses where individuals reside on a temporary or permanent basis, excluding hotels;

g. ***Major retail*** uses; and

h. 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

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

a. Until such time as full municipal water and wastewater services are available for a proposed development, permitted uses will be limited to "dry" uses that require minimal water consumption and produce little to no sewage. Appropriate water and wastewater servicing is provided, in accordance with the servicing policies of Section 2.11.4.

b. A high standard of building design and appearance will be encouraged, in accordance with the applicable built form and urban design policies of Section 3.6, and through the Town's Comprehensive Zoning by-law, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.

c. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge. Buildings should be located as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.

d. Existing vegetation and other natural features, which require protection or conservation, shall be maintained and, if possible, incorporated within the Business Park Area and between other types of uses to function as buffers and separators.

e. Landscaping should be used throughout to minimize the impact of parking and loading areas that are visible from the street and the ***public realm***.

f. All permitted uses will be carried out within enclosed buildings.

g. The minimum lot size and maximum lot coverage shall be established in the Zoning By-law.

h. ***Ancillary uses*** shall only be developed at the same time as the ***development*** of a permitted use, or after the permitted use has been established.

i. The size and location 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 Area.

j. Open storage will not be permitted.

k. In order to protect the long-term viability of the Business Park Area, the redesignation of all or any part of the Business Park Area may only be considered in accordance with the policies of Section 3.8.4 (Protection of Employment Lands).

l. The policies of Section 3.8 shall apply regarding economic development and the enhancement of ***employment lands***.

6.9 Hamlet of Bloomington

The ***Hamlet*** of Bloomington is recognized as a small, ***rural settlement*** of existing residential and limited commercial, or ***institutional uses***. The ***Hamlet*** Area designation exists within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan.

The following land use designations apply to the ***Hamlet*** of Bloomington as identified on **Schedule I – Bloomington Land Use Designations** and include:

- Section 6.9.1 Neighbourhood Area
- Section 6.3 Significant Environmental Area

6.9.1 Hamlet Area

The ***Hamlet*** Area designation recognizes the existing ***rural settlement*** of Bloomington, and provides for limited opportunities for infilling and other approved ***development*** at the date of adoption of this Plan. The ***Hamlet*** Area is also intended to provide commercial, industrial and ***institutional uses*** which serve the community and surrounding agricultural lands.

Permitted Uses

6.9.1.1 Permitted uses in the ***Hamlet*** Area designation, subject to the development policies, include:

a. Single detached dwellings;

b. Small scale commercial, industrial and ***institutional uses***, provided the property has frontage along Bloomington Road or Ninth Line.

c. ***Additional residential units,*** in accordance Section 3.2.2;

d. Live-work units.

e. ***Home occupations***;

f. Bed and breakfast establishments, subject to the provisions of the Zoning By-law; 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.

Development Policies

6.9.1.2 ***Development*** in the ***Hamlet*** Area designation 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; and

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.

b. To permit the ***development*** of small-scale commercial, industrial 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:

i. That adequate off-street parking will be provided for the convenience of the employees, customers and businesses served;

ii. That off-street parking should primarily be located within the rear yard where possible or within the interior side yard;

iii. 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;

iv. That adequate off-street loading facilities will be provided where required and shall be located within the rear yard where possible; and,

v. The use does not require large scale modification of terrain, vegetation or both or large-scale buildings and structures;

vi. The buildings and structures will be planned, designed and constructed so as to not adversely affect the rural character of the lands in the ***Hamlet*** Area designation and the ***ecological integrity*** of the Moraine Plan Area; and

vii. 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.

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

d. ***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.

e. Consents may be permitted in the ***Hamlet*** Area subject to the consent policies of this Plan and the ability to service the ***development*** by on-site individual water and wastewater services.

f. ***Development*** may be permitted subject to the provision of adequate ***on-site individual water*** and ***wastewater 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. ***Development*** may be considered on ***private communal water services*** and ***private communal sewage***

services *for multi-unit/lot* ***development,*** subject to the appropriate studies, and the approval of the Province, York Region and the Town.

g. Ensure that any increase in the number of residents through infilling will not change the rural nature of the ***Hamlet***.

h. All new ***development*** shall have a minimum lot size of 0.4 ha (1 ac.). Further, larger lots sizes maybe required as a result of hydrogeological studies undertaken to the satisfaction of the Town.

i. Only minor infilling and ***development*** of registered or draft approved or pending subdivisions 19T-86075, 19T-89095, 19T(W)-97004, 19T-86101, and 19T-83015 within the boundaries of the ORM ***Hamlet*** Area at the date of adoption of this Plan shall be permitted.

j. Notwithstanding any of policies of this Plan to the contrary, residential ***development*** in Subdivision File Nos. 19T-83015 and 19T-86101 may be considered on lots with a minimum area of 0.3 ha (0.75 ac.) where:

    i. The Developers have demonstrated to the satisfaction of the Town and the Region of York through the completion of hydrogeologic, geotechnical and site servicing reports that ***development*** can occur on the basis of private services at this density without impacting upon area private wells and septic systems, including the cumulative impact of ***development*** planned for the ***Hamlet*** of Bloomington, and the maintenance of baseflow contribution to area ***key natural heritage features***; and,

    ii. A Monitoring Program, designed to the satisfaction of the Town and the Region of York, is enacted through Conditions to Draft Plan Approval and ultimately the subdivision agreements or other mechanisms to ensure that the ***development*** of the lands does not result in any material adverse impact in terms of quality or quantity of water to adjacent lands.

k. Notwithstanding any of policies of this Plan to the contrary, the lands described as Part of Lot 11, Concession 8, municipally known as 13876 Ninth Line in Draft Plan of Subdivision 19T(W)-14.001 shall be permitted to develop with a minimum lot area of 0.3 ha (0.75 ac.) on the basis of individual private wells and sewage treatment facilities.

6.10 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.

The special provisions are organized as follows:

- Section 6.10.1 Community of Stouffville
- Section 6.10.2 Hamlet of Vandorf
- Section 6.10.3 Community of Ballantrae
- Section 6.10.4 Hamlet of Musselman's Lake
- Section 6.10.5 Hamlet of Gormley
- Section 6.10.6 Rural and Agricultural Areas
- Section 6.10.7 Hamlet of Bloomington

6.10.1 Community of Stouffville

6.10.1.1 Special Provision (SP-S1): 12637 Tenth Line

The land designated Urban Medium Density Residential designation 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.

a. Permitted uses include:

   i. ***Institutional uses***;

   ii. Legally existing uses; and

   iii. Those uses permitted in the Urban Medium Density Residential Area designation.

b. Land use policies include:

   i. New ***development*** shall be subject to the policies of the Urban Medium Density Residential Area designation.

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 this Plan to the contrary, 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 this 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

Notwithstanding the policies of this Plan to the contrary, the following policies apply:

a. Residential ***development*** on lots within the above lands and immediately abutting the existing suburban residential ***development*** to the south of lands shown on Plan 65M-2296 (Westfield Estates) shall be required to have lot sizes and densities within the abutting suburban residential ***development*** to the south. Residential ***development*** on those lots to the north of the lots within the lands designated Neighbourhood Area within Part 1 Plan 65R-11178 in Lot 3, Concession 10 and immediately abutting the suburban residential ***development*** to the south may gradually diminish in size and increase in density.

b. Lands designated Neighbourhood Area within Part 1, Plan 65R-11178 in Lots 2 and 3, Concession 10 and to the north and east of the Neighbourhood Retail Area shall be buffered so as to protect the residential uses from the abutting uses. Buffering techniques may include fencing, landscaping, berming, lot size and configuration.

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

The subject lands 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 subject lands in this area serve as an "incubator" for a range of small business and service uses. As such, in addition to the permitted uses in the Business Park Area designation, 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 – Mixed Use 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 the permitted Business Park Area designation uses, limited additional retail and service commercial uses may be permitted to a maximum Gross Floor Area of 7,432 m^2 subject to the inclusion of implementing provisions in the Zoning By-law.

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

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

a. a maximum building height of 41 m is permitted; and,

b. parking is permitted between the main building or structure and the street.

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

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

a. A maximum ***floor space index*** of 2.9 is permitted;

b. A maximum residential density of 230 units per net hectare is permitted;

c. A minimum 1.3 m landscaped area is permitted between the road allowance right of way and the easterly off-street parking area; and

d. A minimum of 387 m2 of commercial/retail gross floor area on the ground floor is required.

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 this Plan to the contrary, high-density mixed uses shall also be permitted on the subject lands, subject to the following site-specific policies:

a. A maximum height of 16 storeys is permitted;

b. A maximum ***Floor Space Index*** of 2.75 is permitted;

c. A minimum or maximum percentage of land area for residential ***development*** as part of high density mixed uses on the subject lands shall not be required; notwithstanding, a minimum commercial/retail gross floor area shall be accommodated on the ground floor as required in the Zoning By-law;

d. A maximum density equivalent to 325 units per net hectare is permitted; and

e. 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 along the lot frontage is required.

6.10.1.11 Special Provision (SP-S11): Highway 48 - Mixed Use Area: 12049 Highway 48

The Highway 48 – Mixed Use Area designation on **Schedule D – Stouffville Land Use Designations** recognizes the importance of lands along Highway 48 as an important gateway to and complimenting the Highway 48 corridor. ***Development*** along Highway 48 in this area is an important component of the structure of the Community of Stouffville. It is the objective of the Town to create a diverse, thriving mixed use area with a combination of high and medium density residential uses in the form of apartments, with live-work units, commercial,

employment, ***institutional***, cultural and recreational uses. Buildings of varied architecture and massing, when combined with a strong orientation to the street and ***public realm***, will facilitate a complete and compact community with access for pedestrians, cyclists and vehicles.

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

Permitted Uses

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;

   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

Prohibited Uses

b. Prohibited uses include:

   i. drive-thru facility;

   ii. standalone automobile sales and service use; and,

   iii. gas bar.

Development Policies

c. 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 7.5:

   i. The technical studies and plans required to determine the limit of ***development*** in accordance with Section 7.5;

   ii. 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;

   iii. Perspective drawings of the proposed buildings and structures;

   iv. 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.

   v. Traffic impact study;

   vi. Noise impact study where ***development*** is adjacent to existing or approved residential ***development***;

   vii. External lighting study where ***development*** is adjacent to existing or approved residential ***development***; and

   viii. Air quality study where ***development*** is adjacent to existing or approved residential ***development*** and potential concerns with odors have been identified by the Town.

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

e. 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.

f. 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.

g. ***Development*** in the Highway 48 - Mixed Use Area designation shall be subject to site plan approval in accordance with the following general policies. The site plan should demonstrate design solutions that promote:

    i. Well-defined and articulated street edges through the establishment of appropriate setbacks from the road allowance right-of-way for the location of the buildings and structures required along the lot frontage and a landscaped area between the road allowance right-of-way and the adjacent parking lot and/or internal travel aisles is encouraged. 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 is also encouraged;

    ii. Quality and substantive landscaping throughout the ***development*** to enhance the image of the ***development*** by breaking up the appearance of the parking lot(s), and, to complement and reinforce the architectural appearance of the buildings is encouraged. With respect to surface parking areas, on sites larger than 2 ha, 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;

    iii. The placement of patios and/or outside eating areas adjacent the road frontage where restaurants are sited adjacent the property frontage as a means of promoting pedestrian scale ***development*** is encouraged;

    iv. The use of trellises, window awnings, display windows or other similar external building treatment in buildings where they are constructed adjacent the road frontage as a means of promoting pedestrian scale ***development*** is encouraged;

    v. The screening of all loading and service areas from view of the adjacent road network and adjacent residential neighbourhoods is required. Where buildings include or are adjacent to residential ***development***, garbage / recycling facilities shall be sited within wholly enclosed buildings. Loading and service areas shall be separated with an appropriate distance from adjacent residential neighbourhoods, unless a reduced separation distance is deemed appropriate by the Town based on the proposed noise mitigation measures and the results of the approved noise impact study;

    vi. Substantive pedestrian linkages between buildings and the adjacent road network is encouraged. Walkways should be sufficient width to accommodate a minimum of a 1.8 m wide sidewalk and trees / landscaping

in the balance of the boulevard. This sidewalk system should be designed in such a fashion so as to link key building destinations across the property(s) and the adjacent road network;

vii. ***Development*** will be integrated with the ***adjacent lands*** or corridors protected for future integration with respect to pedestrian and vehicular circulation systems;

viii. Safe pedestrian and cyclist route access connections and crossings from adjacent streets into the interior portions of the ***development*** will be required as part of the site design;

ix. Adequate screening, separation distances and noise protection for adjacent residential neighbourhoods based upon the conclusions and recommendations of a Town approved noise impact study, air quality study (if applicable) and external lighting study is required;

x. The ***development*** of residential and other noise ***sensitive land uses*** shall have regard for potential noise impacts from other existing uses and major streets within and in proximity of the lands. Applications for residential ***development*** and other noise ***sensitive land uses*** shall include a noise study for the relevant acoustic Class environment, including Class 4 designation, to the satisfaction of the Town and in accordance with the applicable Provincial guidelines and subject to any objections at the discretion of the Provincial Ministry and the Town. A Class 4 designation for a site or area may be further implemented by way of zoning by-law, draft plan of subdivision and/or site plan;

xi. A high quality, compact streetscape design form with suitable pedestrian and cycling amenities that complement the ***complete community*** shall be suitably planned and facilitated, including sidewalks on both sides of all roads, appropriate landscaping, the provision of cycling lanes where appropriate, pedestrian-scaled lighting, and consideration for pedestrian amenities such as waste receptacles is encouraged;

xii. To create a comprehensive ***open space*** and green corridor connecting central public square, parkettes to the Significant Environmental Area along the northern portion of the lands will be strongly encouraged. Conceptual park area for active recreation and ***open space*** locations and their specific location and programming will be refined through the ***development*** approval process; and,

xiii. To support the objective of creating a pedestrian and cycling oriented community, a trail network that facilitates greater connectivity to the surrounding ***open spaces*** and creates recreational opportunity is encouraged. Any trails shall be subject to further study to ensure they do not adversely impact any natural heritage features.

h. All ***development*** shall be in accordance with applicable approved Urban Design Guidelines and conform with the policies of Section 3.6.

i. 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.

j. Structured parking shall be promoted where feasible to encourage ***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.

k. On-street parking will be encouraged along the new Collector Road that is conceptually shown on the **Schedule D – Stouffville Land Use Designations**, and future planned local roads, in combination with bicycle lanes where appropriate.

l. Non-residential uses will remain an integral component of the ***development*** of the property whereby the Owner shall provide 400 square feet (37.16 square metres) of non-residential ***development*** for each dwelling unit. Where non-residential ***development*** does not occur simultaneously with residential ***development***, the Owner shall demonstrate how this requirement will be addressed through the site plan approval with respect to the areas protected for future residential uses, and/or that the initial building(s) are designed in such a fashion so as to accommodate mixed use ***development*** which can be pursued at a later date. 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.

m. 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.

n. 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.

o. 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***.

p. Mixed use and medium density residential ***development*** will be an integral component of the built form within the Highway 48 - Mixed Use Area 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.

q. 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.

r. 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.

s. Establishing vehicle parking requirements and introducing minimum bicycle parking, based on Town requirements, will be considered in the implementing Zoning By-law.

t. ***Development*** shall support the policies of Section 2.11 and 3.5, with respect to transit supportive design and the ***development*** of pedestrian and trail systems.

u. ***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.

v. ***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.

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

i. Encouraging innovative technology and building practice to reduce energy and water consumption;

ii. Encouraging third party environmental sustainability certification, such as Leadership in Energy Efficient Design (LEED);

iii. Permitting and encouraging appropriate on-site ***renewable energy systems*** such as photovoltaic energy;

iv. Encouraging and considering proposals for district energy solutions and innovative energy solutions, such as sewer heat recovery systems;

v. Encouraging innovative approaches to stormwater management such as rainwater recapture systems and ***low impact development*** approaches;

vi. Encouraging ***compact built forms*** of ***development*** and efficient use of land and by promoting cycling and walkability;

vii. Promoting landscaping that is water efficient and drought resistant such as the use of native plants; and

viii. Considering the use of incentives to encourage innovation and leadership in sustainable ***development*** and design.

Special Provisions for blocks fronting along Highway 48 and Hoover Park Drive

x. In addition to the general policies above, the following special provisions shall apply to buildings fronting onto Hoover Park Drive and Highway 48 on lands within the Special Provision as shown on **Schedule D – Stouffville Land use Designations**:

i. 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.

ii. 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.

iii. 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.

iv. 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.

v. 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.

vi. 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.

vii. ***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.

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

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

    1. 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;

2. 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,

3. 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

x. In addition to the general policies above, the following special provisions shall apply to blocks south and west of the new Collector Road, excluding the lands within Special Provisions for blocks fronting along Highway 48 and Hoover Park Drive:

1. ***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.

2. 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.

3. 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; and

4. 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

xi. In addition to the general policies above, the following special provisions shall apply to blocks along the north and east side of the new Collector Road:

1. ***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;

2. The maximum height of buildings north and east of the new Collector Road will be from four to six storeys;

3. Policies apply to lands within the Significant Environmental Area designation shown on **Schedule D –Stouffville Land Use Designations**. Lands adjacent to the Significant Environmental Area designation 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 Significant Environmental Area designation will be incorporated into the design of the ***development***.

Water and Wastewater Servicing Policies

y. The policies of this Plan shall apply to the provision of water and wastewater services on the subject lands.

Water Supply and Distribution System

z. 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.

aa. 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

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

Sewer Services

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

Stormwater Management

dd. Prior to the approval of a zoning by-law amendment or plan of subdivision, a Functional Servicing Study must be prepared. The study will address a plan for drainage and stormwater management and shall be consistent with the policies of Section 2.12 (Infrastructure). The policies of Section 4.2 (Water Resources, Watershed Planning and Groundwater) of the Official Plan with respect to ***Watershed*** Plans shall also apply.

New Development

ee. 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***.

ff. 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

gg. 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*** and the Town;

hh. 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;

ii. 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

jj. 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

kk. 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***.

ll. 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 D – Stouffville Land Use Designations**,

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.

mm. 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 i. and ii. above, with respect to servicing availability, servicing and transportation ***infrastructure*** requirements, and timing related to these matters.

nn. Notwithstanding the above, 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 Area.

oo. 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): 1020 Hoover Park Drive**

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

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

i. Medium and high density residential uses including Senior Citizens Home, Apartments and Retirement Home;

ii. ***Institutional uses***, including a Long-Term Care Facility; and

iii. Clinics, medical offices, retail and service commercial uses that are accessory to the primary uses permitted.

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

i. New ***development*** shall be subject to the following ***development*** criteria:

1. ***Development*** proposals shall have, where appropriate, well defined and articulated street edges through the establishment of minimum and maximum setbacks and landscaped areas.

2. 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.

3. All loading and service areas shall be screened from the view of the adjacent public road network.

4. 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.

6.10.1.13 **Special Provision (SP-S13): 5832 Main Street**

a. Notwithstanding the policies of this Plan to the contrary, a car wash and automobile service station shall also be permitted.

6.10.1.14 **Special Provision (SP-S14): 5291 Bethesda Road**

a. Notwithstanding the policies of this Plan to the contrary, open storage uses accessory to a permitted use are permitted in the rear or side yard and shall be screened with appropriate fencing or landscaping.

6.10.1.15 **Special Provision (SP-S15): 5945 and 5947 Main Street**

a. Notwithstanding the policies of this Plan to the contrary, the following site specific policies apply:

i. A maximum ***floor space index*** of 2.26 is permitted;

ii. A maximum residential density of 225 units per net hectare is permitted;

iii. A minimum 3.0 metre landscaped area is permitted between the road allowance right of way and the easterly off-street parking area; and

iv. A minimum of 445 square metres of commercial/retail gross floor area on the ground floor is required; and,

v. For the purpose of ***Floor Space Index***, Density and parking calculation for all uses, 5947 Main Street and 5945 Main Street shall be considered as one lot.

6.10.1.16 **Special Provision (SP-S16): 6461, 6465, 6481/6483, and 6487 Main Street**

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

i. A maximum height of 4 storeys is permitted;

ii. A maximum ***floor space index*** of 1.1 is permitted; and

iii. A maximum ***net density*** of 91 units per hectare is permitted.

6.10.1.17 **Special Provision (SP-S17): 5211, 5223 and 5241 Stouffville Road**

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

i. The following site-specific interim uses are permitted: standalone commercial uses, including retail, restaurants, take-out restaurants and restaurants with drive-thrus;

ii. The permitted interim standalone commercial uses shall be designed to support the character of the gateway with landmark buildings and to not prevent future redevelopment of the subject properties in accordance with the Gateway – Mixed Use Area designation;

iii. Front yard parking for the interim standalone commercial uses shall be permitted;

iv. A minimum interim ***floor space index*** of 0.5 shall be permitted for the interim uses only;

v. Severance of the subject properties shall not permitted; and

vi. The Town shall implement the use of a Holding (H) Symbol for any By-law passed to zone the lands for interim standalone commercial uses to require a master plan and phasing plan to demonstrate the evolution and integration of the low-density standalone commercial uses in the context of the long-term future development of the lands in accordance with the Gateway – Mixed Use Area designation, among other matters as deemed necessary. The holding symbol shall also include provisions requiring establishment of the Regulatory Flood Plain limits and limits of development (defined by buffers to the flood hazard and wetland) on the subject lands, subject to the satisfaction of the Town and the Toronto Region Conservation Authority.

6.10.1.18 **Special Provision (SP-S18) – 5964 Main Street and 28 Fairview Avenue**

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

i. A maximum height of 13 storeys is permitted;

ii. A maximum ***floor space index*** of 4.37 is permitted;

iii. A minimum commercial/retail ***gross floor area*** shall be accommodated on the ground floor, as required in the Zoning By-law;

iv. A maximum of 210 units shall be permitted;

v. Well defined and articulated street edges shall be provided through minimum and maximum setbacks for buildings and structures from the road allowance right-of-way, and landscaped areas between the road allowance right-of-way and the adjacent parking lot and/or internal drive aisles, as established in the Zoning By-law;

vi. Limited off-street parking and drive aisles may be permitted in the exterior side yard, between the building and the adjacent road;

vii. All loading and service areas, including garbage/recycling facilities shall be sited within wholly enclosed buildings, and shall be separated a minimum distance of 14.0 m from adjacent residential neighbourhoods; and

viii. Off-street parking areas shall be set back a minimum distance of approximately 2.0 m from adjacent residential neighbourhoods. Within the separation distance, the Town will require substantive landscaping treatment.

6.10.1.19 **Special Provision (SP-S19) – 5262, 5270, 5286, 5318 Main Street and 12371 Highway 48**

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

i. The permitted uses include mixed use and apartment buildings, combined live-work units, and all forms of townhouse dwellings, retail and service commercial uses as part of mixed use development, in addition to standalone retail and service commercial uses, offices, institutional uses, hotel, conference, convention, and banquet facilities fronting Main Street;

ii. Townhouse dwellings, other than those that may be integrated into a mixed use or apartment building, shall be prohibited abutting Fockler Lane or Main Street, as established in the Zoning By-law;

iii. A maximum building height of 20 storeys is permitted, as established in the Zoning By-law;

iv. A minimum ***floor space index*** of 2.0 and a maximum ***floor space index*** of 3.7 is permitted for any individual development block where apartment or mixed use development is permitted. There is no minimum ***floor space index*** required for any form of standalone townhouse dwellings or retail and service commercial uses. Where a development includes both apartment or mixed use buildings and standalone townhouse dwellings, the ***gross floor area*** of the townhouse dwellings shall not contribute to the maximum ***floor space index*** of the overall block;

v. A minimum of 250 square meters of ground floor non-residential ***gross floor area*** is required within any mixed use building fronting Main Street;

vi. Well defined and articulated street edges shall be provided through minimum and maximum setbacks for buildings and structures from the road allowance right-of-way, as established in the Zoning By-law;

vii. All loading and service areas, including garbage/recycling facilities shall be sited within wholly enclosed buildings, or appropriately screened and located away from the public realm as determined through site plan control;

viii. The provisions of Section 6.4.4.5 through 6.4.4.8 shall not apply with respect to the development of the subject lands; and

ix. The Town will make best efforts to ensure and facilitate recovery of costs borne by the owner of the lands with respect to any comprehensive corridor studies and detailed site studies (as described in Section 6.4.4.5 and 6.4.4.6), and the construction and design of infrastructure and services, which benefit other owners within the Gateway Mixed Use Area. No parcel within the Gateway Mixed Use Area shall be permitted to develop until the Commissioner of Development Services is satisfied that best efforts have been made.

6.10.1.20 **Special Provision (SP-S20) – 6031-6037 Main Street**

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

i. i. A minimum setback of 4.5 m from the road allowance right of way is permitted;

ii. A maximum building height of 6 storeys is permitted;

iii. A maximum ***floor space index*** of 2.2 is permitted; and

iv. A maximum density of 220 units per net hectare is permitted.

6.10.1.21 **Special Provision (SP-S21): 37 Sandiford Drive & 5691 Main Street**

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

i. The following uses are prohibited in the Western Approach - Mixed Use designation on **Schedule D-2 - Western Approach Land Use Designations**, in addition to those prohibited uses listed in Section 6.4.8.2:

1. Residential uses; and
2. ***Sensitive land uses***, including day care centres, libraries, schools, community centres, and public recreation facilities.

6.10.1.22 **Special Provision (SP-S22): Lands south of Sam Miller Way**

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

i. In addition to the permitted uses and development policies in Section 6.4.19 for the Business Park Area designation, the following uses are permitted:

1. Retail and service commercial uses, including ***major retail***, grocery stores, supermarkets and food stores;
2. Personal service uses;
3. Restaurants, including drive-thru restaurants;
4. Medical clinics;
5. Gas bar and automobile service centres; and
6. Car washes.

6.10.1.23 **Special Provision (SP-523): 13121 & 13081 Tenth Line**

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

i. In addition to the permitted uses and development policies in Section 6.4.19 for the Business Park Area designation, the following uses are permitted:

1. Small-scale retail and commercial uses;
2. Personal service uses;
3. Professional and medical offices; and
4. Studio.

6.10.2 Hamlet of Vandorf

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

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

i. 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)**

a. Notwithstanding any policies of this Plan to the contrary, the following permitted uses and policies shall apply:

i. 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;

ii. Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes ***negative impacts*** on natural systems;

iii. Public and private utilities, including roads, sited, designed and constructed in a way that minimizes ***negative impacts*** on natural systems; and,

iv. 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.

v. ***Development*** will be serviced by the Ballantrae-Musselman's Lake Water Works project and the private Water Pollution Control Plan (WPCP) located on the Ballantrae Golf and Country Club. The WPCP will service up to 100 residential units.

6.10.3.2 **Special Provision (SP-B2): Part of Lots 19 and 20, Concession 8 (5426, 5452 and 5584 Lakeshore Road)**

a. Subject to submission of reports satisfactory to the Town and York Region, and notwithstanding any other policies of the Plan to the contrary, development may proceed by way of ***private communal water services*** and connection to the existing Ballantrae Golf and Country Club ***private communal sewage services***.

6.10.3.3 **Special Provision (SP-B3): 5310 and 5322 Aurora Road**

a. Notwithstanding any provisions of this Plan to the contrary, the following policies shall apply:

i. The only permitted uses shall be:

1. Place of Worship;

2. Residential Uses Accessory to the Place of Worship;

3. Retail Use Accessory to the Place of Worship;

4. Accessory Uses

ii. The lands are to be serviced by ***individual on-site water services*** and ***individual on-site sewage services***.

6.10.4 Hamlet of Musselman's Lake

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

a. Notwithstanding any other policies of this Plan to the contrary, 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. However, the approval of any consents shall conform with the development review policies of this Plan.

6.10.4.2 Special Provision (SP-M2): 14622 Ninth Line

a. Notwithstanding any other policies of this Plan to the contrary, development shall be permitted on private wastewater and private water services subject to the policies of this Plan.

6.10.5 Hamlet of Gormley

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

a. Notwithstanding any provisions of this Plan to the contrary, a crematorium shall be an additional permitted use on the subject lands.

6.10.5.2 **Special Provisions (SP-G2): 56 Gordon Collins Drive**

a. Notwithstanding any provisions of this Plan to the contrary, in addition to the uses permitted in the Industrial Area designation, a "Commercial Recreation Use" may be permitted as an accessory use to the permitted industrial uses.

6.10.6 Rural and Agricultural Areas

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

a. Notwithstanding any other policies of this Plan to the contrary, the lands shall only be used for ***institutional uses,*** including:

   i. ***cemeteries***, and associated facilities including but not limited to

   ii. mausoleum, crematorium and columbaria;

   iii. places of worship and chapels; and,

   iv. related uses including service buildings, administrative offices and buffering requirements.

b. 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.

c. The ***development*** of the ***institutional uses*** shall have regard for:

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

   ii. provision of adequate on-site parking facilities; and,

   iii. screening and landscaping to complement the plot plan and permitted uses.

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

a. Notwithstanding any other policies of this Plan to the contrary, the lands comprise an existing industrial subdivision and may continue to be zoned for uses appropriate to such a ***development***. However, the lands shall be subject to site plan control to ensure that future ***development*** brings the uses 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

a. 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**

a. Notwithstanding the policies of the ***Agricultural Area*** designation, the following additional uses are permitted on the property: commercial recreation uses such as golf courses, campgrounds, fishing operations and fairgrounds as well as the uses set out in the CR zone in force and effect at the time of the adoption of this Plan, including related buildings and structures.

b. Commercial recreation uses that are not specified or included in the Zoning By-law in force and effect at the time of the adoption of this Plan, but which are similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility. Any ***development*** or ***site alteration*** of the lands for the permitted uses shall require the submission of a Site Plan in accordance with the policies of this Plan.

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

a. Notwithstanding the policies of this Plan to the contrary, the following additional uses are permitted: 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**

a. Notwithstanding the policies of the 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.

b. Notwithstanding the policies of the 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.

c. Notwithstanding the policies of the 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**

a. Notwithstanding the policies of the ***Agricultural Area*** designation, the following additional uses are permitted: commercial recreation uses, including related buildings and structures, such as a Retreat Centre as defined in OLT-22-004513, golf courses, campgrounds, fishing operations and fairgrounds. Permaculture uses shall also be permitted. Residential uses are prohibited other than two accessory residential dwellings to accommodate the owner, manager or other employees of the facility. A Place of Worship is a prohibited use.

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

a. Notwithstanding the policies of the ***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**

a. The subject lands are known as the Willowgrove Farm which is a full functioning agricultural and farm operation which includes livestock, crop production, apiaries, and apple orchards. Notwithstanding the policies of this Plan to the contrary, the existing commercial recreation uses as established in the Zoning By-law in force and effect at the time of the adoption of this Plan, 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. Furthermore, the existing agricultural and rural uses shall be permitted to continue. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

b. ***Development*** within the ***New Urban Area***, including the surrounding lands should be sensitive and recognize the ongoing agricultural and commercial recreational uses being undertaken on the subject property, through appropriate buffers, setbacks and landscaping, among other matters as deemed appropriate.

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

a. Notwithstanding the policies of the ***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**

a. Notwithstanding the policies of the 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.

6.10.6.12 **Special Provision (SP-RA12): 6482 Bloomington Road**

a. Notwithstanding the policies of this Plan to the contrary, a ***Rehabilitation Treatment Centre***, inclusive of a dwelling unit, shall be permitted on the subject lands.

6.10.6.13 **Special Provision (SP-RA13): 15681 Highway 48**

a. Notwithstanding the policies of this Plan to the contrary, this Special Provision recognizes that the continuation of existing uses are permitted, which may include such uses as: the retail sales of masonry materials used in the construction of fireplaces and accessories as well as similar

uses such as the operation of a building construction and general contracting business including office and showroom facilities confined to existing buildings together with the outside storage of associated equipment and material, provided it is appropriately screened.

b. In addition, other uses that are similar to or more in conformity with the provisions of this Plan and the Oak Ridges Moraine Conservation Plan, may be permitted subject to a Zoning By-law amendment. Such uses may include appropriate highway commercial and retail uses compatible with the surrounding area. Any building expansion or addition, or any ***site alteration*** shall require the submission of a Site Plan in accordance with the policies of this Plan.

6.10.6.14 **Special Provision (SP-RA14) – 2051 Davis Drive (Part Lots 34 and 35, Concession 3)**

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

i. Only the following additional ***Institutional uses*** are permitted:

i. ***cemeteries*** and associated facilities including, but not limited to, mausoleum, crematorium and columbaria;
ii. small scale chapels ancillary to the principle use;
iii. related uses including service buildings, administrative offices, and reception facilities.

ii. It is intended that all ***Institutional uses*** shall be regulated by provisions in the Zoning By-law, including setbacks from property lines, on-site parking, building heights, densities, landscaped areas and buffering requirements. All lands shall be appropriately zoned and developed through site plan approval. Phasing of development shall be used to control the release of lands used for cemetery and related uses.

iii. The development of the ***cemetery*** shall have regard for:

i. access to the adjacent road system such that traffic hazards are not created;
ii. provision of adequate on-site parking facilities;
iii. screening and landscaping to complement the plot plan and permitted uses;
iv. environmental and geotechnical matters; and,
v. archaeological matters.

6.10.6.15 **Special Provision (SP-RA15) - Part Lot 21, Concession 8**

a. Notwithstanding the foregoing, the subject lands may be developed for four non-farm rural residential lots. As a condition of the granting of any severance, the owner shall enter into an agreement with the Town to ensure that the majority of the trees on each site will be retained.

6.10.6.16 **Special Provision (SP-RA16) Part of Lots 20 to 23, Concession IX**

a. Notwithstanding any other provision of this Plan to the contrary, on lands designated as ORM Natural Linkage Area, the existing estate residential subdivision is permitted to continue.

b. Development and site alteration on such lands shall be subject to the relevant provisions of this Plan, and the regulations of the Zoning By-law.

6.10.7 Hamlet of Bloomington

6.10.7.1 Special Provision (SP-HB1): 13531 Ninth Line

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

   i. In addition to uses permitted in Section 6.9.1.1, townhouse dwellings are permitted.

   ii. Residential development shall be considered on lots with a minimum area of 140 square metres for townhouse dwellings where:

   The Owner has demonstrated to the satisfaction of the Town and the Region of York through the completion of hydrogeologic, geotechnical and site servicing reports that development can occur on the basis of private communal water services and private communal sewage services at this density without impacting upon area individual on-site water services and individual on-site sewage services, including the cumulative impact of development planned for the Hamlet of Bloomington, and, the maintenance of baseflow contribution to area Key Natural Heritage Features.

   iii. A maximum of 326 dwelling units is permitted.

   iv. A maximum height of three storeys is permitted for Townhouse Dwellings.



7 implementation, interpretation and monitoring

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*** Conservation Plan, the ***Greenbelt Act*** and Plan; and other applicable statutes and legislation 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, which 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, Development Charge By-law).
- Other Town plans (e.g., Transportation Master Plan, Water and Wastewater Master Plan, Leisure and Community Services Master Plan).
- Guidelines, strategies, and manuals (e.g., Urban Design Guidelines, Sustainability Checklist, Terms of Reference).

7.1 Growth Management and 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 minimize ***infrastructure*** costs and impacts on the natural environment. Growth management will help guide the type, intensity, phasing and financing of new ***development***.

7.1.1 General Growth Management Policies

7.1.1.1 The Town will:

a. Implement a planning framework to ensure that the timing and progression of ***development***:

   i. Is orderly and provides for a logical extension of services;

   ii. Makes efficient use of existing ***infrastructure*** and services;

   iii. Provides for a contiguous and ***compact built form*** of ***development*** that supports the achievement of ***complete communities***; and,

   iv. Ensures that the provision of ***infrastructure*** occurs in a coordinated and economically viable and sustainable manner.

b. Require that all ***development*** phasing will be implemented in coordination with the growth management policies of this Plan, 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.

c. Work closely with York Region to ensure that sustainable, secure, reliable and affordable ***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.

d. Manage growth 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.

e. Utilize the following mechanisms to obtain financing and/or land for growth-related needs:

   i. ***Development*** charges, pursuant to the policies of Section 7.1.1 of this Plan and the provisions of the ***Development Charges Act***, implemented through the Development Charges By-law;

ii. Community benefits charges, pursuant to the policies of Section 7.1.2 of this Plan and the provisions of Section 37 of the ***Planning Act***, implemented through the Community Benefits Charges By-law; and,

iii. Parkland dedication rates, pursuant to the policies of Section 3.5.1 of this Plan and the provisions of Sections 42 and 51.1 of the ***Planning Act***, implemented through the Parkland Dedication By-law.

f. Discourage changes in land use and zoning that would result in the underutilization of previously planned and constructed municipal ***infrastructure***.

g. Locate ***infrastructure*** and community facilities strategically to support the effective and efficient delivery of emergency services including, fire, ambulance, and police.

h. Consider phasing the release of lands for ***development*** purposes in order to:

i. Optimize the costs and benefits of ***development*** sequencing alternatives from a municipal and public perspective;

ii. Safeguard and enhance the financial health of the municipality; and,

iii. 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.

i. Establish criteria 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:

i. Improving the overall tax base on a net basis, or avoiding decreasing service standards and the imposition of undue increases in taxation;

ii. Infilling or rounding out of existing communities, making use of existing underutilized facilities, and expediting the completion of partially completed facilities;

iii. The availability and efficiency of municipal water and wastewater services from a Town and Region perspective;

iv. The ready and economical provision of roadway facilities;

v. The satisfaction of Town requirements for parkland or community services;

vi. 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;

vii. Minimize impacts associated with noise, vibration, air, and water pollution and the least adverse impacts on the natural environment;

viii. Maintaining or helping to achieve acceptable levels of school facilities;

ix. Having the least impact on agricultural land, and being contiguous to existing ***development***;

x. Consistency with relevant Official Plan policies;

xi. Among ***developments*** which are rated relatively evenly on all other criteria, the earliest application date will be favoured; and,

xii. Providing fiscally sustainable services with the least life cycle costs.

j. Work with York Region to implement a comprehensive approach to financial management that considers the economic, environmental, and social costs.

7.1.2 Development Charges

Development charges are a tool provided to municipalities under the ***Development Charges Act*** to collect fees from developers at the time of a building permit to help pay for the capital cost of ***infrastructure*** required to support growth, such as roads, transit, water and sewer ***infrastructure***, community facilities, and fire and police facilities. Development charges can be levied on a ***development*** or ***redevelopment*** in conjunction with parkland dedication requirements and community benefits charges, each mechanism must be used to cover unique costs.

7.1.2.1 The Town will:

a. Complete a development charge background study pursuant to the requirements of Section 2 of the Development Charges Act, identifying the services that will be funded with the mechanism, including an asset management plan.

b. Enact a Development Charges By-law applying to the entire area of the Town which establishes the capital costs to be funded by development charges and the development charges for residential and non-residential ***development***.

c. Consider that the capital costs to be funded by development charges may include, but are not limited to:

   i. Water, wastewater, and stormwater;

   ii. Road services;

   iii. Electrical power;

   iv. Waste diversion;

   v. Fire and emergency services;

   vi. Libraries;

   vii. Public health and long-term care;

   viii. Parks and recreation, except where those costs or land needs have been fulfilled through the Town's parkland dedication by-law;

   ix. Child-care facilities, except where funded by community benefits charges;

   x. Services related to emergency preparedness; and,

   xi. By-law enforcement.

7.1.3 Community Benefits Charges

Community benefits charges are a tool provided to municipalities under the ***Planning Act*** to collect fees to offset the capital costs of community 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 higher 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.***

7.1.3.1 The Town will:

a. Complete a Community Benefits Charge Strategy pursuant to the requirements of Section 37 of the ***Planning Act*** and Ontario Regulation 509/20, identifying the facilities, services and matters that will be funded with the mechanism.

b. Enact 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.

c. Consider that the community benefits to be funded may include, but are not limited to:

   i. Provision of new ***affordable*** housing units; land for ***affordable*** housing, or cash-in-lieu of ***affordable*** housing units or land;

   ii. Public cultural facilities;

   iii. Building design and public art;

   iv. Conservation of heritage resources;

   v. Conservation/replacement of rental housing;

   vi. Child-care facilities, except where funded by development charges;

   vii. Improvements to Rapid Transit stops or stations;

   viii. Other local improvements identified in Secondary or Block Plans, ***Community Improvement Plans***, capital budgets or other implementation plans or studies;

   ix. Energy conservation and environmental performance measures; and

   x. Conservation of existing parks and ***open space*** or the creation of new parks and ***open space***, where not already achieved through parkland dedication, pursuant to the polices of Section 3.5.

7.2 Landowner Coordination and Agreements

The Town may require landowner coordination and the use of agreements when multiple landowners are involved in ***development*** to comprehensively plan for new ***development*** and the provision of required services and ***infrastructure***.

7.2.1.1 The Town will:

a. Consider requiring as a condition of approval of a ***development*** application that landowners within any ***development*** area enter into an agreement with the Town and/or agreements amongst themselves to address:

   i. achieve municipal objectives related to ***development*** and the provision of services and ***infrastructure*** as may be defined by the Town; and

   ii. 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;

b. Consider assisting in facilitating the execution of ***development*** agreements between landowners.

c. Require that all agreements to provide servicing ***infrastructure***, including financial and ***development*** agreements, be in place prior to any ***development*** proceeding.

d. Require that 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:

   i. Parks and ***open space*** and Natural Heritage System features, including the protection, ownership and management of natural heritage features;

   ii. Features that enhance the environmental sustainability and ***ecological function*** of the lands;

   iii. Mitigation of natural hazards;

   iv. Streetscaping and landscaping;

   v. Water supply, wastewater conveyance and/or treatment;

   vi. Stormwater management;

   vii. Municipal and community services;

   viii. Road improvements

   ix. Cycling and pedestrian ***infrastructure***;

x. Transitways and pedestrian access to transit facilities;

xi. Schools and libraries;

xii. Emergency services;

xiii. Financial arrangements required to implement the ***development***;

xiv. Other utilities and improvements; and,

xv. Preservation of heritage structures and surrounding landscapes.

7.3 Planning Tools

7.3.1 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***, detailed targets and allocations for population and job growth, the protection of natural and ***cultural heritage resources***, and targets for sustainable ***development***, phasing, and the implementation of ***infrastructure***. The Section also includes more detailed policy objectives for undertaking the preparation of ***Secondary Plans*** or comprehensive planning studies for specific growth areas within the Town. More detailed ***Secondary Plan*** requirements for ***development*** within the ***New Urban Areas*** are provided in Section 2.5.

7.3.1.1 The Town will:

a. Adopt ***Secondary Plans*** as an amendment to this Plan, in order to address land use matters in more detail for a defined area, including but not limited to:

   i. A vision and objectives for the area;

   ii. Area-specific land use and ***development*** policies;

   iii. Location and area of community services and facilities such as schools, libraries, and community centres;

   iv. Urban design;

   v. Parks and ***open spaces***;

   vi. Housing mix and form;

   vii. Transportation network, including street rights-of-way, cycling routes, and pedestrian facilities;

   viii. Municipal services; and,

   ix. Identification of features of the Natural Heritage System and other environmental constraints;

b. Require ***Secondary Plans*** to:

   i. Conform with the requirements of this Plan;

   ii. Include all of the necessary supporting technical studies, to the satisfaction of the Town and York Region, where applicable; and,

iii. 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);

c. Require that where there is a conflict between the policies of this Plan and the ***Secondary Plan***, the more detailed ***Secondary Plan*** policies will prevail;

d. Implement the ***Secondary Plan*** Policies of Section 2.5 as it relates to ***New Urban Areas,*** in addition to the Policies of this Section.

Strategic Growth Areas

This Section provides more detailed policies to guide the preparation of ***Secondary Plans*** within ***Strategic Growth Areas***.

7.3.1.2 The Town will:

a. Require that ***Secondary Plans*** or other equivalent comprehensive planning studies and/or ***development*** contemplated within ***Strategic Growth Areas*** address the following criteria:

i. Minimum density and height requirements, based on local context and conditions;

ii. The planned population and jobs, as identified by the Town through local ***intensification*** strategies, ***Secondary Plans***, and/or other comprehensive studies;

iii. A range of residential and commercial land uses, including retail uses, office, mixed use, ***human services*** and other amenities;

iv. A range of unit sizes and housing and tenure options;

v. Employment uses in cases where ***strategic growth areas*** are within an Employment Area;

vi. The establishment or continuation and implementation of a fine-grained street grid that incorporates sidewalks and cycling facilities;

vii. Vehicular and ***active transportation*** connections between sites and shared access;

viii. An urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;

ix. Staging and phasing policies and/or plans that sequence ***development*** in an orderly way, coordinated with water, wastewater, and transportation capacity, residential/non-residential ***development*** thresholds, the provision of ***human services***, community facilities, and other ***infrastructure***;

x. Excellence in urban design in accordance with Section 3.6 and sustainable design and construction methods, as identified in Section 3.3.5;

xi. Best practices and guidelines for ***transit-supportive development***;

xii. Encourage the inclusion of public benefits (i.e., ***affordable*** housing, public art, etc.) in all significant private sector ***developments*** and require the dedication of 1% of the capital budget of all major Regional and local municipal buildings to public benefits;

xiii. Ensure natural and recreational connections and enhancements to and within the Town's Natural Heritage System;

xiv. Requirements for community facilities, new school sites, to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings, shared facilities, proximity to transit, and measures to support ***active transportation***;

xv. Provisions for ***human services*** that meet local community and Region-wide needs;

xvi. The planning for ***complete communities*** policies of Section 3;

xvii. Provisions for stormwater management in accordance with Section 2.12.5;

xviii. Ensure ***development*** conforms to local municipal energy plans; and

xix. The interface between ***major facilities*** and ***sensitive land uses*** to ensure matters of land use compatibility are appropriately addressed in accordance with the Provincial Planning Statement and guidelines.

Local Centres

This Section provides more detailed policies to guide the preparation of ***Secondary Plans*** within Local Centres.

7.3.1.3 The Town will:

a. Require that ***Secondary Plans*** or other equivalent comprehensive planning studies and/or ***development*** contemplated within Local Centres address the following criteria:

i. That Local Centres connect efficiently with and contribute to the vitality of the surrounding area;

ii. That focal points for community activity and civic pride are created;

iii. That specific employment targets that contribute to live/work opportunities be identified;

iv. The revitalization and preservation of ***cultural heritage resources*** within core historic areas through urban design standards which reflect local heritage, character, and streetscape; and

v. Minimum criteria for ***strategic growth areas*** in Section 7.3.1.2 as appropriate.

Local Corridors

This Section provides more detailed policies to guide the preparation of ***Secondary Plans*** within Local Corridors.

7.3.1.4 The Town will:

a. Require that ***Secondary Plans*** or other equivalent comprehensive planning studies and/or ***development*** contemplated within Local Corridors address the following criteria:

i. The historic function and preservation and revitalization of historic mainstreet areas;

ii. The establishment of consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;

iii. Regional and Town streetscaping policies;

iv. Limiting vehicle access from ***developments*** adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties; and

v. Be consistent with the minimum criteria for ***strategic growth areas*** in Section 7.3.1.2, as appropriate.

Urban Areas and Community Areas

This Section provides more detailed policies to guide the preparation of ***Secondary Plans*** within Urban Areas and Community Areas.

7.3.1.5 The Town will:

a. Require that ***Secondary Plans*** or other equivalent comprehensive planning studies and/or ***development*** contemplated within Urban Areas and Community Areas address the following criteria:

i. Availability of water and wastewater services;

ii. ***Development*** that respects the context and scale of the entire community and is integrated into the existing community;

iii. Best efforts to achieve the minimum density requirement of 50 residents and jobs combined per hectare, or 14 units per hectare, in the ***developable area***;

iv. Best efforts are made to incorporate policies for ***New Urban Areas*** in Section 2.5; and,

v. To encourage ***development*** within the ***built-up area*** to be consistent with the appropriate ***intensification*** and density policies in Section 2.8.2.

7.3.2 Block Plans

A Block Plan provides a conceptual and comprehensive planning framework of ***development*** for a specific ***redevelopment*** area, and guidance to evaluate proposed ***development***. A Block Plan may be adopted as a non-statutory document or 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.

7.3.2.1 The Town will:

a. At its discretion, require Block Plans to be prepared for large-scale ***developments***, including those involving multiple landowners and where coordination of ***development*** phasing and municipal services and rights-of-way are needed;

b. Consider requiring a Block Plan to be prepared as part of the following applications:

   i. Official Plan Amendment;

   ii. Zoning By-law Amendment;

   iii. Draft Plan of Subdivision;

   iv. Site Plan Control; and,

   v. As part of a ***Secondary Plan*** for ***New Urban Areas***.

c. Identify the items to be addressed in the Block Plan, which may include, but are not limited to:

   i. Detailed land use and density/built-form distribution to ensure that any applicable density target is achieved;

   ii. Details for the provision of sewer, water and storm water management systems;

   iii. Location of convenience retail and service commercial centres, and other required larger scale retail and service commercial facilities;

   iv. The existing topography and a conceptual grading plan;

   v. The location of natural features including mature trees and vegetation and strategies to protect them;

   vi. Confirming the boundaries of natural heritage features and natural hazards, and any required ***environmental buffers***/setbacks through the required technical studies;

vii. Contributions to achieving a ***complete community*** consistent with the objectives of this Plan;

viii. The layout and design of existing and proposed streets in plan and section including locations and dimensions for sidewalks and other walkways, midblock connections, connections to ***open spaces*** such as schoolyards and other accessible ***open spaces***, trees and street furniture in order to achieve ***complete streets***;

ix. The location of existing and required parks and ***open spaces*** and the ***active transportation*** network, including trails and pedestrian connections;

x. The location of existing and future public destinations including parks, schools, transit, community services and facilities;

xi. Existing and proposed cycling routes, on public and private land;

xii. The location of existing or potential ***cultural heritage resources*** and strategies to protect them;

xiii. Existing and possible locations for public art;

xiv. The pattern of existing and proposed building types;

xv. The layout of ***development*** parcels including setbacks and building entrances;

xvi. Proposed service areas including public lanes, service courts, shared driveways, ramps and loading areas;

xvii. Building massing including heights, step-backs and tall building elements;

xviii. Density and heights illustrating shadow impacts, transition in scale between areas of differing intensity of use and spacing dimensions between buildings on a block;

xix. Landowner coordination matters including the provision of adequate municipal ***infrastructure*** and assessment of available capacity and the execution of a Landowner's Group Agreement; and,

xx. 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).

d. Consider requiring, in instances where a ***Master Environmental Servicing Plan*** or another comprehensive study has not been prepared, prior to the approval of any ***development*** application, that a Block Plan be prepared for the entire contiguous land area, or as appropriately subdivided to the satisfaction of the Town.

e. Require that preparation of the Block Plan conform with all relevant policies of the Province, the Region and the Town.

f. Require that the 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.

g. Seek the participation of benefiting landowners 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, to ensure coordination with respect to cross-boundary planning matters, such as transportation and sewer and water ***infrastructure***, as appropriate.

h. Consider that the Block Plan may 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.

7.3.3 Community Improvement Planning

The Town-wide ***Community Improvement Plan*** designates the entire Town 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 the goals identified by the Town.

7.3.3.1 The Town will:

a. Identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and ***Community Improvement Plans*** for specific areas of the Town or Town-wide.

b. Support projects and programs that encourage placemaking, including improvements to the built, natural and social environments.

c. Maintain, enhance or facilitate the viability of mixed use, commercial, residential and ***employment areas*** within the Town.

d. Address housing issues that may be particular to one community or Town-wide, including the promotion of affordable home ownership and rental housing.

e. Promote private initiatives to rehabilitate, restore, or redevelop property, while encouraging the conservation, restoration, adaptive re-use and improvement of ***cultural heritage resources***.

f. Encourage and support carbon reduction measures in ***development***, ***redevelopment*** and built form that align with the climate change goals, objectives and priorities of the Town and this Plan.

g. Promote ***on-farm diversified uses***, ***agriculture-related uses*** or other measures to promote revitalization and economic activity in the ***rural areas*** of the Town, in accordance with the permitted uses in this Plan.

h. Continue to improve the Town's physical, social and recreational facilities and services in a co-ordinated manner that may reflect localized or Town-wide issues, while recognizing the Town's priorities and financial resources.

i. Prioritize the improvement and make efficient use of public ***infrastructure***, public services and utilities.

j. Consider implementing the community improvement objectives of this Plan by:

    i. Participating in available provincial, regional or other funding programs or opportunities to assist in the implementation of a ***Community Improvement Plan***;

ii. Encouraging participation of the private sector in the implementation of a ***Community Improvement Plan***, including infilling and ***redevelopment*** policies;

iii. Supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the ***Community Improvement Plan***;

iv. Improving, acquiring or disposing of land and buildings in a designated Community Improvement Project Area;

v. 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; and

vi. Undertaking regular performance review and monitoring of ***Community Improvement Plans*** and update the Community Improvement Project Areas or ***Community Improvement Plans***.

k. Prior to adopting a ***Community Improvement Plan***, be satisfied that the Town can reasonably finance the Town's share of costs in its implementation.

l. Collaborate, participate, and consult with York Region to combine financial incentives to assist in the implementation of ***Community Improvement Plans***.

7.3.4 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 the market quicker. References to site plan and site plan control throughout this Plan, shall also be interpreted to apply to a Community Planning Permit (CPP).

7.3.4.1 The Town may identify one or more areas, including the entire Town, as a CPPS area to assist in streamlining the planning processes by combining zoning, site plan and minor variance(s) into one development application.

7.3.4.2 The following areas are described as proposed CPP areas and will be designated as such by a CPP By-law passed by Council pursuant to the provisions of the ***Planning Act*** and associated regulations:

a. Urban Area;

b. Community Area;

c. Hamlet Area;

d. Agricultural Area;

e. Rural Area;

f. Parks and Open Space Area– Agricultural System; and

g. Significant Environmental Area.

7.3.4.3 The Town's goals and objectives in establishing a CPPS are the following:

a. **Goals:** The goal is to support the Town's vision to manage growth in a sustainable manner, promote more complete and healthy communities and continue to protect and enhance the natural environment, and agricultural and rural resources that contribute to the unique character of the Town. The goal of the CPPS is to make development approval processes more streamlined and efficient, support the protection of the Agricultural System and create certainty and transparency for the community and landowners.

b. **Objectives:** The objective of the CPPS is to ensure that the CPP By-law is in line with the policies, vision and direction for lands, in accordance with the policies of this Plan. The CPP By-law is to maintain an appropriate balance between the environment and physical development.

7.3.4.4 Within an area for which a CPP By-law has been enacted, the Town's Zoning By-law will not apply, nor will site plan control.

7.3.4.5 If a CPP By-law is enacted, the use and ***development*** of land must comply with the permitted uses, standards and criteria set out in the CCP By-law as demonstrated by the issuance of a CCP unless the proposed use or ***development*** is expressly exempted from a permit as indicated in the CPP By-law. Where a CPP is required, the following criteria may be used in the evaluation of a request for a variation from a standard:

a. the proposed use is appropriate for the lands;

b. the proposed use takes into account the characteristics of the property;

c. the proposed use would not have any off-site impacts, or the proposal provides for buffering and other measures to mitigate adverse impacts;

d. the proposed use shall maintain the general intent of the CPP By-law;

e. the proposed use shall maintain the general intent of the Official Plan; and

f. the proposed use is consistent with the Provincial Planning Statement and conforms with all applicable Provincial Plans and policies.

7.3.4.6 A CPP 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 and define the permitted and discretionary uses of land;

c. set out development standards with specified minimum and maximum standards;

d. set out any internal review for permit decisions;

e. describe notification procedures for decisions;

f. set out criteria for determining whether a proposed use or ***development*** is permitted;

g. describe the process for amending a CCP, development permit agreements and pre-existing site plan agreements;

h. outline any conditions of approval that may be imposed;

i. set out the scope of delegated authority, including any limitations; and,

j. include a statement of any exemptions from the requirement for a CPP.

7.3.4.7 Town initiated amendments or an application to amend the CPP By-law must be considered in the context of the planned vision for all lands within the area subject to the CPP By-law. An application to amend the CPP 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.

7.3.4.8 Town initiated amendments to the CPP 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.

7.3.4.9 The CPP 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 CPP.

7.3.4.10 The CPP By-law may also include any condition or requirement that may be imposed pursuant to the ***Planning Act***, including, but not limited to, the following:

a. ***development*** shall be undertaken in accordance with a CPP, including submitted plans, reports and drawings;

b. identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;

c. road widenings may be required to the extent established in the Official Plan;

d. easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other public utilities;

e. facilities for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon;

f. payment of cash-in-lieu;

g. a natural heritage evaluation or ***Environmental Impact Study*** where development is located within or adjacent to an identified natural heritage feature;

h. a natural hazard assessment or technical report where development is suspected within an area prone to flooding or erosion;

i. site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;

j. in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;

k. approvals and permits for other regulatory bodies, such as ***Conservation Authorities;***

l. execution, maintenance and monitoring of any feature or works associated with a condition or a report; and

m. enter into an agreement with the Town and/or any regulating bodies, to be registered on title, to confirm development will proceed in accordance with the CPP, including the requirement of financial securities.

7.3.4.11 The CPP 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.

7.3.4.12 Where a CPP By-law has been enacted, Council may delegate its decision making authority respecting CPP applications and its authority to execute, amend and release CPP agreements to a Committee or body appointed by Council or an employee of the Town as outlined in the CPP By-law.

7.3.5 Inclusionary Zoning

The ***Planning Act*** enables municipalities to implement ***Inclusionary Zoning***, a land use planning tool that can be used to require the provision of ***affordable*** housing in new multi-residential ***developments*** within a ***Major Transit Station Area*** (or a Community Planning Permit System area enacted by order of the Province under Section 70.2.2 of the ***Planning Act***). The Town may utilize Section 35.2 of the ***Planning Act*** to advance the ***development*** of ***affordable*** housing to keep pace with the growth of new market housing and assist the Town in providing ***housing options*** for all incomes and households.

7.3.5.1 The Town will:

a. Conduct a housing assessment pursuant to the requirements of Section 16 of the ***Planning Act***, to determine the feasibility and applicability of ***Inclusionary Zoning***. Upon completion of the Town's housing assessment, additional policies authorizing the use of ***Inclusionary Zoning*** will be included in the official plan through an Official Plan Amendment.

b. Consider utilizing ***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.

c. Ensure affordable units will be of both ownership as well as rental tenure, and may be managed and operated by the developer, municipal non-profits or private non-profits and charities.

d. Ensure the affordable units secured through ***Inclusionary Zoning*** continue to be affordable during stated affordability period by requiring owners of those units to enter into agreements registered on title.

e. Develop and adopt ***Inclusionary Zoning*** Implementation Guidelines that addresses implementation, administration and monitoring procedures, and eligibility criteria including:

    i. Administration during the affordability period of affordable rental units and affordable ownership units;

    ii. Household eligibility;

    iii. Income eligibility;

    iv. Marketing;

    v. Screening and selection process;

    vi. Rent increases;

    vii. Resale process and price increases; and,

    viii. Regular reporting requirements.

f. Investigate the use of a Community Planning Permit System in all areas throughout the Town for the purpose of implementing ***Inclusionary Zoning***.

g. Endeavor to achieve housing affordability and tenure targets as established in this Plan, and prioritize on-site ***affordable*** housing units and units with two or more bedrooms.

h. Consider ***Inclusionary Zoning*** in all ***Major Transit Station Areas*** and Community Planning Permit System areas that may address the following:

    i. Minimum unit number thresholds for ***affordable*** housing units;

    ii. Minimum percentage of gross floor area dedicated toward ***affordable*** housing;

    iii. Rental rates or sale prices of units to ensure they are no greater than what is affordable to moderate income households as defined by the Province;

    iv. Provision of 2 and 3+ bedroom units as the predominant unit type;

    v. Exemption or reduction of the ***Inclusionary Zoning*** requirements for purpose built rental ***developments*** or residential ***developments*** which are sold or rented at rates below the moderate affordability threshold;

    vi. Priority for the provision of on-site affordable units;

    vii. Reduction of ***Inclusionary Zoning*** requirements for ***developments*** proposing units at rates below the affordability threshold for moderate income households; and,

    viii. Phasing when implementing ***Inclusionary Zoning*** where appropriate based on market and other local conditions.

i. Collaborate with York Region to:

    i. Monitor and report on ***affordable*** housing acquired through ***Inclusionary Zoning***; and

    ii. Establish a framework to ensure collection of any financial proceeds resulting from the sale of affordable units obtained through ***Inclusionary Zoning*** and sold above the affordability threshold of moderate income households and prior to the expiration of the affordability period are returned to local and regional ***affordable*** housing initiatives.

7.3.6 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.

7.3.6.1 The Town will:

a. Where deemed necessary, place a holding provision on lands, subject to conditions that must be satisfied before the final use of the land is permitted, which may include the following:

   i. Adequate ***infrastructure*** is available, as required to service the proposed ***development***;

   ii. Completion of transportation and ***infrastructure*** improvements;

   iii. Fulfillment of financial obligations related to ***open space***, recreational and community services and facilities;

   iv. Environmental remediation or mitigation measures;

   v. Natural environmental hazard management;

   vi. Protection of the natural environment including tree preservation;

   vii. Professional or technical studies to assess potential ***development*** impacts;

   viii. Phasing of ***development***;

   ix. Draft plan of subdivision and/or site plan control approval;

   x. Approval of a ***Secondary Plan*** and/or Block Plan encompassing one or more parcels of land;

   xi. Provision of affordable and attainable housing, where appropriate;

   xii. Measures to protect cultural heritage and ***archaeological resources***;

   xiii. Additional technical studies as may be required; and,

   xiv. 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.

b. 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.

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

7.3.7 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.

7.3.7.1 The Town will:

a. In accordance with Section 38 of the ***Planning Act***, pass an interim control by-law 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.

b. 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.

7.3.8 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.

7.3.8.1 The Town will:

a. In accordance with Section 39 of the ***Planning Act***, a temporary use by-law 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:

   i. The ***development*** proponent demonstrates that the use is temporary in nature and appropriate for a limited time span;

   ii. Maintain the long-term viability of the lands for the uses permitted in this Plan;

   iii. Be compatible with the adjacent land uses;

   iv. Be suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services;

   v. Have no adverse impacts on key natural heritage features and ***key hydrologic features***;

   vi. Have no adverse impact on traffic, transportation or parking facilities in the area;

   vii. Provide adequate on-site parking facilities;

   viii. Provide sufficient services (e.g., sewage and water supply, etc.) to accommodate the proposed temporary use;

   ix. Not entail any major construction or investment on the part of the owner and no new buildings or expansions of buildings, except for temporary or moveable structures, shall be permitted; and

   x. An agreement be entered into to terminate the use upon expiry of the temporary use 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. A temporary use by-law may be extended where the original criteria provided for above are met, and in accordance with the ***Planning Act*** requirements.

7.3.9 Site Plan Control

Site plan control is a planning tool that the Town can use to evaluate certain site elements on a parcel of land where ***development*** is proposed In accordance with the ***Planning Act***; this includes such elements as the location of buildings, structures and required facilities and works, walkways, parking areas, landscaping, as well as exterior design, to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands. Site Plan control is also a component of the Community Planning Permit System, and the applicable policies in relation to site plan control apply to a Community Planning Permit.

7.3.9.1 The Town will:

a. Consider the entirety of the Town as a site plan control area. However, the following uses will not be subject to Site Plan Control, and in accordance with the Town's Site Plan Control By-law:

   i. 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***;

   ii. Electric power facilities;

   iii. Regional or municipal facilities; and,

   iv. ***Development*** consisting of the construction of a building or structure for residential purposes if the parcel of land will contain no more than 10 residential units, unless the ***development*** relates to a land lease community home.

b. Notwithstanding a. iv. above, for the purposes of Section 41 (1.2) of the ***Planning Act***, prescribed areas may be identified for which Site Plan Control may not be exempt, as prescribed through Regulation.

c. Require ***development*** proponents 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.

d. Consider applying certain conditions to site plan approval, and to require that a certain standard of design be applied that is consistent with the urban design policies of this Plan and any applicable design guidelines, and in accordance with the matters related to exterior design as specified in the ***Planning Act***, to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands, which may include such matters as:

i. Active and transparent street front design to create accessible and safe buildings and streetscapes;

ii. Curb cuts to improve universal accessibility and mobility;

iii. Permeable surfaces to reduce stormwater runoff;

iv. Bicycle parking facilities to encourage ***active transportation***; and,

v. Street furniture, tree planting, energy-efficient lighting and landscaping for sustainable and vibrant public spaces.

7.3.10 Property Standards

7.3.10.1 The Town will:

a. Administer a Property Standards By-law law that establishes standards to address the following:

   i. The physical conditions of vacant land, yards and passageways including the accumulation of debris and rubbish;

   ii. The adequacy of sanitation including drainage, waste disposal, garbage and pest control;

   iii. The physical condition of accessory buildings;

   iv. The physical conditions of dwellings or dwelling units, ***institutional***, commercial and/or industrial buildings, structures and properties;

   v. The protection of ***cultural heritage resources***;

   vi. The temporary storage of refuse, materials or equipment as it relates to ***development*** or construction or other standards pertaining to lands under ***development***; and

   vii. 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.

b. Require financial security through bonding letters of credit or other financial arrangement prior to ***development***.

7.3.11 Delegation of Authority

7.3.11.1 The Town may:

a. Enact a by-law to delegate the authority to pass by-laws under Section 34 of the ***Planning Act***, approve plans of subdivision and impose conditions under Section 51 of the ***Planning Act***, and for the giving of consents under Section 53 of the ***Planning Act***; that are minor in nature, to a committee of Council or an individual who is an officer or employee of the Town, provided that all notice and public meeting requirements of this Section and pursuant to the ***Planning Act***, are satisfied.

b. Delegation of authority to pass by-laws under Section 34 of the ***Planning Act*** will be limited to:

   i. a by-law to remove a holding "H" symbol;

   ii. a housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law;

   iii. an amendment to the Zoning By-law that is deemed to be minor in nature and conforms to the policies of this Plan; and

   iv. a by-law to authorize the use of land, a building, or a structure on a temporary basis.

c. The delegation of authority authorized under this Section may be subject to conditions of Council.

7.4 Lot Creation and Adjustment

Lot creation, also known as land severance or consent, is the division of land to create new parcels of land. Lot creation may also include boundary readjustments and the registration of easements. Lot creation within the Town's ***settlement areas*** should generally occur by plan of subdivision, 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. 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.

7.4.1 Lot Creation Within Settlement Areas

7.4.1.1 The preferred means of land division and new lot creation in the Town's ***settlement areas*** will be by Registered Plan of Subdivision or Condominium, particularly where one of more of the following applies:

a. The ***development*** requires the provision of new public roads or other municipal ***infrastructure*** (including parks and hard services);

b. It is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner; and,

c. More than three new additional lots are being created, which necessitate the creation of new roads and ***infrastructure***.

7.4.1.2 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 By-law are maintained;

c. The lots (including severed and retained parcels) front on to, 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.

7.4.1.3 Where the Town determines that it is appropriate, lot creation may occur through the use of a Part Lot Control Exemption by-law, in accordance with the provisions of the ***Planning Act***.

7.4.1.4 Within ***Hamlets***, lot creation will typically occur through consent, unless the proposed ***development*** may be better considered through a Draft Plan of Subdivision, particularly in instances where public rights-of-way and multiple lots are being created.

7.4.2 Lot Creation in the Oak Ridges Moraine Conservation Plan Area

7.4.2.1 For lot creation outside ***settlement areas*** in the Oak Ridges Moraine Conservation Plan Area, the Town will consider the following criteria:

a. Discourage lot creation within the ***Agricultural Area***.

b. The new lot will be limited to the minimum size required for the use and appropriate ***individual on-site water services*** and ***individual on-site wastewater services.***

c. Severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, 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:

   i. 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,

   ii. No new residential dwellings will be constructed on the remnant parcel of farmland created by the severance.

d. Severance of two or more lots for ***agricultural uses*** where the lot size of the severed and retained lots is at least 40 hectares.

e. Acquisition of land for the ***development*** of ***infrastructure*** in accordance with the requirements set out in Section 41 of the ORMCP, and where the facility or corridor cannot be accommodated through the use of easements or right-of-way.

f. 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.

g. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.

h. 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.

i. 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***.

j. A lot shall not be created if it would extend or promote strip ***development***.

k. Notwithstanding the above, a consent for an agriculture-related use is not permitted within the Oak Ridges Moraine Conservation Plan area.

7.4.3 Lot Creation in the Greenbelt Plan Area

7.4.3.1 For lot creation outside ***settlement areas*** in the Greenbelt Plan Area, the Town will consider the following criteria:

a. Discourage lot creation within the ***Agricultural Area***.

b. Within the ***Agricultural Area***, consider lot creation for:

   i. ***Agricultural uses***, where the lots are intended for ***agricultural uses*** and provided the minimum lot size is 40 hectares within ***prime agricultural areas***; and

   ii. ***Agriculture-related uses*** provided that any new lot shall be limited to the minimum size needed to accommodate the use, appropriate sewage and water services;

c. Acquiring land for ***infrastructure*** purposes, where the facility or corridor cannot be accommodated through the use of easements or right-of-way.

d. 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***.

e. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in ***prime agricultural areas***, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature.

f. 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 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,

   ii. No new residential dwellings will be constructed on the remnant parcel of farmland created by the severance.

7.5 Planning Applications

Certain ***developments*** in the Town will be subject to approvals under various policies and regulations defined by the ***Planning Act***, including amendments to this Official Plan, Zoning By-law amendments, site plans, plans of subdivision, and consents. Proponents of these ***developments*** are required to undergo an application process that provides Town staff and Council an opportunity to evaluate whether the proposed ***development*** meets the policies and needs of the Town.

7.5.1 Official Plan Amendments and Evaluation Criteria

While the Plan is intended to provide direction for growth to 2051, it is recognized 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.

7.5.1.1 The Town will:

a. Consider requests for site specific amendments to the Official Plan upon application, and will evaluate such requests, in consideration of the overall intent, vision, goals, principles and policies of the Official Plan, and on the basis of the following criteria:

   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, ***infrastructure***, and community services and facilities;

   v. The economic benefits and financial implications to the Town; and,

   vi. Shall conform with applicable Provincial Plans and be consistent with the Provincial Planning Statement.

7.5.2 Pre-Consultation, Complete Application Requirements and Supporting Studies

7.5.2.1 The ***Planning Act*** requires that municipalities set out the process for pre-consultation and the requirements for the submission of complete applications for the purposes of processing a ***development*** application. The following sets out the requirements for pre-consultation and complete application requirements for all ***development*** applications:

a. A pre-application consultation meeting with the Town is recommended but at the discretion of the applicant 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 Minor Variance applications.

b. The purpose of the pre-application consultation meeting shall be to:

   i. allow the Town to review a draft ***development*** proposal for the lands affected by the proposed application(s);

   ii. determine the required information and submission materials for the application(s); and,

   iii. identify external review agencies that an applicant may be required to consult with in addition to the Town.

c. For the purposes of deeming an application complete, the following information is required:

   i. Completed application form for the applicable ***development*** 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. A record of any pre-application consultation meetings if applicable; and,

   v. All other information, studies and material(s) as may be identified through the pre-application consultation meetings(s), if applicable, including the requirements set by external review agencies, in a form satisfactory to the Town.

d. The Town will, in consultation with affected external review agencies, evaluate a submitted application for completeness, and if the submission does not contain the information, material and studies required by the Province or through the pre-application consultation process, or does not address technical and policy issues identified through pre-application

consultation, the Town may refuse to accept or further consider the application.

7.5.2.2 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. The required studies and plans shall comply with the applicable Terms of Reference, Standards and Guidelines prepared by the Town and/or Region, as amended:

a. **Description of Site and Proposal:**

i. Colour aerial photograph(s);

ii. Survey Plan;

iii. Parcel abstract;

iv. Planning Justification Report;

v. Draft Official Plan Amendment;

vi. Draft Zoning By-law Amendment; and

vii. Draft Plan of Subdivision and/or Condominium.

b. **Plans and Drawings:**

i. Concept Plan;

ii. Phasing Plan; and,

iii. Comprehensive Development Plan.

iv. Architectural Site Plan;

v. Internal Floor Plans;

vi. Roof Top screening Details and/or cross section;

vii. Building Elevations (both black and white and colour);

viii. Larger scale drawings of building elevations related to the ***public realm***;

ix. Coloured Renderings (perspective ground or human scale);

x. Landscape Plans, including Landscape Master Plan or Landscape Costs Estimate;

xi. Sign Details (including materials and colours);

xii. Photometric Lighting Plan;

xiii. Waste collection design standards;

xiv. Architectural Control Architect Approved Drawings;

xv. Reductions of Plans (Legal Size); and

xvi. Digital versions of plans in AutoCAD, Geodatabase and PDF formats, or the applicable format at the time of application submission.

c. **Urban Design Reports and Studies:**

i. Urban Design Brief or Guidelines;

ii. Architectural Guidelines;

iii. Sustainable Development Report;

iv. Public Realm Plan;

v. Streetscape Plan;

vi. Computer generated building mass model;

vii. Wind Study; and

viii. Sun/Shadow Study.

d. **Environmental Reports and Studies:**

i. Master Environment and Servicing Plan;

ii. ***Environmental Impact Study***;

iii. Phase 1 Environmental Site Assessment;

iv. Phase 2 Environmental Site Assessment;

v. Demarcation of physical and stable top of bank areas regulated by a ***Conservation Authority*** and/or limits of elements of the Natural Heritage System, and/or hazard lands;

vi. Edge Management and/or Restoration Plans;

vii. Oak Ridges Moraine Conformity Report;

viii. Greenbelt Conformity Report;

ix. Special Policy Area Study, provided it is undertaken by the Town in accordance with provincial procedures and requirements;

x. Erosion and Sediment Control Plan;

xi. Environmental Site Screening Checklist;

xii. Community Energy Plan;

xiii. Natural Heritage and/or Hydrologic Evaluation;

xiv. Landform Conservation Plan; and,

xv. Flood Risk assessment Plan.

e. **Transportation Reports and Studies:**

i. Transportation Study and Impact Report;

ii. ***Transportation Demand Management*** Plan;

iii. Parking Study;

iv. Pedestrian and Cycling Circulation Plan;

v. ***Mobility Plan***; and,

vi. Transit Facilities Plan.

f. **Engineering Reports and Studies:**

i. ***Master Environmental Servicing Plan***;

ii. Phasing Plan;

iii. Functional Servicing Report;

iv. Water Supply Analysis Report;

v. Wellhead Protection Area Risk Assessment;

vi. Wellhead Protection Area Risk Management Plan;

vii. Stormwater Management Report;

viii. Noise and Vibration Report;

ix. Geotechnical and Soils Report;

x. Geomorphological Study and

xi. Site Servicing and Grading Plan.

g. **Housing Reports:**

i. Housing Impact Statement; and

ii. Health Impact Assessment

h. **Heritage Reports and Studies:**

i. Cultural heritage survey;

ii. Cultural heritage impact assessment;

iii. Cultural Heritage Management Plan;

iv. ***Heritage Conservation District*** Conformity Report; and

v. ***Archaeological Assessment***.

i. **Other Reports and Studies:**

i. ***Agricultural Impact Assessment***;

ii. Retail Market Impact Study (for proposals over 30,000m2 of GFA);

iii. Commercial Impact Statement;

iv. Appraisal Report;

v. Parks and Open Space Plan;

vi. Employment Area Compatibility Assessment Report;

vii. Tree inventory and preservation study; and,

viii. Arborist report.

ix. Employment Area Compatibility Assessment Report

7.5.2.3 That through the review process for a ***development*** application 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.

7.5.2.4 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.

7.5.2.5 The Town shall require that approvals of Draft Plan of Subdivision include a lapsing date in accordance with Section 51(32) of the ***Planning Act***.

7.5.3 Additional Matters related to the Community of Ballantrae and the Hamlet of Musselman's Lake

7.5.3.1 Development Review – Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision

Development in the settlement areas will be limited. However, it is essential that any new uses are subject to detailed review prior to approval to ensure that they do not create additional concerns. The policies of this section establish the background information requirements and the criteria which must be satisfied for applications involving Official Plan amendments, Zoning By-law amendments and plans of subdivision.

These requirements shall generally not apply to any consent application involving three lots or less including proposals for infilling, additions or modifications to existing buildings and structures, minor changes to existing regulations or other similar changes with the exception of development in the Highway 48 Corridor Residential Area and the Highway 48 Corridor Commercial/Mixed Use Area (Highway 48 designations).

Development shall not be permitted in areas which have been identified as environmentally sensitive, and the Town may apply conditions or restrictions which mitigate negative impacts on adjacent environmentally sensitive areas.

7.5.3.1.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision, and draft plan of condominium with the exceptions noted in Section.

The required information and studies shall generally be carried out at the cost of the applicant by consultants retained by the applicant, unless it is determined by the Town, particularly where the lands area of particular sensitivity or a significant size, that the studies should be carried out by a consultant retained by the Town at the cost of the applicant.

The required information and studies, all of which shall be prepared by qualified consultants, include:

a. Background Information

Topographic mapping of the subject site and lands within 150m, at a scale of 1:2000 or greater, with a minimum of 2.5m contours and other information identifying all natural features including all trees, soil type and water related features, as well as existing buildings and structures.

b. Plans

Detailed plans, including grading and planting plans and other documentation describing the proposed development including roads, building envelopes, areas to be retained in natural vegetation, natural areas which are intended to be enhanced, recreation facilities and trails, storm water facilities and wastewater and water services. In addition, in the Highway 48 Corridor designations, 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, which considers the Highway 48 Corridor Urban Design Guidelines and Concept Plan.

c. Storm Water Management

A surface water management study shall be submitted which identifies how storm water quality and quantity, erosion and sedimentation will be controlled and managed on site. Through a Best Management Practices approach, alternative mechanisms for treatment and control shall be identified. In addition, the rationale for these alternative measures shall be provided. In the Highway 48 Corridor designations, the study shall demonstrate no impact on the MTO drainage system.

In accordance with the requirements of Section 4.8-DP of the LSPP, an application for major development shall be accompanied by a stormwater management plan. Major development includes 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 the establishment of a major recreational use. Within Settlement Areas, any proposed development within the Musselman's Lake Community Area and Ballantrae Settlement Area shall demonstrate conformity with Designated Policies 6.32 – 6.34 of the Lake Simcoe Protection Plan.

d. Water and Wastewater Services

Development proposals shall be accompanied by a water and wastewater services plan and include justification for the use of any private individual water and wastewater services or private communal wastewater systems, where permitted by this Plan. Development proposals shall also be supported by the appropriate engineering and hydrogeological studies.

e. Flood Studies

Flood studies and mapping for all watercourses with greater than a 125 ha drainage area, including identification of erosion sites and other hazard problems, shall be submitted based on terms of reference provided by the Lake Simcoe Region Conservation Authority.

f. Fisheries Resource Management Study

A fisheries resource management study shall be carried out for sites, such as those along the East Holland River, where development may impact fish habitat to determine the nature of the resource, critical factors affecting the resource and its productivity and to identify enhancement opportunities.

g. Natural Heritage System Assessment

Where a proposed development site includes areas designated Natural Heritage System Area on **Schedule E – Ballantrae Land Use Designations** or identified as Natural Heritage System in **Appendix A**, the required site survey will identify the boundary of the Natural Heritage System based on staking carried out by representatives of the Town and the Lake Simcoe Region Conservation Authority. A strategy for the maintenance of the Natural Heritage System shall also be provided.

h. Tree Analysis

Where it is intended to remove any trees from a proposed development site, a tree analysis shall be carried out which will evaluate the nature and condition of the tree resources affected and, where deemed appropriate, provide recommendations with respect to removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as addressing the impact on any trees in the adjacent natural area particularly with respect to edge/interior protection measures required for such areas.

i. Agricultural Code of Practice

Calculations shall be carried out with respect to the Agricultural Code of Practice where a proposed development site is adjacent to a livestock operation.

j. Cultural Heritage and Archaeological Resources

A preliminary assessment of any cultural heritage or archaeological resources on a proposed development site shall be prepared and, where appropriate, plans for preservation, removal or other approaches to any significant features.

k. Noise Impact Study

A noise impact study where a proposed development site is adjacent to a major noise source such as a Provincial Highway, aggregate areas or industrial use.

l. Traffic Impact Study

A traffic impact study for any proposed development in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.1.2 Development Evaluation Criteria

Development proposals shall generally conform with the following criteria, in addition to any other applicable policies of this Plan:

a. Storm Water Management

Storm water from the proposed development shall be treated and retained on site or within a specific area approved by the Town and where applicable will demonstrate no impact on the MTO drainage system and will satisfy the requirements of the LSPP. Water quality criteria shall be to the satisfaction of the Town, and where applicable, MTO.

b. Groundwater Resources

Each development shall be in accordance with source protection and water resource policies in the York Region Official Plan and the South Georgian Bay Lake Simcoe Protection Plan and shall be designed to prevent impacts to groundwater quality and quantity including the sustainability of the municipal drinking water system.

c. Wastewater and Water Services

Development shall be serviced in accordance with the policies of Section 2.11.5 of this Official Plan.

d. Natural Heritage System Area

No development of lands in the Natural Heritage System Area designation on **Schedule E – Ballantrae Land Use Designations** shall be permitted, with the exception of those uses specifically outlined in Section 6.6.1.

e. Other Natural Areas

Development of other natural areas, particularly lands shown as Natural Heritage System in **Appendix A**, shall be permitted only in accordance with the provisions of Section 4.4.4 of this Official Plan.

All proposals shall incorporate a strategy for maximizing the protection of any wooded areas, significant hedgerows or individual tress identified in the tree analysis.

f. Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the absolute minimum required, having regard for drainage issues.

g. Watercourse and Lakes

All streams, rivers, ponds and lakes shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for the retention/restoration of riparian features such as intermittent streams and drainage swales, will be evaluated on a site by site basis and some modifications to these features may be approved where deemed appropriate.

h. Traffic Impact

Development in the Highway 48 Corridor in the Ballantrae settlement area shall satisfy the Town's Access Management Guidelines.

i. General

Development shall implement the applicable recommendations of the background studies prepared as required by Section 7.5.3.1, including the protection or conservation of significant cultural heritage and archaeological resources where required, and generally conform to the applicable policies of Sections 7.5 and 6.1 of the Official Plan.

7.5.3.2 Development Review – Consents

Consents may be discouraged in the Ballantrae and Musselman's Lake settlement areas because of the location on the Oak Ridges Moraine. However, consents shall be permitted when the following criteria are satisfied and in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan.

a. Legal or Technical Purposes

A consent may be granted for legal or technical purposes such as a boundary adjustment, easement or rights-of-way where a separate lot is not being created. A consent may be granted where two or more detached dwelling units exist on a lot of record at the time of approval of this Plan. Consents of this nature shall only be permitted where it can be demonstrated through appropriate studies to the satisfaction of the Town and York Region that the severed and retained lands can be adequately serviced in accordance with the servicing policies of this Plan.

b. Improvement of an Existing Environmental Problem

A consent may be granted where it will contribute to the improvement of an existing environmental problem such as the addition of lands to an existing undersized lot.

c. Preservation of a Natural Area

A consent may be granted where it will assist in the preservation of a natural area or a part of the Natural Heritage System identified in **Appendix A** such as the addition of a wooded area to another existing wooded area with the intention of preserving both areas or the creation of a trail system.

d. Maximum Number of Lots to be created by Consent

A consent for a maximum of 3 lots (1 retained, 2 created) may be granted in the Ballantrae Residential Area or the Musselman's Lake Hamlet Area designations if it is determined that a plan of subdivision is unnecessary, the consent satisfies the minimum lot size requirements of the Town, and if the consent(s) is/are in conformity with the applicable policies of this Plan.

The policies of this Section establish the background information requirements and the criteria which must be satisfied for applications involving consents.

7.5.3.2.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for a consent.

All consent applications shall include detailed mapping, plans and any other information required to allow evaluation of the proposal including detailed plans, where applicable, such as grading and landscaping plans and other documentation:

a. Describing the proposed consent;

b. Demonstrating how stormwater, erosion and sedimentation will be controlled on site; and,

c. Describing existing landscaping and trees and any modifications proposed to the landscaping and trees.

In addition, a traffic impact study shall be required for any proposed consent in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.2.2 Development Evaluation Criteria

Any proposed consent shall generally conform with any of the applicable criteria in Section 7.5.3.2.

7.5.3.3 Development Review – Minor Variances

The policies of this Section establish the background information requirements and the criteria which must be satisfied for applications involving minor variances.

7.5.3.3.1 Information Requirements

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with any additional information and material identified in Section 7.5 of the Official Plan, shall be required to be submitted as part of an application for minor variances.

All minor variance applications shall include detailed plans, where applicable, such as grading and landscaping plans and other documentation:

a. Describing the proposed development;

b. Demonstrating how stormwater, erosion and sedimentation will be controlled on site; and,

c. Describing existing landscaping and trees and any modifications proposed to the landscaping and trees.

In addition, a traffic impact study may be required in a Highway 48 Corridor designation including consideration of the Town's Access Management Guidelines.

7.5.3.3.2 Development Evaluation Criteria

Any proposed minor variance shall generally conform with the following criteria, in addition to any other applicable policies of the Official Plan:

a. Storm Water Management

Storm water from the proposed development shall be treated and retained on site or within a specific area approved by the Town and where applicable will demonstrate no impact on the MTO drainage system. Water quality shall meet limits established by the Town, and where applicable MTO.

b. Wastewater and Water Services

Any existing private wastewater or water services shall be brought up to a standard approved by the Town and York Region. New development shall be serviced in accordance with the policies of Section 2.11.5 of this Official Plan.

c. Natural Heritage System Area

No development of lands in the Natural Heritage System Area designation on **Schedule E – Ballantrae Land Use Designations** shall be permitted, with the exception of those uses specifically outlined in Section 6.6.1.

d. Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the absolute minimum required, having regard for drainage issues.

e. Watercourses and Lake

All streams, rivers, ponds and lakes shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for the retention/restoration of riparian features such as intermittent

streams and drainage swales, will be evaluated on a site by site basis and some modifications to these features may be approved where deemed appropriate.

f. Traffic Impact

Development in the Highway 48 Corridor shall satisfy the Town's Access Management Guidelines.

7.5.3.4 Implementation and Interpretation

The implementation and interpretation of these policies shall generally be in accordance with the provisions of Section 7 of the Official Plan.

a. Consultation with Other Agencies

The Town shall consult with other agencies as required, particularly the Ministry of Natural Resources, the Ministry of Environment, Conservation and Parks, the Ministry of Municipal Affairs, the Lake Simcoe Region Conservation Authority and York Region, with respect to any matters which result from the implementation of this Plan.

b. Master Environmental Servicing Plan

A Master Environmental Servicing Plan may be prepared for the Ballantrae-Musselman's Lake Secondary Plan area, or portions thereof, to deal with storm water drainage, water supply system, provision of sanitary wastewater disposal and environmental matters related to ground water quality, prior to development approval. The Town shall work with landowners to determine if such a plan is necessary, and the area or areas to which it should be applied.

c. Development Agreements

i. Development Charges

Prior to the approval of any development proposal for the lands designated Ballantrae Residential Area, Highway 48 Corridor Residential Area and Highway 48 Corridor Commercial/Mixed Use Area, if applicable, the Town shall be satisfied that a suitable functional servicing study has demonstrated that the development proposal is feasible.

ii. Other Financial Requirements

Prior to draft plan approval of any subdivision or condominium development, or site plan approval, in the Ballantrae and Musselman's Lake settlement areas, the Town may require the owner to enter into area landowner cost-sharing servicing agreements and subdivision agreement, or site plan agreement, with the Town, if applicable, including front ending requirements that will ensure that the development can be adequately serviced and that an

appropriate contribution has been secured by the Town toward the provision of community services.

In particular, prior to the approval of any development proposal for the lands designated Ballantrae Residential Area, Highway 48 Corridor Residential Area and Highway 48 Corridor Commercial/Mixed Use Area, the following conditions shall be met:

Prior to the approval of development, the Town and York Region shall be satisfied as to the availability of water supply and wastewater servicing capacity and approvals for a wastewater treatment system by the Town, York Region and MECP to accommodate the development. This may require front ending agreements and limitations to be placed on development; and,

Prior to the registration of any development, the owner shall have entered into a subdivision agreement or site plan agreement, including any front ending requirements with the Town and/or York Region that will identify the capital expenditures associated with the servicing of the lands and process for contributions from benefitting owners.

iii. Cost Sharing

Where the Owner has entered into a Developers' Group agreement(s), if applicable, prior to the release for registration of any phase of the Draft Plan, the Trustee(s) of the applicable Developers' Group(s) shall deliver a release(s) to the Town indicating the Owner has satisfied all conditions of the Developers' Group agreement(s) and the Trustee(s) has no objection to the registration of the applicable phase of the plan. The Owner acknowledges that where it has elected to make alternative arrangements to ensure the fair and equitable cost sharing of community infrastructure and facilities, the Town shall notify the Trustee(s) of the local Developers' Group(s) of such arrangements at least 60 days prior to the release for registration of any phase of the Draft Plan.

iv. Developers' Group Agreement(s)

The Town may require that directly benefitting landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development, if applicable.

That the locations of proposed public infrastructure such as roads, stormwater management facilities or the provision of other community facilities identified in Ballantrae and Musselman's Lake settlement areas have been incorporated without regard to property ownership. In order to ensure that all affected property owners contribute equitably towards the provision of community and infrastructure facilities such as parks, roads and road improvements, internal and external services, stormwater management facilities, the Town may require, if applicable, that as a condition of development approval, development proponents enter into one or more Developers' Group Agreements to address the sharing of these costs.

The Owner shall agree in the Subdivision Agreement that the holding zone provisions shall not be removed by the Town until the conditions outlined in the Zoning By-law have been satisfied to the satisfaction of the Town.

7.5.4 Required Studies for Cannabis Uses

7.5.4.1 The studies listed in this Section 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:

b. Agricultural Impact Assessment:

i. 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 in the ***Agricultural Area***. 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.

c. 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 Provincial 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 the 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.

b. 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 the 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.

c. Traffic Impact Study:

i. 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.

d. 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.

e. 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, and provided that such landscape planting strip may be interrupted by driveways or other needed access points.

f. Planning Justification Report:

   i. 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.

7.6 Consultation and Engagement

This 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.

7.6.1 Public Engagement and Notification

The ***Planning Act*** requires that municipalities set out and follow a planning process which allows sufficient opportunity for the public, stakeholders, and Indigenous communities to participate and provide feedback. The following sets out the requirements for public engagement and notification for all planning and ***development*** applications.

7.6.1.1 The Town will:

a. 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 be required when any of the following circumstances occur:

   i. 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,

   ii. 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.

b. 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.

c. Ensure the notice of public meeting shall contain the following information:

   i. The date, time and location of the meeting;

   ii. A key plan showing the location of the subject site or a description of the site; and,

   iii. A description of the proposal.

d. Ensure the notice of the public meeting shall be given to the public by at least one of the following methods:

i. 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,

ii. Prepaid first-class mail to personal service to every landowner within 120 meters of the land to which the proposal applies.

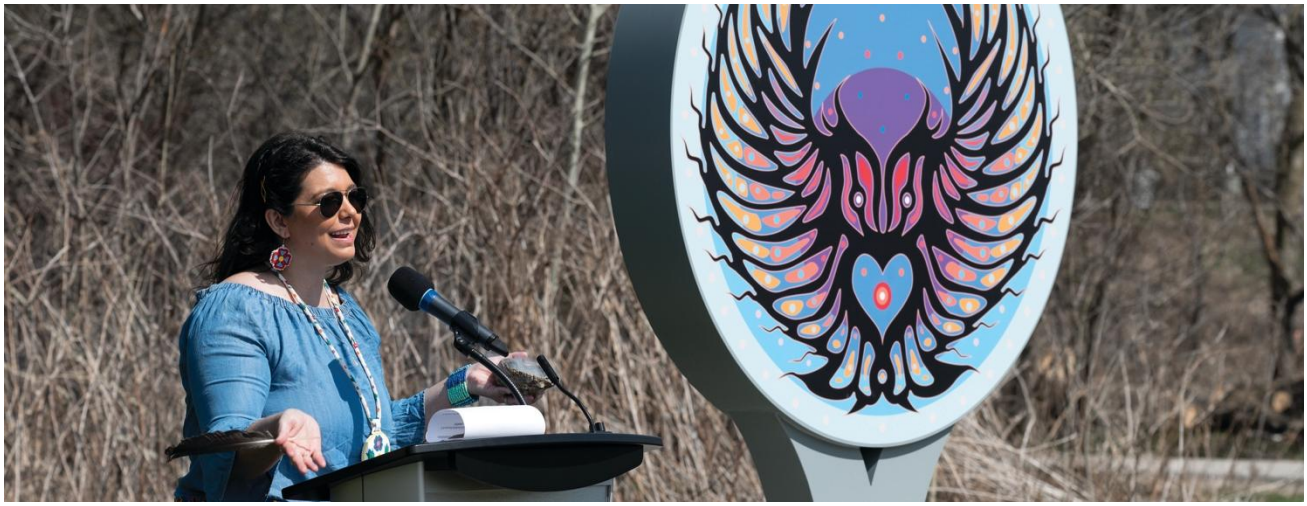
e. Give notice of a public meeting to any person or agency that has provided to the Town a written request for such notice in respect of the specific proposal if such request includes the person or agency's address, in addition to giving notice to the general public.

f. 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:

i. Deletion of obsolete provisions;

ii. Changes or corrections to format, wording, or reference errors; or,

iii. Alteration in the number and arrangement of any provisions.



7.6.2 Indigenous Community Engagement

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

7.6.2.1 The Town will:

a. Ensure early engagement with Indigenous Communities occurs as appropriate and as required for applications and decisions made under the ***Planning Act*** and the ***Condominium Act***, through the following means:

i. Engage Indigenous Communities in the ***development*** of the inventory of ***cultural heritage landscapes***, the register of ***cultural heritage resources*** and ***archaeological resources***.

ii. Ensure Indigenous Communities are engaged and are requested to identify interests in lands subject to ***infrastructure***, planning or ***development*** projects, and that they:

iii. Provide notice and be circulated on any new Official Plan or any comprehensive update to this Official Plan undertaken as per the ***Planning Act***;

iv. Consult 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;

v. Consult for input on all planning applications where a Stage 2 ***Archaeological Assessment*** indicates areas of historical interest or presence of aboriginal ***artifacts***;

vi. Notify of burial sites or remains considered to be of potential Indigenous origin discovered through the ***development*** process;

vii. Consult on any ***Archaeological Assessments*** related to proposed ***developments*** where areas of aboriginal interest and/or values have been identified;

viii. Consult 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

ix. Develop Town policies, protocols, educational programs, and materials regarding Indigenous cultural heritage and history.

7.7 Existing and Legal Non-Conforming Uses

A legal ***non-conforming use*** provides for the continued use of a particular land use that is no longer permitted under the current zoning. 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.

7.7.1.1 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 non-conforming. When a legal ***non-conforming use*** ceases, then the rights derived from the legal ***non-conforming use*** shall terminate.

7.7.1.2 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.

7.7.1.3 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.

7.7.1.4 In special circumstances, it may be appropriate to consider the extension or enlargement of legal ***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 the appropriate 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 space***, 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.

7.7.1.5 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 ***accessory 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.

7.7.1.6 The Town will require that within the Oak Ridges Moraine 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.

7.7.1.7 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 Oak Ridges Moraine to meet the policies in Section 4 – The Natural Environment.

7.7.1.8 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.

7.7.1.9 Existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to the Greenbelt Plan. 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***, to implement the official plan approval are not required to conform to the Greenbelt Plan, and are permitted in this Plan.

7.7.1.10 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,*** commenced on or after November 17, 2001, are required to conform with the ORMCP.

7.8 Interpretation, Monitoring and Assessment

7.8.1 Interpretation

7.8.1.1 Interpretation of the policies and Schedules of this Plan are guided by the following:

a. The text, tables, Schedules, and Figures together form this Official Plan, and should be read together, and not considered in isolation.

b. Any planning decision made by Town Council shall conform to the applicable policies of this Plan, which are labeled with a number or letter. Text without a number or letter label provides context or explanation and is non-applicable.

c. 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 boundaries established by Provincial Plans, such as the Greenbelt Plan or Oak Ridges Moraine Conservation Plan, will be in accordance with Provincial Plans.

d. The alignment and location of any "Potential Roads" identified on the Land Use Schedules, is conceptual and subject to further refinement through the ***development*** application process. Minor refinements to the location and configuration of the Potential Road will not require an amendment to this Plan, at the discretion of the Town, and shall be justified through a Traffic Impact Study. The specific design, alignment and need for additional local public or private roads will occur through the ***development*** review process.

e. Numerical values are considered approximate, and may not necessitate an amendment to the Plan, at the discretion of the Town, and provided the overall intent of the Plan is maintained.

f. Formatting and stylistic changes to the Official Plan, including images and illustrations, section numbering and minor housekeeping amendments, do not necessitate an amendment to the Plan, at the discretion of the Town, and provided the overall intent of the Plan is maintained.

7.8.2 Conformity Requirements

This Section provides a general summary of the requirements of the Provincial Planning Statement, 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 Provincial Planning Statement, the applicable Provincial Plans, and this Plan must be read in their entirety and not interpreted and applied in isolation.

7.8.2.1 All planning decisions of Council and ***development*** in the Town, including amendments to this Plan, will be consistent with the Provincial Planning Statement and conform to the policies and ***development*** criteria of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the Lake Simcoe Protection Plan.

7.8.2.2 The boundaries of the Oak Ridges Moraine Conservation Plan area, the Greenbelt Plan Area, and the Lake Simcoe Protection Plan Area as established by the Province of Ontario are delineated on **Schedule B – Provincial Plan Areas and Designations.**

7.8.2.3 Oak Ridges Moraine Conservation Plan land use designations are shown on **Schedule B – Provincial Plan Areas and Designations.** Amendments to the ORMCP land use designations are not permitted and may only be considered by the Province at the time of the ten-year review of the ORMCP.

7.8.2.4 The boundaries of the Greenbelt Natural Heritage System and Greenbelt Protected Countryside, are shown on **Schedule B – Provincial Plan Areas and Designations.** Amendments 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-year review of the Greenbelt Plan.

7.8.2.5 The boundary of the Lake Simcoe Protection Plan, as shown on **Schedule B – Provincial Plan Areas and Designations** 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."

7.8.3 Conflict

7.8.3.1 In the event of conflict between this Plan and any Provincial Plan policies, the following applies:

a. Given the overlapping nature of the Provincial Planning Statement and Provincial Plans, these documents and their underlying Acts (if applicable), 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.

b. In the case of a conflict between the policies of this Plan and the ORMCP, Greenbelt Plan or the Growth Plan where referenced by the Greenbelt Plan, the policies of the ORMCP, Greenbelt Plan or Growth Plan will prevail. Where the policies of this Plan are more restrictive than the ORMCP, Greenbelt Plan or the Growth Plan, they will not be considered to be in conflict with the ORMCP, Greenbelt Plan or the Growth Plan, and the more restrictive provisions will prevail, except as it relates to prescribed circumstances.

c. Where there is a conflict between a provision of the Lake Simcoe Protection Plan and a provision in another Provincial Plan or the policies of this Plan, the provision that provides the greatest protection to the ecological health of the ***Lake Simcoe Watershed*** prevails.

d. Where there is a conflict between a provision of a Protection Plan, under the ***Clean Water Act***, and the policies of this Plan, the provisions of the Source Protection Plan prevail.

7.8.4 Monitoring of this Plan

7.8.4.1 The Town will continue to monitor the implementation of this Plan, through the following:

a. 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.

b. Monitor ***development*** within the Town on a regular basis to ensure that the Vision, Guiding Principles, and policies of this Plan are being achieved, including such matters related to:

i. Climate change mitigation and adaptation targets, including energy use and greenhouse gas emissions;

ii. Ecosystems and ecosystem integrity;

iii. Water resources and water use;

iv. Reliability and availability of water and sewer services;

v. Residential and non-residential densities;

vi. Housing production, including mix, ***additional residential units***, range, affordability and tenure;

vii. Supply of draft approved and registered lots;

viii. Available and serviceable employment lands;

ix. Employment to population ratios (activity rates);

x. Population and employment forecasts and allocations;

xi. Percentage of the work force living and working within the Town;

xii. Geographic equity in service provision;

xiii. Commercial expenditure patterns, particularly outflow dollars.

xiv. 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.

xv. Determining modifications needed to the official plan, policies and programs of the Town;

xvi. 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,

xvii. Developing a consistent methodology to measure progress in meeting the population and employment forecasts and the ***intensification***, density, and housing targets in this Plan.

c. Work jointly with York Region, neighbouring local municipalities, ***Conservation Authorities***, and other government agencies to monitor the 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.

d. 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.

e. Develop and implement a Town-wide monitoring program 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.

f. Consider requiring short-term, site-specific environmental monitoring as a condition of the planning approvals process and integrate the results into the Town-wide monitoring program, where applicable.

g. The Town will include preliminary indicators and a monitoring and performance framework in this Official Plan, including, but not limited to:

    i. Climate change adaptation related investment in our economy;

    ii. The reliability and cost of diverse energy, water, and transportation services available to the Town's residents and businesses; and,

    iii. Energy and water use and greenhouse gas emissions.

h. 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.

i. 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.

j. Develop a consistent methodology to measure progress in meeting the population and employment forecasts and the intensification, density, and housing targets in this Plan.

7.8.5 Transition Requirements

7.8.5.1 The implementation of the policies of this Plan is subject to the following transition requirements:

a. All planning decisions shall conform to Provincial Plans and shall be consistent with the Provincial Planning Statement, subject to applicable Provincial transition provisions.

b. 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 local official plan and zoning by-law and/or applicable ***Ministerial Zoning Orders***.

c. ***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. ***Development*** applications that have been deemed complete prior to the date of this Plan's approval shall be subject to the Official Plan policies in force and effect at the time the ***development*** application was deemed complete.

d. That existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to Section 4.5 of the Greenbelt Plan.

e. That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized and further applications required under the ***Planning Act*** or ***Condominium Act*** to implement the official plan approval are not required to conform to the Greenbelt Plan, and are permitted in the Plan.

f. That where a local municipal zoning bylaw was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized and any further applications required under the ***Planning Act*** or ***Condominium Act*** to implement the land use permitted by the zoning bylaw are not required to conform to the Greenbelt Plan.

g. Applications to further amend the site-specific official plan or zoning bylaw permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan, are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.

h. That within the Oak Ridges Moraine Conservation Plan Area, uses, buildings and structures legally existing on November 15, 2001 are

permitted in every land use designation, subject to the provisions of the Oak Ridges Moraine Conservation Plan.

i. That all applications, matters or proceedings as defined under the ***Oak Ridges Moraine Conservation Act***, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.

j. Until a decision is made on the deferred portions of this Plan, all planning decisions on applications related to the removal of lands from Employment Areas shall be made in a manner that is consistent with and conforms to applicable provincial policy statements, Provincial Plans and legislative requirements, in addition to the applicable policies of this Plan.



8 definitions

8 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 within a single detached, semi-detached or townhouse dwelling, or a building or structure ancillary to a single detached, semi-detached or townhouse dwelling.

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, the least expensive of:

- 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; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.

In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- A unit for which the rent is at or below the average market rent of a unit in the municipality.

For the purposes of this definition, “low- and moderate-income households” means:

- In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area or,
- In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.

Age Friendly

Means in an age friendly community, the policies, services and structures related to the physical and social environment are designed to help older adults "age actively." In other words, the community is set up to help older adults live safely, enjoy good health and stay involved.

Agricultural 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 may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

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 lands*** 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 uses 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 agri-food 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 agricultural operations, ***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 housing for farm workers when 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.

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.

Amenity Space/Area

Means either indoor or outdoor space on a lot that is communal and can be used by the occupants of a building on the lot for recreational activities.

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 assessments 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 assessments*** carried out by archaeologists licensed under 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.

Assisted Living

Means where seniors live together but in separate units (rooms or apartments) owned by an organization (for-profit or not-for profit) and formal services are provided (e.g., meals, recreational activities, transportation, some health care services, etc.).

Best Management Practices

Term used in Provincial 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-up Area

All lands within the limits of the developed urban area as set out in this Plan.

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, including, but not limited to, associated death care uses and interment services such as a funeral home, mausoleum, crematorium, columbarium, places of worship and chapels, and related uses including service buildings, administrative offices and parking.

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, most office jobs and some other ***employment-generating uses***. Community areas include **delineated** ***built-up areas*** and ***designated greenfield areas***.

Community Garden

Shall mean land used for the growing and harvesting of edible plants, grains, vegetables or fruits and provided the crops are for the sole use, donation or consumption by the individual or individuals growing or working the community garden.

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.

Community Improvement Plan

Means a plan for the community improvement of a community improvement project area.

Compact Built Form

A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and ***institutional uses***) 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.

Contaminated Site

Above background (normally occurring) levels and pose or are likely to pose an immediate or long-term hazard to human health or the environment; or exceeding levels specified in policies and regulations.

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 the Land Use Schedules.

Density, Net

This term shall mean the area of land including the lot and local and collector roads.

Designated and Available

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

Designated Greenfield Area

Lands 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 parks and ***open spaces***, schools and ***infrastructure*** (e.g., local and Regional streets and stormwater management ponds). The developable area excludes:

- the Natural Heritage Systems where ***development*** is prohibited;
- ***key natural heritage features***, ***key hydrologic features*** and natural hazards, including any required ***environmental buffers*** and setbacks to features contributing to their management;
- 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.

Ecomobility Hub

Means ***infrastructure*** that provides a comfortable environment to facilitate transportation options, diversifying transit interchanges for residents and employees.

Employment Area

Areas designated in an official plan for clusters of ***employment area uses***. An ***employment area*** also includes areas of land described by subsection 1 (1.1) of the Planning Act. Uses that are excluded from ***employment areas*** are institutional and commercial, including retail and office not associated with the primary employment use listed above..

Employment Area Uses

Business and economic activities, limited to manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.

Employment-Generating Uses

Business and economic activities which include ***employment area uses,*** as well as a broader range of non-residential uses, such as office, service commercial, and retail uses.

Employment Lands

Lands in the Town which support a broad range of ***employment-generating uses***, but are not intended for residential uses or ***maior retail*** (i.e., "big-box stores). ***Employment lands*** include protected ***employment areas*** as well as lands supporting business and commerce uses which are excluded from ***employment area uses***.

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, or 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 Natural Heritage 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 Town 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 and/or, Provincial legislation, criteria and guidelines such as the significant ***woodland*** criteria as set out in Section 4.1.9.1 f. of this 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; and
- The identification of monitoring requirements for ***developments*** within the Natural Heritage System or ***key natural heritage features*** and/or ***key hydrologic features***, ***hazardous sites*** and ***hazardous lands***, 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 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 ***watershed***s 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 flood plain 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***.

Floor Space Index

Means the ratio of the total gross floor area of all buildings on the lot to the ***developable area*** of the ***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, building operation or mechanical systems, and below grade floor areas, including underground parking structures.

Garden Suites

Garden Suite shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is 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.

Greenbelt Area

Means the geographic area identified as the Greenbelt Area in Ontario Regulation 59/05 under the Greenbelt Act, 2005.

Greenfield Density Target

Means a minimum density target for the ***designated greenfield area*** as identified in this Plan.

Globally or Provincially Rare Plants, Animals or Communities

Plant or animal species or communities that have been assigned S1 (critically imperiled provincially), S2 (imperiled 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.

Greyfield Sites

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

Groundwater Feature

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.

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***).

Heritage Conservation District

Means an area of the municipality designated under Part V of the Ontario Heritage Act for the purposes of protecting and enhancing the special, collective character of that area. As described

in the Provincial document 'Ontario's Heritage Conservation District Guidelines' (1992), the character of the area may derive from individual properties of architectural or historical interest as well as from the overall historic and aesthetic values of the buildings, streets and ***open spaces*** seen together.

High-Occupancy Vehicle Lanes

Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.

Higher Order Transit

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

Highly Vulnerable Aquifer

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.

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,*** or a Community Planning Permit System area enacted by order of the Province under Section 70.2.2 of the ***Planning Act***.

Individual on-site sewage services

Means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services

Means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

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***.

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 Lake

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 and 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***, ***savannah***s 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.

Lot Area

The area within the lot lines of a lot measured on a horizontal plane.

Low Density Residential

Means a single detached, semi-detached, duplex and/or triplex dwelling units, or an equivalent contained within a townhouse complex.

Low Impact Development

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

Major Development *(as it applies within Provincial Plans and policy direction)*

Consists of:

- 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; or
- The establishment of a ***major recreational use***.

Notwithstanding, within the Lake Simcoe and Region Conservation Boundary, for any policies related to Source Protection, the following definition of major development applies: means the construction of a building or building on a lot with the ground floor area cumulatively equal to 500 square metres or greater, and any other impervious surface. Note single detached residential properties are exempt from the definition.

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.

Major Trip Generator

Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., urban growth centers and other downtowns, ***major office*** and office parks, ***major retail***, ***employment areas***, ***community hubs***, large parks and recreational destinations, post-secondary institutions and other ***public service facilities***, and other mixed use areas).

Marine Archaeological Site

An ***archaeological site*** that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

Master Environmental Servicing Plan

Means long range plans which integrate ***infrastructure*** requirements for existing and future land uses with ***environmental assessment*** planning principles.

Micro-mobility

Means lightweight human- or electric-powered modes of travel such as e-rollerblades, e-skateboards, e-bicycles, e-scooters and limited-speed motorcycles.

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 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 ***environmental 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 the Town that have potential impacts on Regional and local ***transportation system***s. A mobility plan can be scoped based on the nature and context of the proposed ***development***.

Multimodal

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

Municipal sewage services

Means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services

Means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

Negative Impact(s)

- In regard to ***individual on site sewage services*** and ***individual on-site water services*** and ***partial services***, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- 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***;

- 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; and,

- In regard to planned corridors, any ***development*** or ***site alteration*** that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

New Urban Area

Lands added to the Urban Area through a settlement area boundary expansion, for employment and/or community purposes including residential and population-related employment, beyond those designated for urban uses prior to approval of this Plan.

Non-conforming use

Means a land use that does not conform with a Restricted Area or any other By-law, but it is deemed to be a legal land use because it lawfully existed, or a building permit was issued for it prior to the passing of the said By-law pursuant to the ***Planning Act***.

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.

Open Space

Open spaces are lands which are to be maintained in a natural or semi-natural state. These lands include public and private open space, ***flood plain*** lands, ***cemeteries***, and natural heritage areas which have been recognized as having Town-wide, regional, or provincial significance. Private spaces include areas suitable for ***community gardens***, which can supplement publicly owned parks, facilities, and amenities.

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***, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

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.

Parcel of Urban Residential Land

Means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by municipal water and wastewater services.

Partial services

Means:

a) ***municipal sewage services*** or ***private communal sewage services*** combined with ***individual on-site water services;*** or

b) ***municipal water services*** or ***private communal water services*** combined with ***individual on-site sewage services.***

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

Corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the ***Environmental Assessment Act*** process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO), or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.

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.

Prime Agricultural 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 may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime Agricultural Lands

Specialty crop areas and/or Canada Land Inventory Class 1,2, and 3 lands, as amended from time to time, in this order of priority for protection.

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.

Purpose-built rental

Means a secure and long-term option for households who cannot or choose not to own their homes.

Qualified Person

A qualified person is one who possesses the specified knowledge, skills, training, experience, and other requirements, to perform a specified type of work as: set out in legislation, set out in government policy, or required by an organization satisfactory to government that has the responsibility for specifying the requirements.

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.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including ***brownfield sites***.

Rehabilitation Treatment Centre

A single detached dwelling which offers supervised specialized care, treatment and/or rehabilitation services on an in-patient basis for individuals who are addicted to chemical substances and/or alcohol and require 24- hour residential accommodation, and sheltered, specialized group care.

Renewable Energy Systems

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

Rural Area

A system of lands within municipalities that may include ***rural settlement areas, rural lands, prime agricultural areas***, natural heritage features and areas, and resource areas.

Rural Commercial, Rural Industrial and Rural Institutional Uses

Generally, refers to 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 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 Planning Statement. In cases where there are no lands that have been designated for development, the ***settlement area*** may be no larger than the area where ***development*** is concentrated in accordance with the Greenbelt Plan.

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 a trained evaluator in accordance with the Ontario Wetland Evaluation System (OWES) manual.

Significant Wildlife Habitat

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

Significant Woodlands

Woodlands which meet any one of the criteria in Section 4.1.9.1 f. of this Plan, except those excluded by Section 4.1.9.1 g.

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.

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 major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), 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.

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.

Transportation Demand Management (TDM)

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

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.

Universal design

Housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expense, to meet the evolving needs of its occupants.

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

Means the mix of the remnants of native forest cover and planted trees and vegetation on all private and public lands in and around the area.

Urban heat island effect

Describes built-up urban areas that are hotter than nearby ***rural areas*** or greenspace because buildings and paved surfaces amplify and trap heat. The average air temperature of a city with 1 million people or more can be 1 to 3°C warmer than its surroundings. In the evening, the difference can be as high as 12°C. Heat islands can exacerbate the impact of an extreme heat event, putting additional stress on the health of vulnerable people.

Valley and Stream Corridors

Valley and stream corridors shall be defined as including all lands in the Regulatory ***Flood Plain*** overlay as defined in Section 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 Floodline or a predicted meander belt of the ***watercourse*** in cases where there is no regulatory floodline.
- 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.

Vision Zero

Means a safety strategy that focuses on eliminating serious injuries and deaths related to streets and roadways, which also provides safe, healthy, and equitable mobility for all road users.

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 or Subwatershed

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 ***woodland***s outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.



9 list of schedules

9 List of Schedules

Schedule A – Town Structure

Schedule B – Provincial Plan Areas and Designations

Schedule C – Land Use Designations

Schedule D – Stouffville Land Use Designations

- Schedule D-1 – Core Area (Stouffville GO MTSA) Land Use Designations
- Schedule D-2 – Western Approach Land Use Designations
- Schedule D-3 – Gateway Mixed Use Land Use Designations
- Schedule D-4 – Old Elm MTSA Land Use Designations

Schedule E – Ballantrae Land Use Designations

Schedule F – Musselman's Lake Land Use Designations

Schedule G – Vandorf Land Use Designations

Schedule H – Gormley Land Use Designations

Schedule I – Bloomington Land Use Designations

Schedule J – Oak Ridges Moraine Landform Conservation Area

Schedule K-1a – Key Hydrologic Features

Schedule K-1b – Natural Heritage Features

Schedule K-2a – Key Hydrologic Features

Schedule K-2b – Natural Heritage Features

Schedule K-3a – Key Hydrologic Features

Schedule K-3b – Natural Heritage Features

Schedule K-4a – Key Hydrologic Features

Schedule K-4b – Natural Heritage Features

Schedule K-5a – Ballantrae Key Hydrologic Features

Schedule K-5b – Ballantrae Natural Heritage Features

Schedule K-6a – Bloomington Key Hydrologic Features

Schedule K-6b – Bloomington Natural Heritage Features

Schedule K-7a – Gormley Key Hydrologic Features

Schedule K-7b – Gormley Natural Heritage Features

Schedule K-8a – Musselman's Lake Key Hydrologic Features

Schedule K-8b – Musselman's Lake Natural Heritage Features

Schedule K-9a – Stouffville Key Hydrologic Features

Schedule K-9b – Stouffville Natural Heritage Features

Schedule K-10a – Vandorf Key Hydrologic Features

Schedule K-10b – Vandorf Natural Heritage Features

Schedule L-1 – Areas of High Aquifer Vulnerability

Schedule L-2 – Significant Groundwater Recharge Areas and Recharge Management Areas

Schedule L-3 – Significant Surface Water Contribution Areas and Ecologically Significant Groundwater Recharge Areas

Schedule M – Aggregate Resource Areas

Schedule N – Wellhead Protection Areas

Schedule O – Transportation Plan

Schedule P – Active Transportation Plan

Schedule P-1 – Stouffville Active Transportation Plan

Appendicies

Appendix A – Ballantrae and Musselman's Lake and Surrounding Area – Natural Heritage System Areas

Appendix B – Ballantrae and Musselman's Lake and Surrounding Area –Trails System

Appendix C – Ballantrae and Musselman's Lake Access Management Guidelines

Appendix C

Ballantrae and Musselman's Lake Access Management Guidelines

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Ballantrae-Musselman Lake and Environs Secondary Plan Review – Access Management Guidelines for Lands along Highway 48

1. Purpose

The Access Management Guidelines for Lands along Highway 48 in the Ballantrae settlement area will assist the Town and all levels of government, agencies and land owners with the review and approval process for development in the corridor. This allows for long-term planning along the corridor to achieve the ultimate plan for the right-of-way. In particular, the Guidelines will ensure access is provided to all lands along the corridor in appropriate locations with any necessary controls.

2. Objectives

The key objectives of the Guidelines are to:

- protect for the ultimate right-of-way of the Highway 48 corridor
- minimize direct access to Highway 48 through directing access to adjacent side streets where feasible, and the creation of service connections and joint access points
- provide clarity with respect to setback and access locations through the development process.

3. Highway 48 Right-of-Way and Setback

Through discussions with the Ministry of Transportation of Ontario (MTO), an ultimate right-of-way of 32m has been established to accommodate projected traffic to 2031 and beyond in the Ballantrae settlement area. The MTO will consider a reduced setback of 6m on each side of the right-of way where no safety or operational concerns exist. In such cases, the setback would be determined on a case-by-case basis.

4. Highway 48 Typical Cross-Section

The 32m right-of-way will contain four 3.75m travel lanes plus a 4m wide centre left-turn lane and up to a 6.5m wide shoulder/ditch on each side of the roadway. The right-of-way may increase at intersections where exclusive turning lanes are required. The typical cross-section is illustrated in Figure 1.

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5. Access Management Plan

The application of the Access Management Guidelines would result in access being provided to all lands along the Highway 48 corridor in appropriate locations and with appropriate controls.

Achievement of this objective will be phased as development occurs over time, particularly as the maximum benefits will require property consolidation and/or joint access agreements. Two plans have been developed – an interim plan (Figure 2) and an ultimate plan (Figure 3). Both plans would minimize access to Highway 48 as necessary, identify potential roadway accesses apart from driveway accesses, as well as identifying locations where joint access should be considered and pursued to enhance traffic flow in the corridor. The interim condition considers the current property boundaries and that development will occur sporadically and randomly. It will assist in the transition from the current condition to the ultimate vision for access management in the corridor. The ultimate condition assumes the ability to consolidate existing properties into development blocks or units that allow for minimizing site access on Highway 48 and joint access arrangements.

All access locations are approximate and should be confirmed during the site plan process. They will be reviewed by MTO on a site-by-site basis based on a traffic impact study when required. As part of this process, MTO would consider the Access Management Guidelines and the MTO design standard.

5.1 Potential New Connections

- → It is anticipated that new connections would be in the form of local roads and would be stop-controlled until such time as signal warrants are met, if necessary.
- → Future connections could be located at:
  - o Lakeshore Road to provide access to the residential block on the west side of Highway 48
  - o Greenan Road to provide access to the blocks on the east of Highway 48 between Pettet Road and Ballantrae Common

5.2 Residential Site Access

- → Where possible, access to single lots or low density residential parcels should be obtained from adjacent side streets and, if access is required from Highway 48, it should be minimized.
- → Direct access to residential properties from Highway 48 should be in the form of stop-controlled driveways and, where possible, align with an opposing access to minimize turning conflicts.

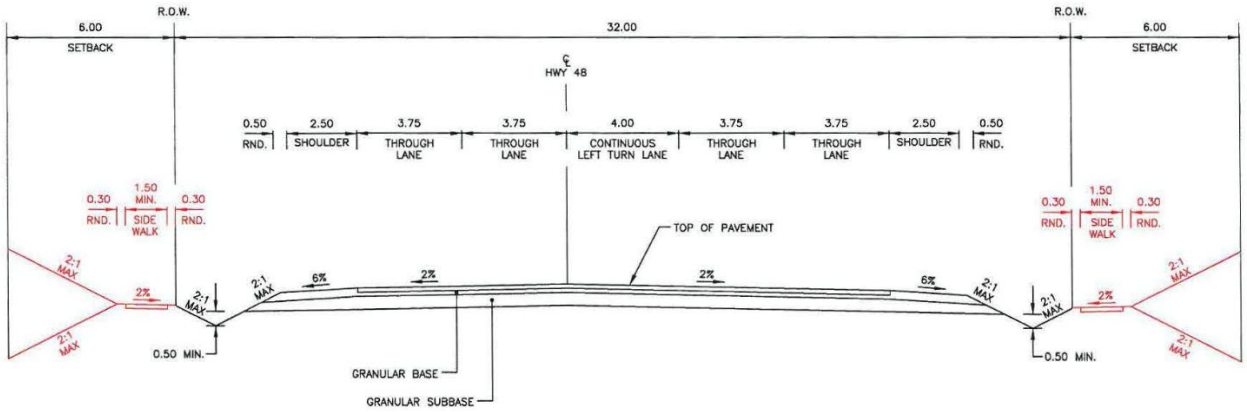
5.3 Commercial Site Access

- → Where possible, access to commercial properties should be obtained from side streets to minimize the number of access points on Highway 48 and to improve on-site circulation.

→ Commercial access points should be aligned with opposing driveways sufficiently spaced away from intersections and adjacent driveways so as to minimize conflicts and improve storage capacity for turning vehicles.

5.4 Joint Commercial Site Access

→ The use of mutually-shared driveway arrangements is strongly encouraged for abutting commercial properties along the corridor. Their use is ideal when there are adjacent commercial developments and the spacing of access does not meet the guidelines or would result in multiple accesses in close proximity. This type of driveway must be registered on the title of both properties. The site planning of the properties must include proper site circulation, particularly of parking layout and driving aisles.



Note: Lane widths shown are typical for cross sections along Highway 48

Scale: 1:125

Figure 1
Highway 48 typical 32.0m Right-of-way Cross-Section
Ballantrae-Musselman Lake and Environs Secondary Plan Review

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Revision:



Figure 2
Potential Access Locations Along Highway 48 - Interim
Existing Property Boundaries
Ballantrae-Musselman Lake and Environs Secondary Plan Review

Scale: 1:5500

LEGEND

- Highway 48 Corridor Boundary
- 32.0m ROW Alignment
- Planned Roadway
- Potential New Connection
- Existing Driveway
- Potential New Driveway
- Potential Joint Commercial Driveway
- Existing Traffic Signal
- Potential Future Signal Location (Subject to Warrants being met)

NOTES:

1. All Access to Highway 48 Subject to MTO Approval with Supportive Traffic Study
2. All Access Locations are Approximate and Should be Confirmed at Site Plan Approval Stage
3. Municipal Road Accesses are Stop Controlled Until Traffic Signal Warrants are met

November 2, 2012

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Figure 3
Potential Access Locations Along Highway 48 - Ultimate
Possible Consolidation of Properties (150m spacing)
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