

GEORGINA

DRAFT OFFICIAL PLAN for the Town of Georgina

April, 2015

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THE FOLLOWING SCHEDULES AND TABLES FORM PART OF THIS OFFICIAL PLAN:

- Schedule A1 – Municipal Structure Plan
 - Schedule A2 – Land Use Plan
 - Schedule B1 – Key Natural Heritage Features
 - Schedule B2 – Key Hydrologic Features
 - Schedule B3 – Source Water Protection Areas
 - Schedule C – Natural Hazards
 - Schedule D – Serviced & Unserviced Lakeshore Residential Areas, and Special Servicing Policy Areas
 - Schedule E – Roads Plan
 - Schedule F – Active Transportation
 - Schedule G – Aggregate Resource Priority Areas
 - Schedule H1 – Hamlet Areas – Belhaven & Ravenshoe
 - Schedule H2 – Hamlet Areas – Baldwin & Brownhill
 - Schedule H3 – Hamlet Areas – Virginia
 - Schedule H4 – Hamlet Areas – Udora
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- Table 1 – Population Growth Forecast
 - Table 2 – Employment Growth Forecast

ORGANIZATION

The Official Plan is organized into the following sections:

1. Introduction
2. Vision, Guiding Principles and Objectives
3. Growth Management
4. General Land Use and Development Policies
5. Sustainable Natural Environment
6. Countryside Area
7. Settlement Areas
8. Healthy and Complete Communities
9. Servicing and Infrastructure
10. Development Review
11. Implementation
12. Interpretation
13. Secondary Plans and Schedules

Section 1, Introduction, provides an overview of the legal framework and the basis for the creation of this Plan. It is intended to aid users in understanding where the contents of the Plan came from, and how the Plan is to be used.

Section 2, Vision, Guiding Principles and Objectives, define the spirit and intent of the Official Plan. The land use designations, policies and any official plan amendments are to be consistent with these Guiding Principles and Objectives.

Sections 3 through 7 provide land use designations and policies for Growth Management, General Land Use and Development Policies, Sustainable Natural Environment, Countryside Areas and Settlement Areas. These policies are intended to achieve a well-balanced community that offers a variety of places to live and work, diverse recreational opportunities, and the permanent protection of prime farmland and a greenlands system.

Section 8, Healthy and Complete Communities, contains policies addressing housing, recreation and open space, education and other community facilities, fire and emergency services, community improvement areas, community design and heritage conservation and archaeological preservation.

Section 9, Servicing and Infrastructure, deals with the transportation system including roads, railway services, airports and aerodromes, transit and trails. This section also addresses the major utilities of sanitary sewage and water supply services, waste management and stormwater management.

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Section 10, Development Review, outlines the information necessary for the review of development applications, the procedures for peer reviews, and outlines the requirements relating to amendments to this Official Plan.

Section 11, Implementation, sets out the various powers, procedures and mechanisms conferred to Council by the Planning Act, R.S.O. 1990 c. P. 13, as amended (*Planning Act*), the Municipal Act, RSO 1990, as amended (*Municipal Act*) and other statutes or regulations, which will be used to implement the policies of this Plan.

Section 12, Interpretation, provides guidance on how land use boundaries, roads, stated measurements and quantities may be interpreted with some flexibility. This section also provides transition provisions and the definitions of the italicized words in the Plan.

Section 13, Secondary Plans and Schedules, provides detailed land use plans and policies for each of the three communities of Keswick, Sutton/Jackson's Point and Pefferlaw, as well as for the Keswick Business Park Secondary Plan. This Section also contains the schedules that accompany the Plan.

SECTION 1 – INTRODUCTION

“...we must look for initiatives that enhance human growth and creativity, that are gentle and restorative to the environment, and that result in a rebuilding of community values.”¹

1.1 Purpose of the Plan

The *Planning Act* requires local municipalities to adopt Official Plans, and this document is the Official Plan for the Town of Georgina. This Official Plan is the result of a comprehensive review and update of the previous Official Plan approved by the Regional Municipality of York (York Region) on October 17, 2002.

The Official Plan contains a vision, guiding principles, objectives, policies and schedules which collectively serve to manage and direct land use, future growth, physical change and the effect on the social, economic and natural environment of the municipality. This Plan supports an *ecosystem approach* to planning to ensure that environmental, economic, social and cultural factors are considered and balanced in the land use decision making process.

1.2 Legislative Authority and Legal Effect

The text, tables and schedules of this document legally constitute the Official Plan. The Official Plan has been prepared in accordance with the provisions of the *Planning Act* which gives the Plan its legal effect. This legal effect is established through Section 24 of the Act, which states that no public work shall be undertaken and, except as provided in Subsections 24(2) and (4) of the Act, no by-law shall be passed for any purpose which does not conform with the Official Plan. It should also be noted that provisions in the *Planning Act* enable Council to pass by-laws on certain matters only where there are Official Plan policies in effect that address those matters. Examples include density bonusing and community improvement.

Upon approval of this Plan, it shall replace the 2002 Official Plan, and any amendments thereto.

¹ This quote, from the book “Land and Community – Crisis in Canada’s Countryside” (1988), by R. Alex Sim, was included in the previous Official Plan at the request of the previous Chair of the Official Plan Review Steering Committee, the late Dr. Robert Elgie (1929 – 2013). Dr Elgie was a strong advocate and leader for the preservation of farmland, the protection of greenlands, and the strengthening of community.

1.3 How to Read the Official Plan

Necessity to Read the Entire Official Plan

The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, all of the relevant policies need to be considered to understand how they work together. The Implementation and Interpretation sections also assist in understanding how the policies are to be implemented.

Consider Specific Policy Language

When applying the Official Plan, it is important to consider the specific language of the policies. Some policies set out positive directives, such as “the focus of population and employment growth in the Town will continue to be the communities of Keswick and Sutton/Jackson’s Point.” Other policies set out limitations, such as “*Recreational vehicle park* development, other than in approved, site specific Official Plan amendments existing at the date of adoption of this Plan or in *existing recreational vehicle parks*, shall be prohibited in the Town.” Other policies use enabling or supportive language, such as “should”, “promote” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Defined Terms and Meanings

Except for references to legislation which are italicized, other italicized words or terms in the Official Plan are defined in the Definitions section. For non-italicized words or terms, the normal meaning of the word or words applies. Words or terms may be italicized and the normal meaning applies where they are not italicized. Defined words or terms in the Definitions section are intended to capture both singular and plural forms of these words or terms in the policies.

Guidance Material

This Official Plan contains a number of supporting materials inserted into the side bars of the document. This information is intended to support but not add to or detract from the policies in the Official Plan.

Relationship with Secondary Plans

Secondary Plans, such as those for Keswick and the Keswick Business Park, Sutton/Jackson's Point and Pefferlaw, build upon the policy foundation of this Plan and provide more detailed land use planning policies to address the needs and issues facing these specific communities and areas.

Secondary Plans are to be read in conjunction with the Official Plan, however the policies in the Secondary Plans take precedence over the policies of the Official Plan to the extent of any conflict, except where the Official Plan provides otherwise.

1.4 Planning Area

The Town of Georgina is the most northern municipality in York Region. It is bounded to the north by Lake Simcoe, to the east by the Township of Brock, to the west by Cook's Bay and the Town of Bradford-West Gwillimbury and to the south by the Town of East Gwillimbury and the Township of Uxbridge. The total land area of the municipality is 28,959 hectares (71,557 acres). The Town's 2014 year end estimated permanent population is approximately 47,000.

The Planning Area of this Official Plan includes all of the lands and waters within the municipal jurisdiction of the Town of Georgina, as defined within the Regional Municipality of York Act.

1.5 Planning Horizon

The land use planning period for the Official Plan is to the year 2031, which is consistent with York Region's 2013 Official Plan. A review of the Official Plan, including the Secondary Plans, will be conducted in accordance with the provisions of the Planning Act.

1.6 Planning Framework

Key Provincial Policy Documents

- Provincial Policy Statement (2014)
- Growth Plan for the Greater Golden Horseshoe (2013)
- Lake Simcoe Protection Plan (2009)
- Greenbelt Plan (2005)

Regional, Municipal, and Conservation Authority Policy and Guideline Documents

- York Region Official Plan (2013)
- Town of Georgina Trail and Active Transportation Master Plan (2014)
- Town of Georgina Recreational Facility Needs Study (2014)
- Lake Simcoe Region Conservation Authority Guidelines for the Implementation of Ontario Regulation 179/06 (2014)
- York Region Archaeology Management Plan (2014)

This Official Plan has been prepared in accordance with the planning framework of key Provincial policy documents. Furthermore, as the *Planning Act* requires the Town's Official Plan to conform with the York Region Official Plan, the Region's Plan served to guide and direct the formulation of this Plan to a large degree. A number of Town policies and guidelines were also considered, along with comments from several Town Advisory Committees, Lake Simcoe Region Conservation Authority and other agencies. Finally, the input from residents, private landowners, businesses, community groups and other stakeholders contributed significantly in the preparation of this Official Plan.

1.7 Municipal Structure

Schedule A1 identifies the planned Municipal Structure for the Town of Georgina to 2031. This Municipal Structure serves as the foundation for the policy framework of this Plan.

The Municipal Structure is comprised of Settlement Areas and the Countryside Area. There are four different types of Settlement Areas, including:

- Urban Area (Keswick and Keswick Business Park)
- Towns and Villages (Sutton/Jackson's Point, Pefferlaw and Maple Lake Estates²)
- Hamlet Areas (Belhaven, Ravenshoe, Brownhill, Baldwin, Virginia and Udora)
- Lakeshore Residential Area (areas of residential development along the Lake Simcoe shoreline)

The balance of the Town is comprised of the Countryside Area, which primarily consists of greenlands, agricultural and rural lands. Agriculture is an important component of the Town, both as a way of life and as a major contributor to the local economy. A variety of rural residential, commercial, industrial, institutional and recreational uses are also located throughout the Countryside Area.

The natural environment is one of Georgina's greatest assets. Lake Simcoe in particular is a very significant natural, recreational and cultural resource and provides many social and economic benefits to the Town. It plays an important role in the health of a much larger watershed and in the identity, character and well-being of the community. It is therefore considered of prime importance to the Town that the quality and integrity of Lake Simcoe and its tributaries be

² Maple Lake Estates is an approved retirement community having a full build-out projected population of 2146 (1073 units x 2 persons per unit). The subject property is located on the south side of Metro Road, west of Woodbine Avenue, north of Deer Park Drive and east of Varney Road.

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maintained and enhanced, and that the lake be restored to the level of a cold water fishery.

The countryside, the lakeshore communities, hamlets, the larger centres of Keswick, Sutton/Jackson's Point and Pefferlaw and the strong relationship with Lake Simcoe, all combine to provide a high quality of life which is treasured by the residents of Georgina. Based on the planned Municipal Structure, the policies of this Plan are intended to accommodate Georgina's future growth in a sustainable manner, which preserves and enhances the municipality's unique character and lifestyles provided through its urban, countryside and waterfront communities.

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SECTION 2 – VISION, GUIDING PRINCIPLES AND OBJECTIVES

2.1 Vision

To be a well-balanced and vibrant community that preserves and protects Georgina's natural environment and rural character, while providing for a high quality of life, growth and economic development in a sustainable manner.

2.2 Guiding Principles and Objectives

The following Guiding Principles and Objectives reflect many of the core values and principles of Council and the residents of Georgina, and are consistent with the vision and objectives in the York Region Official Plan. They deal with many important aspects of life in Georgina: sustainability; the natural environment; Lake Simcoe and its related watercourses; growth management; rural and agricultural areas; healthy communities; economic development and tourism; and hazard lands. There is no implied priority in the order in which these Guiding Principles and Objectives are presented. They are all important and collectively serve as the basis for the policies contained in this Plan and for an *ecosystem approach* to planning.

2.2.1 Sustainability Guiding Principle

2.2.1.1 To be responsible and efficient in the use of land, resources, services and infrastructure in order to meet the needs of the present without compromising the ability of future generations to meet their own needs.

2.2.2 Sustainability Objectives

2.2.2.1 To ensure Georgina's growth and development is carried out in a compact and efficient manner, in order to make efficient use of land and existing and future infrastructure.

2.2.2.2 To maintain the financial stability and integrity of the Town by managing its financial resources and by undertaking its public works and other development decision making in a fiscally responsible and prudent manner.

2.2.2.3 To provide a balance between *conservation* and the use of natural resources for economic benefit.

- 2.2.2.4 To ensure that all land use decisions consider the impact of future development on the availability of clean drinking water, agricultural lands and products, and natural resources.
- 2.2.2.5 To encourage and actively promote the use of sustainable design principles or technologies and climate change resilient design in community development, site design and buildings. Such design principles may be further expressed in the Town's Development Design Criteria.
- 2.2.2.6 To preserve, protect and enhance the Town's *cultural heritage resources* and promote cultural expression in the Town.
- 2.2.2.7 To encourage renewable energy undertakings, while minimizing any potential social, cultural, environmental and economic impacts of such undertakings.
- 2.2.2.8 To provide for active transportation linkages between, workplaces, homes, shopping, services, schools, public facilities, points of interest and areas of scenic agriculture or environmental significance.
- 2.2.2.9 To reduce light pollution in order to preserve the night sky.

2.2.3 Natural Environment Guiding Principle

- 2.2.3.1 The preservation, protection, enhancement and support of the significant features, functions, attributes and interconnections of the natural environment is essential in order to maintain a *sustainable ecosystem*, not only to provide a healthy environment, but also as an important component of the Town's economic and community health; and to preserve the visual landscape in Georgina, for this and future generations.

2.2.4 Natural Environment Objectives

- 2.2.4.1 To utilize an *ecosystem approach* to planning to ensure that environmental matters are balanced with economic and social considerations in the decision making process.
- 2.2.4.2 To recognize and establish a permanent Greenlands System in the Official Plan.

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- 2.2.4.3 To protect key natural heritage features and key hydrologic features from land uses and activities that may adversely affect those features and their associated *ecological functions*.
- 2.2.4.4 To protect the natural environment and its functions by providing appropriate buffers around features and linkages between them.
- 2.2.4.5 To promote the restoration and/or regeneration of natural areas that have been degraded.
- 2.2.4.6 To prevent the pollution of land, air and water resources of the Town.
- 2.2.4.7 To ensure the *conservation*, preservation and maintenance of trees and tree-covered lands as a natural resource, as being essential to the preservation of wildlife habitat, water *conservation*, complementary outdoor recreational activities and a *sustainable* natural environment that is important to human health.
- 2.2.4.8 To manage the placement and removal of fill and other site alteration activities in order to minimize the impact of those activities on the environment and residents of the Town.

2.2.5 Lake Simcoe and Related Watercourses Guiding Principle

- 2.2.5.1 Lake Simcoe is essential both to the physical health of Georgina's citizens and to the economic prosperity of the Town. Accordingly, the restoration of Lake Simcoe and its tributaries to a quality that is consistent with a cold water fishery will be a high priority.

2.2.6 Lake Simcoe and Related Watercourses Objectives

- 2.2.6.1 To implement the Lake Simcoe Protection Plan, 2009 in order to protect and restore the ecological health of Lake Simcoe and its watershed, which includes contributing to the achievement of healthy phosphorus levels in Lake Simcoe.
- 2.2.6.2 To ensure that new development and activities along the Lake Simcoe shoreline and its tributaries shall protect, restore and naturalize the shoreline and tributary systems.
- 2.2.6.3 To ensure that new development and activities adjacent to or in proximity to Lake Simcoe shall be *compatible* with existing

development in terms of the use, scale and intensity of development.

2.2.6.4 To promote the establishment of a natural vegetation buffer along the Lake Simcoe shoreline and its tributaries to maintain cold water temperatures, reduce erosion and enhance fish and wildlife habitat.

2.2.6.5 To continue to pursue a program of securing additional lakefront lands through ownership and/or easements to increase the opportunities for public access to the Lake Simcoe waterfront and naturalization of the shoreline.

2.2.7 Growth Management Guiding Principle

2.2.7.1 To accommodate Georgina’s share of the projected growth in York Region to 2031 in a sustainable manner and in accordance with the planned Municipal Structure.

2.2.8 Growth Management Objectives

2.2.8.1 To accommodate the population and employment growth forecasted for the Town of Georgina to 2031 as follows:

Year	2006	2016	2021	2026	2031
Total Population Forecast for Town	44,600	52,800	57,900	63,900	70,300
Total Employment Forecast for Town	8,000	11,000	13,900	17,400	21,200

2.2.8.2 To direct the majority of projected growth within the Town to the urban serviced community of Keswick and, to a more limited degree in Sutton/Jackson’s Point, in accordance with the Keswick and Sutton/Jackson’s Point Secondary Plans.

2.2.8.3 To direct residential intensification and infilling primarily within the serviced urban communities of Keswick and Sutton/Jackson’s Point.

2.2.8.4 To encourage employment growth relative to residential growth so that people may both live and work in Georgina.

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- 2.2.8.5 To ensure that all growth is well managed, well designed and *sustainable*.
- 2.2.8.6 To ensure that future development:
- (a) is based on an *ecosystem approach*;
 - (b) complements and reflects the desirable characteristics of the adjacent community;
 - (c) respects and integrates with the natural features of the surrounding area in an environmentally acceptable and *sustainable* manner;
 - (d) is integrated into the broad social vision of Georgina as a diverse community that embraces all people;
 - (e) has a community and neighbourhood focus and vision that encompasses social goals, recreational activities and appropriate commercial activities;
 - (f) is focussed on building distinctive housing forms and innovative housing arrangements that foster neighbourhoods and communities;
 - (g) is built in a timely and orderly manner and that all public and private service infrastructure is efficiently planned and installed in the municipal right-of-way.
- 2.2.8.7 To ensure that appropriate economic development is an important component of the future growth of Georgina.
- 2.2.8.8 To ensure development occurs in a manner which encourages the most efficient use of existing and proposed infrastructure, taking into account the impacts such infrastructure will have on the future growth and development of the Town.
- 2.2.8.9 To require new development in the urban serviced areas of Keswick, the Serviced Lakeshore Residential Area, and Sutton/Jackson's Point to be serviced with municipal water and sewer systems in accordance with the general servicing policies of this Plan and any specific servicing policies related to these areas.

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2.2.8.10 To permit limited growth on private services in Pepperlaw in accordance with the Pepperlaw Secondary Plan and to allow limited development on private services in the Hamlets, Lakeshore Residential Areas, and Rural Areas on existing lots of record or infilling where deemed appropriate.

2.2.8.11 To ensure that growth in the Lakeshore Residential Areas and Hamlet Areas is in keeping with their existing low density, single detached residential character, along with their small-scale commercial and institutional uses.

2.2.9 Rural and Agricultural Areas Guiding Principle

2.2.9.1 To preserve, protect and support a permanent, healthy, sustainable countryside area and agricultural industry in the Town of Georgina, not only for the production of food and other products but also as an important component of the Town's economic base, a source of employment and a basis for Georgina's rural community and way of life.

2.2.10 Rural and Agricultural Areas Objectives

2.2.10.1 To maintain the rural and agricultural character of the Countryside Areas.

2.2.10.2 To protect the high capability agricultural land base from urban encroachment and land use conflicts, and to recognize the agricultural industry and its associated services as an important economic activity.

2.2.10.3 To provide opportunities to diversify the rural economy by encouraging *value-added* agricultural goods and products.

2.2.10.4 To support *sustainable* farming practices that will protect the long-term productivity of agricultural lands and minimize impacts on the environment.

2.2.10.5 To support the availability of local foods for the residents and visitors of Georgina.

2.2.10.6 To provide for topsoil and *peat* protection within the Town.

2.2.10.7 To support a balanced approach with respect to Georgina's mineral aggregate resource areas in order to minimize

environmental and social impacts while recognizing the importance of aggregate resources to economic development.

2.2.11 Healthy and Sustainable Communities Guiding Principle

2.2.11.1 To improve the health and well-being of the people who live, work and play in Georgina, through the development of strong, liveable, safe and resilient urban and rural communities and the provision of a variety of opportunities for housing, employment, learning, social activity, culture and recreation, while protecting the natural environment.

2.2.12 Healthy and Sustainable Communities Objectives

2.2.12.1 To promote and encourage the provision of an adequate supply, mix and range of housing types and tenures, including affordable housing, that will satisfy the needs of Georgina's current and future population regardless of age or ability.

2.2.12.2 To develop complete and accessible communities where people of all ages and abilities have opportunities to live, work and play.

2.2.12.3 To promote development that will support efficient land use patterns which will make efficient use of land and infrastructure and sustain the Town's financial well-being.

2.2.12.4 To ensure the provision of places, facilities and other opportunities for passive and active recreation that will satisfy the needs of Georgina's current and future population and support tourism.

2.2.12.5 To ensure that the implementation of this Plan is coordinated with the appropriate agencies to provide adequate community infrastructure and facilities, and social and emergency services.

2.2.12.6 To recognize, conserve and promote *cultural heritage resources* and to perpetuate their value and benefit to the community as outlined in the Town's Municipal Cultural Plan.

2.2.12.7 To continue to enhance the Town's strong relationship with the Chippewas of Georgina Island First Nation.

2.2.12.8 To promote and support excellence in community design and building architecture that will improve and maintain the character of the community.

2.2.12.9 To support healthy lifestyles and *sustainable* communities by encouraging local food and local goods production and consumption, and the ability to live, work and play in one community.

2.2.12.10 To support renewable energy projects and *value added* agricultural industries, while ensuring their physical compatibility within the landscape of Georgina.

2.2.13 Economic Development and Tourism Guiding Principle

2.2.13.1 To maximize the Town's economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base, in accordance with the policies of this Plan and in keeping with the Town's Socio-economic Mission and Strategic Plan.

2.2.14 Economic Development and Tourism Objectives

2.2.14.1 To focus the location of the majority of new businesses and job creation in the employment and commercial lands within the Keswick Business Park Secondary Plan Area and within the serviced communities of Keswick, and Sutton/Jackson's Point.

2.2.14.2 To work with York Region to implement the employment targets outlined in this Official Plan, by ensuring there is a sufficient supply of employment lands and a diverse range of opportunities for employment uses in the appropriate locations within the Town.

2.2.14.3 To work with community partners in the public and private sectors to implement the Town's Socio-economic Mission and Strategic Plan and specifically the development of the Keswick Business Park

2.2.14.4 To continue to support and enhance the resource based industries of agriculture, forestry, tourism and aggregate production, in a manner that is *compatible* with the rural and scenic character of the Georgina countryside, and complies with sound environmental principles.

2.2.14.5 To recognize the importance of the natural environment to the tourism industry in the Town.

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- 2.2.14.6 To maintain and enhance where possible public access to the water and commercial/recreational uses that provide residents and tourists with opportunities to enjoy Lake Simcoe.
- 2.2.14.7 To support improved transportation linkages between Georgina and the rest of the Greater Toronto Area.
- 2.2.14.8 To support sustainable industries and tourism uses that achieves York Region's "triple bottom line" for economic, environmental and social sustainability.
- 2.2.14.9 To prohibit the conversion of *employment areas* except as part of a *Municipal Comprehensive Review*.
- 2.2.15 Natural Hazards Guiding Principle**
- 2.2.15.1 To direct development away from natural hazards.
- 2.2.16 Natural Hazards Objectives**
- 2.2.16.1 To identify areas where natural hazards occur in the Town.
- 2.2.16.2 To direct development away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.
- 2.2.16.3 To direct development away from areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*.
- 2.2.16.4 To recognize existing uses that may be subject to hazardous conditions and provide guidelines for the continuation of those uses.

SECTION 3 – GROWTH MANAGEMENT

The policies of this section serve to direct and manage the amount and distribution of population and employment growth that is projected for the Town over the planning period.

3.1 Growth Forecast and Distribution

Policies:

- 3.1.1 The focus of population and employment growth will continue to be the communities of Keswick and Sutton/Jackson's Point. Additional but limited population and employment growth will be accommodated in Pefferlaw, the Hamlets and in the Lakeshore Areas. The remainder of the Town will continue to be rural in character and is not proposed to accommodate significant growth.
- 3.1.2 The Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw Secondary Plans will establish more detailed policies related to the distribution of housing and employment uses, along with policies that provide for an orderly and efficient phasing of development.
- 3.1.3 Growth shall be managed in a manner that preserves the current character of the Lakeshore Residential, Serviced Lakeshore Residential and Hamlet Areas.
- 3.1.4 Council will consider recommending a reduction in the current boundary of the Pefferlaw Secondary Plan Area during the Province's review of the Greenbelt Plan.
- 3.1.5 The population and employment forecasts in Tables 1 and 2 will be used as the basis for land use planning, as well as for other decision making related to such matters as hard and soft services delivery. The numerical figures identified in the tables below are intended to be considered targets and shall be used with the recognition that some flexibility in the timing and rate of growth may vary over time.

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TABLE 1 – POPULATION GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Population Forecast for Town	44,600	52,800	57,900	63,900	70,300
Population Forecast Distribution					
Keswick	25,500	29,100	32,200	36,500	40,700
Sutton Jackson's Pt.	7,100	11,450	13,000	14,400	15,150
Pefferlaw/Port Bolster	2,800	2,900	2,945	2,980	3,000
Serviced Lakeshore Residential Area	5,300	5,350	5,370	5,390	5,420
Unserviced Lakeshore Residential Area	850	860	865	870	875
Hamlet Areas	2,200	2,270	2,290	2,320	2,355
Countryside Area	850	870	880	890	900
Urban Residential Area (Maple Lake Estates)	0	0	350	550	1,900

TABLE 2 – EMPLOYMENT GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Employment Forecast for Town	8,000	11,000	13,900	17,400	21,200
Employment Forecast Distribution					
Keswick	3,900	5,250	6,100	6,700	7,300
Keswick Business Park	0	900	2,600	5,200	8,000
Sutton/Jackson's Pt.	1,800	2,400	2,600	2,800	3,100
Pefferlaw/Port Bolster	400	500	600	700	800
Countryside Area, Hamlet Areas, Unserviced Lakeshore Residential Area, Serviced Lakeshore Residential Area	1,900	1,950	2,000	2,000	2,000

SECTION 4 – GENERAL LAND USE AND DEVELOPMENT POLICIES

Lands in the Town of Georgina are to be used and/or developed in accordance with the policies of this Official Plan and the designations shown on the Plan Schedules. The provisions governing the use of lands within the land use categories as designated on Schedule A2 – Land Use Plan are set out in Sections 5 through 7. General provisions related to the Secondary Plan Areas are found in Section 7.1, while detailed policies governing the use and development of lands within the Secondary Plan Areas are found within each respective Secondary Plan, as noted in Section 13.

4.1 Land Uses Permitted in all Designations

Policies:

4.1.1 The following land uses shall be permitted in all land use designations on Schedule A2 - Land Use Plan, unless otherwise prohibited or restricted in specific policies.

(a) Public Uses

(i) public uses, such as public roads, railway lines, public parks, trails and other non-intensive recreational facilities; municipal and regional uses, buildings and structures; public utilities such as local water supply, sewage, and drainage facilities, gas, telephone and cable television transmission utility services are permitted in all designations, subject to any regulatory requirements such as the provisions of the Environmental Assessment Act. The location of such uses should be justified and should be *compatible* with the surrounding land uses; and

(ii) The Town will encourage the underground installation of public utility facilities where feasible and the associated costs will be at the expense of the developer.

(b) Electricity Transmission and Distribution Systems

(i) the development of electricity transmission and distribution systems shall occur in an orderly manner to

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facilitate the efficient and reliable provision of adequate electric power;

- (ii) electricity transmission and distribution systems are permitted in all designations provided that all regulatory requirements such as the provisions of the Environmental Assessment Act are complied with; the relevant Hydro utility takes into account the Town's Official Plan policies in developing their own program; and Town Council is consulted prior to conducting any undertaking;
 - (iii) buffering or screening of electricity transmission and distribution systems may be required, and is to be at the expense of the proponent;
 - (iv) secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where *compatible* with surrounding land uses. The electricity transmission and distribution facilities must remain the primary use on the hydro corridor lands and any secondary use will require technical approval from the appropriate approval authority;
 - (v) the Town will encourage the underground installation of wires/cables for electricity distribution purposes where feasible and the associated costs will be at the expense of the proponent; and
 - (vi) renewable energy projects are outlined in Section 4.8 and are subject to the Province's *Green Energy and Green Economy Act, 2009*.
- (c) Telecommunications Facilities

In locating new transmission towers and related above-ground infrastructure, the locational and design requirements of the facility shall be balanced with the need to preserve the natural and cultural landscape and minimize the impact on the community. While such facilities are recognized as being under federal jurisdiction, the Town

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may review and provide comments relating to such proposals provided the following has been undertaken and demonstrated, in accordance with the Town's adopted protocol for providing feedback on such applications:

- (i) an adequate public consultation process has been followed, if applicable;
 - (ii) adjacent municipalities within the prescribed distance as outlined in the Town's Antenna System Siting Protocol have been consulted;
 - (iii) a site selection/justification report has been prepared;
 - (iv) co-location on an existing antenna system or structure has been considered, and if not possible, the new antenna system is to be designed with co-location capacity;
 - (v) the structures have been designed to minimize visual impact and to avoid disturbance of *key natural heritage features* and *key hydrologic features*;
 - (vi) appropriate approvals have been obtained from the relevant public agencies; and
 - (vi) all other components required in the proposal submission, as outlined in the Town's Antenna System Siting Protocol, have been satisfied.
- (d) Accessory Uses, Buildings and Structures

Any use, building or structure which is normally incidental and subordinate to a use permitted by this Plan shall be permitted on the same lot as the permitted use, subject to the regulations of the Zoning By-law, and provided adequate water supply and waste disposal facilities are available.

A residential unit for the owner, manager or caretaker of a commercial, industrial, recreational or institutional use shall be considered an *accessory use*.

(e) Lots of Record

One single detached dwelling may be permitted on an *existing* vacant lot of record, subject to the policies of this Plan and the regulations of the Zoning By-law and Lake Simcoe Region Conservation Authority.

4.2 Land Uses Prohibited in all Designations

Policies

4.2.1 The following uses are prohibited in all designations in this Official Plan:

- (a) Uses that are noxious, polluting, or produce or store hazardous substances;
- (b) Uses that involve the recycling and/or the storage of contaminated materials;
- (c) Uses that are prohibited pursuant to the provisions of the Environmental Protection Act, R.S.O. 1990 (*Environmental Protection Act*); and
- (d) *Peat* extraction.

4.2.2 York Region Waste Transfer Stations (including Waste Depots and Household Hazardous Waste Depots) are exempt from the provisions of Section 4.2.1 of this Plan.

4.2.3 The Zoning By-law shall incorporate provisions setting out those uses which are prohibited in all zone categories.

4.2.4 This Official Plan recognizes existing, closed waste disposal sites and these are designated on Schedule C –Natural Hazards. Any proposed sites, or expansions to existing waste disposal sites, shall not be permitted in any land use designation.

4.2.5 *Recreational vehicle park* development, other than in approved, site specific official plan amendments or Zoning By-laws existing at the date of adoption of this Plan or in *existing recreational vehicle parks*, shall be prohibited in the Town.

4.3 Site Alteration

Section 142 of the *Municipal Act* provides the authority for Council to pass by-laws for prohibiting or regulating the placing or dumping of fill of any kind and for prohibiting or regulating the alteration of the grade of land in any defined area or areas within the Town, other than those areas subject to regulations made under Clause 28(1) of the Conservation Authorities Act, R.S.O. 1990, as amended, (*Conservations Authorities Act*), or the Aggregate Resources Act R.S.O. 1990, as amended, (*Aggregate Resources Act*).

Policies

- 4.3.1 The removal of topsoil, including peat, the placing or dumping of fill material and the alteration of the grade of land in all areas under the jurisdiction of the municipality shall be regulated through the Town's Site Alteration By-law.
- 4.3.2 The removal of topsoil, the placing or dumping of fill material and the alteration of the grade of land in all areas under the jurisdiction of the Lake Simcoe Region Conservation Authority shall be subject to any regulations and permit requirements from the Conservation Authority.

4.4 Natural Hazards

Natural Hazards are those sites and lands which may pose a threat to life and property if developed on. These areas or conditions can include floodplains, meanderbelts, wave uprush, unstable and/or steep slopes and *erosion hazards*. Natural hazards that have been delineated by the Lake Simcoe Region Conservation Authority are included within the regulation limits identified under Ontario Regulation 179/06. These areas are generally depicted on Schedule C – Natural Hazards based on large-scale mapping provided by the Conservation Authority. When applying the following policies, more detailed mapping available from the Conservation Authority should be reviewed and the precise location of natural hazards will be established, to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority, when considering development applications.

Policies

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4.4.1 Development shall be generally directed away from *hazardous lands* and *hazardous sites*. Furthermore, development shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- (a) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
- (b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and
- (c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

4.4.2 New development will generally be prohibited in areas that are subject to flooding. Development may be permitted on *existing* lots of record in areas that are subject to flooding only when the following conditions have been met:

- (a) That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event;
- (b) That the building site have safe access to lands located above the regulatory flood elevation; and
- (c) That development occur in accordance with the Watershed Development Policies of the Lake Simcoe Region Conservation Authority, as amended from time to time.

4.4.3 A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Professional Engineer, may be required for any development proposed within the floodplain.

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- 4.4.4 Shoreline flooding for Lake Simcoe is based on the 1:100 year wind setup/wave up-rush. The precise location of *erosion / dynamic beach hazard* areas will be established, to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority when considering development applications.
- 4.4.5 New development and redevelopment proposed along the Lake Simcoe shoreline, may require the preparation of a coastal engineering study by a coastal engineer. The coastal engineering study must identify the coastal processes associated with the Lake such as wave uprush, wind setup, dynamic beaches, erosion, and high lake levels. Where development is permitted, the study must outline the proposed mitigative measures to address shoreline hazards. The study must be prepared to the satisfaction of the municipality and the Lake Simcoe Region Conservation Authority.
- 4.4.6 The determination of the hazard limit along the Lake Simcoe shoreline will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
- 4.4.7 *Erosion hazards* may be determined by technical evaluation and study through the planning and the development applications, the cost of which will be borne by the developer.
- 4.4.8 The determination of the *erosion hazard* limit will be based on the combined influence of the:
- (a) Toe erosion allowance;
 - (b) Stable slope allowance;
 - (c) Erosion access allowance; and
 - (d) *Flooding hazard* limit or meanderbelt allowance, and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
- 4.4.9 A geotechnical/soils report shall be required prior to any development within or adjacent to *hazardous sites*. This report shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.

4.5 Contaminated Lands

The Ministry of the Environment and Climate Change is responsible for the regulations that detail requirements for site assessments and clean-up for property owners who are developing or redeveloping contaminated lands³. The regulations set out the technical requirements for conducting Environmental Site Assessments, site remediation and risk assessments. The regulations also require the mandatory filing of a Record of Site Condition on the Environmental Site Registry for any change to a more sensitive land use, such as a change of use from industrial to residential. A Record of Site Condition summarizes the environmental condition of a property based on the completion of environmental site assessments.

Policies

- 4.5.1 Prior to any development approval on lands known or suspected to be contaminated, a Phase I and, if necessary, a Phase II Environmental Site Assessment shall be completed and a Record of Site Condition must be obtained.
- 4.5.2 Where applications for the development or redevelopment of sites that are identified as being contaminated or potentially contaminated have been submitted, approval or condition of final approval will require the proponent to file a Record of Site Condition on the Environmental Site Registry to show that the site has been assessed and, if necessary, remediated in accordance with the requirements of Provincial regulations in effect, such that the site is suitable for the intended future use.
- 4.5.3 The proponent of an application to develop or redevelop contaminated lands, must comply with any new or amended regulations and processes developed by the Ministry of Environment and Climate Change.

4.6 Home-Based Businesses

There are two forms of home-based businesses recognized by this Plan. *Home occupations* are small scale operations conducted by persons in their own home and tend to be professional or personal services. *Home industries* are typically carried out by the occupant of a property within accessory buildings on the

³ At the time of the adoption of this Plan, the regulation in force was the Ontario Regulation 153/04 (Records of Site Condition).

property and may include small scale manufacturing, processing or repair uses with limited retail operations. The following policies apply to these uses:

4.6.1 Home Occupations

Policies

4.6.1.1 *Home occupations* may be permitted in residences in accordance with the following provisions:

- (a) The use is carried out entirely within the dwelling unit, and can be appropriately accommodated within a residential structure;
- (b) The use is clearly secondary to the primary use of the property as a residence in terms of floor space utilization;
- (c) The property is the principal residence of the person carrying on the home occupation use;
- (d) Outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the home occupation use shall not be permitted;
- (e) The activities associated with the home occupation use, including traffic generated and hours of operation, do not adversely affect the surrounding area;
- (f) Adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;
- (g) Solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
- (h) The retail sales of any goods or wares shall not be permitted as a primary home occupation use; and
- (i) Compliance with on-site parking requirements and other provisions regulating home occupations in the Zoning By-law.

4.6.1.2 The Town's Zoning By-law may include additional provisions regulating Home Occupations.

4.6.2 Home Industries

Policies

- 4.6.2.1 *Home industries* may be permitted in accordance with the following provisions:
- (a) The use is carried out within an *accessory building or structure* separate from a residential dwelling;
 - (b) The use is clearly secondary to the primary use of the property and shall not detract from the primary use of the property;
 - (c) Only accessory retail sales of products directly produced in the home industry is permitted;
 - (d) The repair, storage or sale of motor vehicles is not considered to be a home industry;
 - (e) The use must be *compatible* with adjacent uses; and
 - (f) The use must be in compliance with any zoning and/or licensing provisions.
- 4.6.2.2 The Town's Zoning By-law may include additional provisions regulating *home industries*.

4.7 Minimum Distance Separation Formulae

The Minimum Distance Separation Formula is a mathematical model developed by the Province that establishes the minimum distance between agricultural uses and other land uses. The following policies describe how this model will be applied in the Town.

Policies

- 4.7.1 New agricultural livestock buildings as well as non-farm development shall comply with the Minimum Distance Separation Formulae (MDS) I and II as established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.

- 4.7.2 MDS Formula I shall not apply to vacant lots of record that were created for residential purposes prior to June 1, 2015 and shall not apply to lots and uses within a designated *Settlement Area* in this Plan.

4.8 Renewable Energy Projects

Renewable energy projects, such as wind turbines, solar panels, geothermal and other similar sources are exempted from municipal approval under the Planning Act and are subject to the Province's Green Energy and Green Economy Act, 2009 and any amendments made thereto. While such projects are recognized as being under Provincial jurisdiction, the Town may review and provide comments related to such proposals, and when doing so, shall consider the following policies:

Policies

- 4.8.1 Large scale *renewable energy systems* involving one or more large wind turbines generating electricity for sale to the electrical grid, should be sited and regulated so that most of the safety and the noise effects, as regulated by the Ministry of the Environment and Climate Change, are contained on the subject property and the adverse visual effects off the property are minimized to the greatest extent possible.
- 4.8.2 Wind and solar energy projects should be located to avoid incompatibility with:
- a) Communities, residential subdivisions and built-up areas;
 - b) Sensitive land uses, including residences;
 - c) Noise mitigation in accordance with the applicable regulations of the Ministry of the Environment and Climate Change and safety relative to such aspects as falling ice;
 - d) Bird migration routes and feeding areas;
 - e) *Cultural heritage resources*;
 - f) *Key natural heritage features and key hydrologic features*;
 - g) Natural hazard areas (i.e. floodplains and *erosion hazard areas*);

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- h) Agricultural land capability;
- i) The capacity of the affected public roads to accommodate construction and maintenance vehicles; and
- j) Airports and private airstrips and the applicable regulations of Transport Canada.

4.8.3 Prior to providing comments on wind or solar energy proposals, Council may require the proponent to submit any or all of the following studies and materials:

- a) A noise study to identify the setbacks or other mitigation measures, if any, required to meet the applicable Ministry of the Environment and Climate Change standards;
- b) A visual impact study analyzing the impact on the landscape including *cultural heritage resources*, as viewed from arterial roads and area residences and the mitigation measures required, if any;
- c) A study analyzing the potential amount of adverse shadow or light reflection effects on sensitive uses adjacent to the subject property and the related mitigation measures, if any;
- d) A study of any impacts on environmental features and functions;
- e) A study outlining the potential impact on agriculture and required mitigation measures;
- f) A study demonstrating that the project will not adversely affect the control of flooding and erosion; and
- g) An *Archaeological Assessment* and/or Heritage Impact Assessment to ensure the *conservation* of cultural archaeological and heritage resources.

4.8.4 If wind or solar energy projects are decommissioned, the site shall be appropriately rehabilitated by the owner for a use permitted by the applicable policies of this Plan.

4.8.5 The Town shall work with York Region on design requirements for on-site *renewable energy systems* for residential, commercial, institutional and industrial buildings.

4.9 Kennels

- 4.9.1 A *kennel* may be permitted on lands only in accordance with the provisions of the Zoning By-law and the Town of Georgina Kennel Licensing By-law, as amended, revised or replaced.

4.10 Aggregate Resource Priority Area

Aggregate Resource Priority Areas are shown on Schedule G – Aggregate Resource Priority Areas for information purposes. These areas recognize the locations that contain sand and gravel resources. The following policies are intended to protect these aggregate resources from incompatible land uses or uses that would limit the extraction of the resource in the future.

Policies

- 4.10.1 Within the Aggregate Resource Priority Area, the establishment of a new *mineral aggregate operation* may be permitted subject to an amendment to the Zoning By-law.
- 4.10.2 Those uses permitted within the underlying land use designation shall be permitted in the Aggregate Resource Priority Area.
- 4.10.3 The establishment of a new *mineral aggregate operation* or the expansion of an *existing* licenced *mineral aggregate operation* shall not be permitted on lands within the following designations:
- (a) Lakeshore Residential Area;
 - (b) Serviced Lakeshore Residential Area;
 - (c) Hamlet Area; or
 - (d) Specialty Crop Area.
- 4.10.4 Land uses which would preclude or hinder the expansion of an *existing* licenced *mineral aggregate operation*, or its continued use for resource extraction, shall not be permitted within or adjacent to an Aggregate Resource Priority Area. Separation distances between sensitive land uses and *existing* licenced *mineral aggregate operations* are usually determined on a site specific

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basis. To ensure impacts are identified and assessed, an influence area of 500 metres from a quarry and 300 metres from a *licensed pit* will be used to ensure that compatibility issues can be addressed. This influence area should be applied reciprocally to new sensitive land uses encroaching upon an *existing* licenced *mineral aggregate operation* or lands identified Aggregate Resource Priority Area.

4.10.5 On land within or on adjacent lands or lands in proximity to an Aggregate Resource Priority Area, development shall not be permitted unless either:

- (a) Extraction of the resource is not economically feasible; or
- (b) The proposed land use or development would serve a greater long term public interest than resource extraction; and
- (c) Issues of public health, public safety and environmental impact have been satisfactorily addressed, taking into account applicable provincial standards.

4.10.6 In order to assess compatibility of a new use within or adjacent to an Aggregate Resource Priority Area, Council may require the submission of technical reports to ensure resources are not sterilized.

4.10.7 For lands outside an Aggregate Resource Priority Area, an amendment to this Plan and the Zoning By-law will be required to permit the establishment of a new *mineral aggregate operation* or the expansion of an *existing* licenced *mineral aggregate operation* beyond the current *Aggregate Resources Act* licence.

4.10.8 An application to amend this Plan or to rezone lands to permit a new *licensed pit* or quarry or to expand an *existing licensed pit* or quarry shall be required to be submitted concurrently with the application to the Ministry of Natural Resources for a license and site plan for the subject site. The application shall be accompanied by:

- (a) A general description of the site including the existing and proposed uses, any existing *key natural heritage features* and *key hydrological features* on and adjacent to the site and their *ecological function*, and the existing and planned land uses

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adjacent to the proposed *mineral aggregate operation* and along the proposed haul routes;

- (b) An analysis of compatibility with surrounding uses;
- (c) A description of the project, including activities which may produce impacts, and the anticipated quality and quantity of aggregate to be extracted;
- (d) A plan identifying ultimate site development, including a progressive and ultimate road plan, any water diversion or storage; and the location of stockpiles for stripping and products;
- (e) A summary statement determining the elevation of the established ground water table within the site or demonstrating that the final depth of extraction is at least 2.5 metres above the water table for pits or 2.0 metres above the water table for quarries. A hydrogeological study will be required that assesses the potential impacts on the water resources for operations whose final depth of extraction will intersect the water table or required buffer areas;
- (f) An identification and assessment of the impacts (i.e. traffic, noise, dust and vibration) associated with the project and license application;
- (g) A description of proposed measures to mitigate any identified impacts, including any measures to protect *key natural heritage features* and *key hydrological features on adjacent lands* and their *ecological functions* and measures to conserve *cultural heritage resources* and *areas of archaeological potential*;
- (h) A progressive rehabilitation plan in accordance with the class of license; and
- (i) A well monitoring program in accordance with the hydrogeological study.

4.10.9 In addition to the above policies, within the Environmental Protection Area designation and/or the Greenlands System, *mineral aggregate operations* and *wayside pits and quarries* are also subject to the following:

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- (a) No new *mineral aggregate operation* and no *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) wetlands;
 - (ii) *significant habitat* of endangered and threatened species; and
 - (iii) *significant woodlands* unless in accordance with the provisions of the Greenbelt Plan.
- (b) An application for a new *mineral aggregate operation* or new *wayside pits and quarries* may only be permitted in other *key natural heritage features* and *key hydrologic features* not identified in Section 4.10.9 (a) above and any *vegetation protection zone* associated with such other feature, where the application demonstrates:
- (i) how the water resource system will be protected or enhanced;
 - (ii) the health, diversity and size of the *key natural heritage features* will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health;
 - (iii) any permitted extraction of mineral aggregates in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;
 - (iv) aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural *ecosystem* in that particular setting or ecodistrict; and
 - (v) 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 restored, and to the extent possible, improved.

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- (c) Any application for a new *mineral aggregate operation*, or the expansion of an *existing* licenced *mineral aggregate operation* shall be required to demonstrate:
 - (i) how the *connectivity* between *key natural heritage features* and *key hydrologic features* will be maintained before, during and after the extraction of mineral aggregates;
 - (ii) how the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on *adjacent lands*; and
 - (iii) how the water resource system will be protected or enhanced.
- (d) An application for an expansion of an *existing mineral aggregate operation* may be permitted in the Greenlands System, including key natural heritage features and key hydrologic features, and in any associated *vegetation protection zone* only if the related decision is consistent with the Provincial Policy Statement.

4.10.10 In addition to the above policies, within the Agricultural Protection Area designation, *mineral aggregate operations* may be permitted as an interim use provided the site will be rehabilitated so that substantially the same areas and same average soil capability for agriculture are restored. However, complete agricultural rehabilitation is not required if:

- (a) The depth of planned extraction makes restoration of pre-extraction agricultural capability not feasible;
- (b) The other alternatives have been satisfactorily considered and found unsuitable; and
- (c) Agricultural rehabilitation in remaining areas will be maximized.

4.10.11 Rehabilitation plans for *mineral aggregate operations* shall ensure that the use of the lands revert to a use permitted in the designation of the subject area on Schedule A2 - Land Use Plan.

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- 4.10.12 The extraction program and progressive rehabilitation plans shall minimize the visual impact on the surrounding area.
- 4.10.13 *Wayside pits and quarries and portable asphalt plants* used for the purpose of supplying aggregate materials to any government project on a temporary basis may be permitted in accordance with the Aggregate Resources Act on a temporary basis in any land use designation except for those lands within the Lakeshore Residential Area, Serviced Lakeshore Residential Area, Hamlet Area, Specialty Crop Area, and Parkland Area designations. Such temporary uses shall have no *adverse effects* on ground water, have no adverse noise, odour or dust impacts on nearby sensitive land use activities and shall be screened appropriately.
- 4.10.14 The Town will encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of the existing aggregate supply.

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SECTION 5 – SUSTAINABLE NATURAL ENVIRONMENT

The following policies serve to identify, protect and where possible, enhance an interconnected system of key features, linkages and buffers. Policies also recognize the need to protect, improve or restore the quality and quantity of ground and surface water in the Town. The policies encourage the restoration of the quality and integrity of the ecosystems and natural processes, in order to improve the quality of life, maintain healthy communities, and promote environmentally sustainable resource uses.

5.1 Greenlands System

The boundaries of the Greenlands System, displayed on Schedule A2 – Land Use Plan, reflects the boundaries of the Natural Heritage System in the Greenbelt Plan and the Greenlands System in the York Region Official Plan.

The Greenlands System is largely composed of lands that contain *key natural heritage features* and *key hydrologic features*. The system also includes other lands that serve as linkages, corridors and adjacent buffer lands.

The majority of the Greenlands System consists of lands designated as Environmental Protection Area. The Environmental Protection Area also covers a significant proportion of the Countryside Area. The policies of Section 6.3 shall apply to the lands designated Environmental Protection Area.

Lands within the Greenlands System located outside of the Environmental Protection Area designation, are subject to Section 5.1.1.

Lands located outside of the Greenlands System and outside of the Urban Area and Towns and Villages, are subject to Section 5.2.

5.1.1 Lands within the Greenlands System and outside of the Environmental Protection Area Designation

Policies

5.1.1.1 Applications for *development* or *site alteration* as permitted by the land use designations and policies in this Plan shall demonstrate that:

- (a) There will be no adverse effects on *key natural heritage features* or *key hydrologic features*;

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- (b) *Connectivity* between *key natural heritage features* and *key hydrologic features* is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
- (c) The removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and
- (d) The disturbed area of any lot does not exceed 25%, and the impervious surface does not exceed 10%, of the total developable area, except for recreational uses and non-renewable resources, which are described and governed by sections 4.1.2 and 4.3.2 of the Greenbelt Plan. For golf courses, the disturbed area shall not exceed 40% of the site.

5.1.1.2 Where non-*agricultural uses* are contemplated, applications for *development* shall demonstrate that:

- (a) At least 30% of the total developable area of the lot will remain or be returned to natural self-sustaining vegetation; recognizing that Section 4.10.9 establishes specific standards for the uses described there;
- (b) *Connectivity* along the system and between *key natural heritage features* or *key hydrologic features* located within 240 metres of each other is maintained or enhanced; and
- (c) Buildings or structures do not occupy more than 25% of the total developable area and are planned to optimize the compatibility of the project with the natural surroundings.

5.1.1.3 *Mineral aggregate operations* and *wayside pits and quarries* may be permitted in the Greenlands System subject to the policies in Section 4.10.9.

5.1.1.4 An application for *development* or *site alteration* within 120 metres of a *key natural heritage feature* or *key hydrologic feature*, shall be accompanied by an Environmental Impact Statement, which identify a *vegetation protection zone* which:

- (a) Is of sufficient width to protect the *key natural heritage feature* or *key hydrologic feature* and its *ecological function* from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and
- (b) Is established to achieve, and be maintained as *natural self-sustaining vegetation*.

5.2 Lands Outside the Greenlands System, Urban Area and Towns and Villages

Policies

- 5.2.1 Outside of the Greenlands System, Urban Area and Towns and Villages, the policies of Section 5.1.1 shall apply to applications for *development* or *site alteration* on land that contains, or is within 120 metres from, any existing or new *key natural heritage feature* or *key hydrologic feature* identified through subsequent study.

5.3 Lake Simcoe Protection

Policies

- 5.3.1 *Development* or *site alteration* outside of *Settlement Areas* is not permitted in Lake Simcoe and within a related *vegetation protection zone* referred to in section 5.3.2, except in relation to the following:
- (a) Forest, fish, and wildlife management;
 - (b) Stewardship, *conservation*, restoration and remediation undertakings;
 - (c) *Existing uses* as set out in policy 11.1;
 - (d) Flood or erosion control projects, but only if they have been demonstrated to be necessary to the public interest after all alternatives have been considered;

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- (e) Retrofits of existing *stormwater management works* (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but does not include the establishment of new *stormwater management works*;
- (f) *Infrastructure*, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative; and
- (g) Low-intensity recreational uses including access to the Lake that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:
 - (i) non-motorized trail use⁴;
 - (ii) natural heritage appreciation;
 - (iii) unserviced camping on public and institutional land; and;
 - (iv) *accessory uses* to existing buildings or structures.

5.3.2 The *minimum vegetation protection zone* in a *shoreline built-up area* is 30 metres from the Lake Simcoe shoreline, or larger if determined appropriate by an evaluation required by Section 5.3.3.

5.3.3 Within a *shoreline built-up area*, an application for *development* or *site alteration* within 120 metres of the *Lake Simcoe shoreline* shall be accompanied by an Environmental Impact Statement that satisfies the requirements of Section 5.3.7 unless the *development* or *site alteration* is for a purpose specified by Section 5.3.1(g).

5.3.4 In the review of *development* or *site alteration* applications on *adjacent lands* to the Lake Simcoe shoreline and its tributaries, the Town shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an application for *development* or *site alteration* shall:

⁴ Non-motorized trail use does not include motorized vehicles for accessibility purposes

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- (a) Increase or improve *fish habitat* in streams, lakes, and wetlands, and any adjacent riparian areas;
- (b) Include landscaping and habitat restoration that increases the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors;
- (c) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
- (d) Establish or increase the extent and width of a self-sustaining *vegetation protection zone* adjacent to Lake Simcoe, as required by the policies of this Plan.

5.3.5 New buildings and structures and expansions to *existing* buildings and structures shall only be permitted in a *vegetation protection zone* along the Lake Simcoe shoreline if:

- (a) There is no alternative but to place the structure in this area and the area occupied by such structures is minimized;
- (b) The *ecological function* of the *vegetation protection zone* is maintained; and
- (c) Pervious materials and designs are used to the extent feasible.

The implementing Zoning By-law will establish regulations that will limit the extent of development within the *vegetative protection zone* that may occur as of right in order that *existing* buildings and structures may expand or to permit the development of *existing* vacant lots of record.

5.3.6 If *natural self-sustaining vegetation* is removed along the *Lake Simcoe shoreline* from a *key natural heritage feature*, a *key hydrologic feature* or from any related *vegetation protection zone*, as a result of any *development* or *site alteration* permitted under the policies of the Lake Simcoe Protection Plan, the *natural self-sustaining vegetation* shall be re-established to the extent feasible following completion of that activity.

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5.3.7 Any *development* or *site alteration* within the *shoreline built-up area* and the Hamlet Area of Virginia within 120m of Lake Simcoe shall be subject to the following additional policies:

- (a) *Development* or *site alteration* shall be accompanied by an Environmental Impact Statement that shall:
 - (i) demonstrate that the *development* or *site alteration* will have no *adverse effect* on *key natural heritage features*, *key hydrologic features*, Lake Simcoe and its associated *vegetation protection zone*, or on the related *ecological functions*;
 - (ii) identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the *key natural heritage feature* or *key hydrologic feature* and its *connectivity* with other key features, as well as *connectivity* and linkages to natural heritage systems identified at the Provincial or municipal level, or by the Lake Simcoe Region Conservation Authority or Ministry of Natural Resources;
 - (iii) determine how *connectivity* within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored; and
 - (iv) determine if the minimum *vegetation protection zone* as required by the Lake Simcoe Protection Plan is sufficient to protect the *ecological functions* of the feature and the area being evaluated, including *adjacent lands* to existing features. If such a zone is not sufficient, then specify the dimensions of the required *vegetation protection zone*.
- (b) The development shall be integrated with existing or proposed parks and trails to the extent feasible;
- (c) Where the *vegetative protection zone* has been modified, as a condition of development, the area shall be enhanced with *natural self-sustaining vegetation*.

- (d) Development of private sewage and water services shall incorporate water-saving fixtures and enhanced sewage treatment systems that can reduce concentrations of phosphorous and nitrates entering the groundwater; and
- (e) Developments that will use more than 10,000 litres per day of groundwater shall be supported by a water budget analysis that confirms that the proposed use of water will not reduce the amount of water that would otherwise naturally infiltrate into the groundwater system from the site.

5.3.8 Notwithstanding the policies in this section to the contrary, where an application for *development* or *site alteration* is of a minor nature, the Town in consultation with any relevant agency, may waive or scope the requirements for the Environmental Impact Statement.

5.4 Source Water Protection

The *Clean Water Act* 2006 was enacted to ensure the sustainability of clean, safe drinking water and requires Source Water Protection Plans to be developed and implemented for every watershed in Ontario. The following policies are consistent with the South Georgian Bay Lake Simcoe Source Protection Plan, in order to protect the Town's lake-based sources of municipal drinking water. In addition, this section also contains policies to protect, improve or restore groundwater recharge areas and highly vulnerable aquifers

5.4.1 Intake Protection Zones

In general terms, Intake Protection Zones are the water and land areas that surround a municipal surface water intake. The size of each zone is determined by how quickly water flows to the intake, measured in hours. The *Intake Protection Zone 1* is a one kilometre circle around the intake. The *Intake Protection Zone 2* is the area where water can reach the intake in a specified time, in the South Georgian Bay Lake Simcoe source protection region. The minimum time of two hours applies to all intakes.

Intake Protection Zones 1 and 2, as well as the municipal surface water intake locations, are identified on Schedule B3 – Source Water Protection Areas. The general policies of Section 5.4.2, the low and moderate threat policies of 5.4.5, as well as Section 5.4.1.1 apply to Intake Protection Zones 1 and 2.

5.4.1.1 Intake Protection Zone 1

5.4.1.1.1 Notwithstanding the permitted uses in the Plan to the contrary, the following specific land uses and/or activities are prohibited from being established where they do not exist as of the effective date of the South Georgian Bay Lake Simcoe Protection Plan:

(a) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of *dense non-aqueous phase liquid* (DNAPLs) including, but not limited to, the following:

- (i) storage in association with metal, plastics, wood products, petroleum and/or electronics manufacturing;
- (ii) dry cleaning establishments which utilize the chemical perchloroethylene in the cleaning processes;
- (iii) wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals which have DNAPL as part of the ingredients;
- (iv) medical, health or other laboratories (other than clinics or veterinarian, doctor's offices generally associated with commercial locations) which may have the use for DNAPL;
- (v) automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPL
- (vii) establishments selling paints, enamels, furniture strippers, paint thinners, lacquers containing DNAPL; and
- (vii) chemical manufacturing including chemicals, resins, fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing which utilize DNAPLs as part of the manufacturing, packaging, repackaging and bottling.

- (b) Municipal, industrial or commercial waste disposal site and facility.

5.4.1.1.2 Incidental volumes of DNAPL for personal/domestic use are exempt from these policies.

5.4.2 General Policies

5.4.2.1 The Town will reduce the risk of contaminating drinking water when designing new stormwater management facilities by directing the discharge of stormwater outside of *vulnerable areas* where it would be a significant drinking water threat, pursuant to the South Georgian Bay Lake Simcoe Source Protection Plan.

5.4.2.2 The Town will require the location of new (private or municipal) sewage system infrastructure, wherever possible, to be outside of the *vulnerable areas* where it would be a significant drinking water threat, pursuant to the South Georgian Bay Lake Simcoe Source Protection Plan.

5.4.2.3 The Town will evaluate whether a master environmental servicing plan is required for Secondary Plan Areas, to demonstrate how stormwater pond discharges and sanitary sewers and related pipes can be located outside of *vulnerable areas*.

5.4.2.4 Where the Ontario Water Resources Act, RSO 1990, as amended (*Ontario Water Resources Act*) does not require an approval, the existing establishment, operation or maintenance of a wastewater treatment plant and associated sewer systems requires an approved *Risk Management Plan* where the discharge rate of the treatment plant exceeds 2,500 m³/day in an *Intake Protection Zone*.

5.4.2.5 Where major source water development, redevelopment or site alteration is proposed within *vulnerable areas* as identified on Schedule B3 – Source Water Protection Areas, consideration will be given to the submission of a *Source Water Impact Assessment* and *Mitigation Plan* or hydrogeological study that demonstrates that the groundwater quality and quantity will be protected, improved or restored as deemed necessary by the municipality, in consultation with York Region’s Risk Management Office.

5.4.2.6 The Town will work with York Region, the Lakes Simcoe and Couchiching/Black River Source Protection Authority, the Ministry of the Environment and Climate Change and other provincial ministries, conservation authorities and agencies, to support education and outreach programs as well as to distribute any materials directed toward local municipal residents and businesses.

5.4.3 Significant Groundwater Recharge Areas

5.4.3.1 Within Significant Groundwater Recharge Areas, identified on Schedule B3 – Source Water Protection, development shall implement *best management practices* such as *low impact development* to maintain pre-development recharge rates to the fullest extent possible.

5.4.3.2 Within Significant Groundwater Recharge Areas, applications for major source water development require an *Infiltration Management Plan* to assess the impacts of the proposal on recharge which address maintaining existing water balance to the greatest extent through *best management practices* (such as *low impact development*, minimizing impervious surfaces and lot level infiltration) with the objective of having no net reduction in recharge from the development.

5.4.3.3 The low and moderate threat policies of Section 5.4.5 shall apply to Significant Groundwater Recharge Areas.

5.4.4 Highly Vulnerable Aquifers

5.4.4.1 An application for *major development* within Highly Vulnerable Aquifers, as displayed on Schedule B3 – Source Water Protection, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a *Contaminant Management Plan*, as deemed necessary by the Town, in consultation with York Region’s Risk Management Office.

5.4.4.2 The low and moderate threat policies of Section 5.4.5 shall apply to Highly Vulnerable Aquifers.

5.4.5 Low and Moderate Threat Policies

The following policies apply within *Intake Protection Zones*, Significant

Groundwater Recharge Areas and Highly Vulnerable Aquifers:

5.4.5.1 *Best management practices* are encouraged for all development proposals that involve:

- (a) Manufacturing, handling and/or storage of organic solvents and DNAPLs; and
- (b) Application, storage and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

5.4.5.2 The following strategic design elements for proposed development will be considered:

- (a) Implement road and parking lot design to ensure that plowing equipment can reach all required areas to eliminate additional salt application;
- (b) Reduce the extent/location of impervious surfaces;
- (c) Principles in parking lot design shall include:
 - (i) design and construct parking lots to avoid low spots to prevent ponding and ice formation;
 - (ii) install drift control (snow fencing) to reduce snow buildup on impervious surfaces;
 - (iii) catch basins to be installed correctly to avoid ponding around raised catch basins;
 - (iv) where possible, avoid the establishment of new parking lots with greater than 2,000 square metres (approximately 80 spaces) of paved surface within *vulnerable areas*;
 - (v) snow storage locations:
 - (i) locate snow stockpiles away from paved areas to reduce the impact of melting and draining onto paved surfaces where puddles may form that cause slippery conditions that require extra salting operations to maintain safety;

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- (ii) intercept drainage and direct it away from paved areas; and
 - (iii) plow snow to the low side of the paved area.
- (d) Location /placement of structures, walkways and entrances:
- (I) preserve solar access:
 - (i) avoid shaded outdoor pedestrian areas;
 - (ii) keep pedestrian areas sunny through to December 21 of any year, and
 - (iii) locate taller buildings on north side of streets and/or step them down to reduce the shaded area.
 - (II) walkways:
 - (i) utilize slightly raised pedestrian street crossings to eliminate curb-side accumulation of snow melt or ice formation;
 - (ii) consider heated sidewalks;
 - (iii) select salt friendly materials for walkways; and
 - (iv) covered walkways
 - (III) site grading:
 - (i) slope away from building to avoid ice accumulation.
 - (IV) entrances:
 - (i) covered entrances or stairs; and
 - (ii) a protected entrance with a non-slippery surface that drains away from the building to reduce ponding of water.
- (e) Equipment to reduce the need for additional salt application:
- (i) utilization of a snow melter for large parking lots;
 - (ii) water can be discharged into storm, sanitary or other water retention system with municipal approvals only; and
 - (iii) melt water is screened to separate out all floating solids and additional filters are optional

- (f) Snow fences to reduce the amount of snow on road/parking and to reduce the need to apply de-icing chemicals:
 - (i) natural snow fences “snowbreaks” can also be used if the site size can accommodate a group of trees located in an area to decrease wind speed and snow accumulations on roadways/parking lots
- (g) Perform catch basin cleaning on a regular basis; and
- (h) Monitor and maintain stormwater management structures.

5.5 External Connections

Certain river valleys are identified as external connections in the Greenbelt Plan and on Schedules B1 – Key Natural Heritage Features, B2 – Key Hydrologic Features and B3 – Source Water Protection Areas. In addition to the policies found in each respective Secondary Plan, the following policies shall also apply:

Policies

- 5.5.1 The Town will support external connections through:
 - (a) Promoting and undertaking appropriate planning and design to ensure that external connections are maintained and/or enhanced; and
 - (b) Undertaking watershed based planning, which integrates supporting ecological systems with those systems contained in the Greenbelt Plan.

5.6 Subwatershed Planning

- 5.6.1 The East Holland River, West Holland River, Maskinonge River and Black River Subwatershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with York Region and the Town. Land use decisions in the Town shall conform to the purpose and recommendations of these Subwatershed Plans.

5.7 Existing Uses

Policies

Notwithstanding anything in this Plan to the contrary, the following policies shall apply:

- 5.7.1 For lands located outside of the Urban Area, Towns and Villages and Hamlet Area, as shown on Schedule A1 – Municipal Structure Plan, expansions to *existing* buildings, structures and uses, and/or conversion of legal non-conforming uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration of the following:
- (a) That new municipal services are not required; and
 - (b) The building, structure or use does not expand into *key natural heritage features* or *key hydrologic features*, unless there is no other alternatives in which case any expansion shall be limited in scope and kept within close geographical proximity to the *existing* building, structure or use.
- 5.7.2 For lands located outside of the Urban Area and Towns and Villages as shown on Schedule A1 – Municipal Structure Plan, expansions to *existing* agricultural buildings and structures, *existing* residential dwellings, and accessory structures and uses to both, may be considered within *key natural heritage features* and *key hydrologic features* if it is demonstrated that:
- (a) There is no alternative and the expansion, alteration or establishment is directed from the feature to maximum extent possible; and
 - (b) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.

SECTION 6 – COUNTRYSIDE AREA

Schedule A1 – Municipal Structure Plan, identifies the Countryside Area, which includes those lands outside of the Town’s *Settlement Areas*. The Countryside Area primarily consists of the Agricultural Protection Area, Rural Area and Environmental Protection Area. A number of site-specific land uses are also present throughout the Countryside Area.

6.1 Agricultural Protection Area and Specialty Crop Area

The Agricultural Protection Area designation on Schedule A2 – Land Use Plan includes those lands that have been evaluated at the Regional level as being prime agricultural areas and are, therefore, to receive the highest level of protection for agricultural uses. The Specialty Crop Area is identified separately on Schedule A2 – Land Use Plan due to the area’s muck soils that allow for the production of specialty crops. The following policies are intended to protect these areas for long-term agricultural use.

Permitted Uses

6.1.1 Permitted uses in the Agricultural Protection Area designation and Specialty Crop Area include:

- (a) *agricultural uses,*
- (b) *agricultural-related uses;*
- (c) *on-farm diversified uses;*
- (d) sustainable forestry and other activities connected with the *conservation* of soil, water resources and wildlife;
- (e) *a single detached dwelling;*
- (f) *an accessory apartment,*
- (g) *an accessory apartment in a detached accessory building or structure;*
- (h) *a garden suite*
- (i) temporary accommodations for seasonal farm workers;
- (j) *home occupation;*
- (k) *home industry;*

Policies

6.1.2 *Agricultural uses* and activities conducted in accordance with *normal farm practices* shall be supported, encouraged and protected. Activities that conflict with agriculture and associated uses shall not be permitted.

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- 6.1.3 The Town supports and encourages the retention, replacement and naturalization of hedgerows and windbreaks.
- 6.1.4 The consolidation of agricultural parcels shall be encouraged.
- 6.1.5 The fragmentation of agricultural parcels of land and the creation of non-viable farm operations shall not be permitted. The creation of parcels of land for agriculture and farm-related uses of less than 40 hectares in agricultural areas, and less than 16 hectares in the Specialty Crop Area, shall not be permitted.
- 6.1.6 Farm-related severances are permitted under certain conditions, in accordance with the provisions of Section 11.4.2.4 Non-farm-related severances of the agricultural land base will not be permitted, unless in accordance with Section 11.4.2.5.
- 6.1.7 Consents will only be permitted in the Specialty Crop Area for *agricultural uses* in accordance with the provisions of Section 11.4.2.10.
- 6.1.8 Temporary accommodations for seasonal farm workers may be permitted, subject to the following conditions:
- (a) The farm unit has a minimum area of 20 hectares if no single detached dwelling exists on the lot and 10 hectares if a single detached dwelling does exist on the lot;
 - (b) The structure(s) must be grouped with existing farm structures;
 - (c) The structure(s) will not be severed from the farm unit; and
 - (d) The building is constructed in accordance with the Zoning By-law regulations regarding temporary accommodation for seasonal farm workers.
- 6.1.9 *Farm-related commercial/industrial uses* may be permitted to locate in the Agricultural Protection Area subject to an amendment to the Zoning By-law. *Farm-related commercial/industrial uses* include activities such as grain drying and storage of farm produce.
- 6.1.10 Applications for the development of *farm-related commercial/industrial uses* shall:

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- (a) Minimize the use of prime agricultural land;
 - (b) Demonstrate there are no alternative locations within the Agricultural Protection Area having poorer soils or lower agricultural capability;
 - (c) Incorporate appropriate separation distances from farm operations in accordance with Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture, Food and Rural Affairs;
 - (d) Be located on an assumed public road and shall not compromise the design and function of the road;
 - (e) Be serviced with an adequate waste disposal system and an adequate water supply; and
 - (f) Be *compatible* with the surrounding land uses.
- 6.1.11 Temporary farm gate sales of produce or goods that are primarily grown or made on the farm shall be permitted subject to regulations in the Zoning By-law.
- 6.1.12 The programs of the Ministry of Agriculture and Food and Rural Affairs and other organizations that encourage farmers to develop and follow *conservation* measures and *sustainable* farming practices will be supported. These may include the development of Environmental Farm Plans, Nutrient Management Plans and programs that will protect the long-term productivity of agricultural lands and minimize impacts on the environment. In addition, the Lake Simcoe Region Conservation Authority may offer programs that provide funding to farmers to undertake ecologically beneficial projects on a cost sharing basis.
- 6.1.13 The Town will encourage the use of *low impact development* techniques to promote infiltration into the aquifers when large agricultural and *accessory buildings or structures* are proposed.
- 6.1.14 *Home occupation* and *home industry* uses shall comply with the provisions of Section 4.6.

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- 6.1.15 An *accessory apartment* and an *accessory apartment* in a detached *accessory building or structure* shall comply with the provisions of Section 8.1.12, 8.1.13, 8.1.14 and 8.1.15.
- 6.1.16 A *garden suite* shall comply with the provisions of Section 8.1.16.
- 6.1.17 The boundaries of the Agricultural Protection Area designation displayed on Schedule A2 – Land Use Plan are approximate. Minor refinements to these boundaries may occur through an Agricultural Assessment Study that demonstrates the appropriateness of the refinement to the satisfaction of the Town. Such minor refinements will not require an amendment to this Plan or the York Region Official Plan.

6.2 Rural Area

Rural Areas are those lands located outside of *Settlement Areas*, the Agricultural Protection Area and the Environmental Protection Area. The following policies are intended to accommodate appropriate forms of development in a manner that will maintain the rural and agricultural character of the countryside.

Permitted Uses

- 6.2.1 Permitted uses within the Rural Area designation include:
- (a) *agricultural uses,*
 - (b) *agricultural-related uses;*
 - (c) *sustainable forestry and activities connected with the conservation of soil, water resources and wildlife;*
 - (d) *a single detached dwelling;*
 - (e) *an accessory apartment;*
 - (f) *an accessory apartment in a detached accessory building or structure;*
 - (g) *a garden suite;*
 - (h) *home occupation;*
 - (i) *home industry;*
 - (j) *on-farm diversified uses;*

Policies

- 6.2.2 *Agricultural uses* and activities conducted in accordance with *normal farm practices* shall be supported, encouraged and

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protected. Activities which conflict with agriculture and associated uses shall not be permitted.

- 6.2.3 A *single detached dwelling* may be permitted on a lot of record created prior to May 9, 1977 by way of an amendment to the Zoning By-law, where such lot has not been expressly exempted in the Zoning By-law, provided the lot fronts on an assumed public road, or where the road is an unassumed public road and Council considers development on such road appropriate in accordance with Section 9.2.2, and provided development of the lot complies with all other provisions of this Plan.
- 6.2.4 The provisions of Section 6.1.11 regarding sustainable agriculture shall also apply to the Rural Area.
- 6.2.5 Temporary farm gate sales of produce or goods that are primarily grown or made on the farm shall be permitted subject to regulations in the Zoning By-law.
- 6.2.6 New *major recreational uses*, such as golf courses, marinas and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to this Plan and the Town's Zoning By-law, and in accordance with the policies of Section 6.6.
- 6.2.7 Non-farm related industrial and commercial uses shall generally be directed to the Secondary Plan Areas. New scattered industrial or commercial uses in the Rural Area shall be discouraged. The expansion of *existing* Rural Industrial Areas and Rural Commercial Areas, along with the designation of new sites in appropriate locations, may be permitted in accordance with the policies of Sections 6.4 and 6.5 respectively.
- 6.2.8 Institutional uses shall generally be directed to the Secondary Plan Areas, Lakeshore Residential Area, Serviced Lakeshore Residential Area and Hamlet Area. Applications for new institutional uses, or expansions to *existing* institutional sites, in the Rural Area, shall require an amendment to the Official Plan and Zoning By-law and may be permitted provided the use:
- (a) primarily serves the Countryside Area;

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- (b) is designed and located to protect and enhance the Greenlands System and will not have any *negative impact* on environmental functions, features and linkages;
- (c) is designed to minimize audio and visual nuisances and hazards, and shall provide to the satisfaction of the Town a combination of mitigation measures in order to minimize any potential *negative impacts* that the development may have on adjacent agricultural or residential uses;
- (d) complies with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
- (e) has direct access from an arterial or collector road;
- (f) satisfies the following criteria:
 - (i) a detailed development plan has been submitted to the Town;
 - (ii) there is a demonstrated need and demand for the proposed land use;
 - (iii) the use will not reduce or impede surrounding farm operations or their potential for expansion;
 - (iv) the site is suitable for the proposed use and does not include unnecessary land;
 - (v) the proposed use is *compatible* with surrounding uses; and
 - (vi) adequate water supply and waste disposal facilities are available to the satisfaction of the Town.

6.2.9 Temporary accommodations for seasonal farm workers may be permitted, subject to the provisions of Section 6.1.8.

6.2.10 The Minimum Distance Separation Formulae in the Agricultural Code of Practice will govern the establishment and location of new livestock buildings, the renovation or expansion of existing buildings and the disposal of animal wastes. The Code will also be used to prevent adverse impact upon the farm community by restricting the encroachment of other uses, particularly non-farm residential uses, in the agricultural livestock areas. The provisions of Section 4.7 shall govern the application of the Minimum Distance Separation in the Rural Area.

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- 6.2.11 The Town will encourage the use of *low impact development* techniques to promote infiltration into the aquifers when large agricultural and *accessory buildings or structures* are proposed, where possible.
- 6.2.12 *Home occupation* and *home industry uses* shall comply with the provisions of Section 4.6.
- 6.2.13 An *accessory apartment* and an *accessory apartment* in a detached *accessory building or structure* shall comply with the provisions of Section 8.1.12, 8.1.13, 8.1.14 and 8.1.15.
- 6.2.14 A *garden suite* shall comply with the provisions of Section 8.1.16.
- 6.2.15 A *new cemetery* and *accessory uses* such as mausolea, columbaria, small scale chapels, expansions of existing *cemeteries*, but not freestanding places of worship, may be permitted within the Rural Area subject to an amendment to the York Region Official Plan, the Town Official Plan and Zoning By-law, and shall be subject to the following provisions:
- (a) The area and capacity of the *cemetery* and the *accessory uses* are appropriate for the Rural Area;
 - (b) The proposal demonstrates opportunities for alternative interment or burial practices meeting the needs of diverse cultures and the efficient use of the land area;
 - (c) The *cemetery* and *accessory uses* will not create the demand to develop other uses, such as a freestanding place of worship on the site in the future;
 - (d) Appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality or quantity of ground and surface water on or nearby the site;
 - (e) The proposal has no adverse traffic impacts on the surrounding land uses or residents and maintains the rural character of the area;
 - (f) The proposal has sufficient parking to accommodate peak vehicular demand on the site;

- (g) There is an enhancement plan that demonstrates the use of existing site characteristics, such as topography and vegetation, identifies natural native vegetation enhancement and sequential plantings, improvements to *connectivity* between *key natural heritage features* and *key hydrologic features*, and provides for the development of a forest canopy; and
- (h) the proposed use conforms with the applicable policies of this Plan.

6.2.16 Special Provisions

6.2.16.1 Part Lot 7, Concession 7 (G) Amendment No. 126

Notwithstanding any other provisions of this Official Plan to the contrary, open storage of recreational vehicles, boats, snowmobiles and similar items shall be permitted.

6.2.16.2 Part Lot 5, Concession 1 (G) Amendment No. 127
Part 2, 65R-1653
6725 Old Shiloh Road

Notwithstanding any other provisions of this Official Plan to the contrary, two detached accommodation buildings, one containing 3 guestrooms and the other containing 2 guestrooms, and both containing 1 kitchen, 1 full bathroom and 1 two piece bathroom, accommodating a maximum of 10 guests on a temporary basis who are engaging in recreational activity/fishing on Lake Simcoe, shall be permitted in addition to uses permitted within the Rural Area designation.

Further, should a lot boundary adjustment be approved by the Ontario Municipal Board to enlarge the subject property, the above-noted special provisions shall also apply to the enlarged property.

6.3 Environmental Protection Area
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6.3.1 Environmental Protection Area

The Environmental Protection Area designation is comprised of three core

components, including:

- *Key Natural Heritage Features*
- *Key Hydrologic Features*
- 30 metre Vegetative Buffer Zone from wetlands, lakes, permanent and intermittent streams, and *woodlands*

Key natural heritage features consist of known significant woodlands, significant valleylands, wetlands, life science areas of natural and scientific interest (ANSI's), significant habitat of *endangered and threatened species* and *special concern species*, *significant wildlife habitat*, *fish habitat* or any other area that has been determined to be environmentally significant as a result of a planning approval process.

Key hydrologic features consist of known permanent and intermittent streams, seepage areas and springs and wetlands.

The following policies serve to protect and enhance the core components of a permanent and connected Greenlands System.

Permitted Uses

6.3.1.1 Permitted uses in the Environmental Protection Area designation include:

- (a) forest, fish and wildlife management;
- (b) *conservation*, stewardship, restoration and remediation undertakings;
- (c) flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
- (d) retrofits of existing stormwater management works, but not new stormwater management works;
- (e) infrastructure, but only if the need for a project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative;
- (f) *existing agricultural uses*;
- (g) a *mineral aggregate operation* subject to the policies in Section 4.10.9;
- (h) passive recreational uses such as trails, walkways and bicycle paths;
- (i) an *existing single detached dwelling* and *accessory uses*, and *accessory buildings or structures* thereto;

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- (j) a *single detached dwelling* on an *existing* vacant lot of record subject to policy 6.3.1.13;
- (k) *home occupation* in an *existing* single detached dwelling or as permitted by 6.3.1.13;

Policies

- 6.3.1.2 The *key natural heritage features* and *key hydrological features* that form the basis of the Environmental Protection Area designation are based on available information and data as of the date of the adoption of this Plan. *Key natural heritage features* are displayed on Schedule B1 – Key Natural Heritage Features. *Key hydrologic features* are displayed on Schedule B2 – Key Hydrologic Features.
- 6.3.1.3 The boundaries and extent of the Environmental Protection Area designation shown on Schedule A2- Land Use Plan and the features identified on Schedule B1- Key Natural Heritage Features and B2 – Key Hydrologic Features are approximate. Minor refinements to these boundaries may occur through an Environmental Impact Statement that demonstrates the appropriateness of the refinements to the satisfaction of the Town, in consultation with the relevant agencies. Such minor refinements will not require an amendment to this Plan.
- 6.3.1.4 Where the boundary to the Environmental Protection Area designation is refined, the abutting land use designation or designations shall apply.
- 6.3.1.5 The Environmental Protection Area designation includes a 30 metre wide *vegetation protection zone* from wetlands, lakes, *woodlands*, and permanent and intermittent streams. A minimum *vegetation protection zone* measured 30 metres wide from the outside boundary of seepage areas and springs and *fish habitat* shall also be required. This protection zone will be subject to the Environmental Protection Area designation permitted uses and policies.
- 6.3.1.6 Any new wetland, seepage areas and springs, *fish habitat*, permanent and intermittent streams, lakes and *significant woodlands* determined through subsequent study, shall provide a minimum *vegetation protection zone* of 30 metres wide measured from the outside boundary of the *key natural heritage feature* or *key hydrologic feature*.

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- 6.3.1.7 Where, through an application for *development* or *site alteration*, a buffer or *vegetation protection zone* is required to be established as a result of the application of the policies in this Plan, the buffer or *vegetation protection zone* shall be composed of native, non-cultivar, non-invasive species, and maintained as *natural self-sustaining vegetation*.
- 6.3.1.8 *Development* or *site alteration* shall not be permitted within *wetlands* and the habitat of *endangered and threatened species*, and *special concern species*, unless in accordance with Section 12.1 or if the proposal is brought into closer conformity with this Plan.
- 6.3.1.9 Small-scale structures for recreational use, such as boardwalks, footbridges, fences, docks and picnic facilities are permitted provided that the structures are designed and constructed to minimize the *negative impacts* on these features.
- 6.3.1.10 *Existing* residential and *agricultural uses* may be permitted to expand subject to the policies of 6.3.1.11 and 6.3.1.13. All other existing uses within the Environmental Protection Areas become non-conforming uses and will be subject to the provisions of Section 5.6 and 5.7.
- 6.3.1.11 *Existing* agricultural operations in accordance with *normal farm practices* are permitted and it is not the intent of this Plan to limit the ability of these agricultural operations to continue. Expansions to *existing* agricultural buildings and structures and farm and non-farm dwellings and *accessory uses* thereto, are permitted subject to the existing uses policies of Section 5.6.
- 6.3.1.12 New buildings and structures for *agricultural uses* will be required to provide a 30 metre *vegetation protection zone* from a *key natural heritage feature* or *key hydrologic feature*, but may be exempted 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. Despite this exemption, *agricultural uses* should pursue *best management practices* to protect and/or restore *key hydrologic features* and *ecological functions*.

- 6.3.1.13 One new *single detached dwelling* and *accessory uses* and *accessory buildings or structures* thereto, may be permitted on an *existing* vacant lot of record subject to obtaining any necessary planning approvals and an Environmental Impact Statement that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any *key natural heritage features* or *key hydrologic features* or their *ecological function*. Notwithstanding, a new *single detached dwelling* shall not be permitted within *wetlands* or in the habitat of *endangered and threatened* or *special concern species*.
- 6.3.1.14 Notwithstanding the policies in this Plan to the contrary, where an application for *development* or *site alteration* is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Statement or scope the study requirements.
- 6.3.1.15 Where lands designated Environmental Protection Area are under private ownership, it shall not be construed as implying that such areas are free and open to the public or will be purchased by the municipality or other public agency.
- 6.3.1.16 Lands within the Environmental Protection Area shall not be acceptable as part of the 5% dedication for public park purposes as provided for in the Planning Act.
- 6.3.1.17 The removal, modification or destruction of the natural features, functions or linkages shall not provide the rationale for removal of these lands from the Environmental Protection Area designation.
- 6.3.1.18 **Special Provisions**
- 6.3.1.18.1 Part of Lot 1, Concession 4 (NG)
- Notwithstanding any other provisions of this Official Plan to the contrary, the agricultural operation in the north half of Lot 1, Concession 4 (NG) may be permitted to expand into Environmental Protection Area in accordance with the exception to the Regional Tree By-law approved by the Region of York.

6.4 Rural Industrial Area

The Rural Industrial Area designation on Schedule A2 - Land Use Plan is to recognize *existing* and approved industrial uses in the Countryside Area and to ensure that any new rural industrial development is appropriately located.

Permitted Uses

- 6.4.1 Permitted uses in the Rural Industrial Area designation include:
- (a) small scale manufacturing, processing, assembly, warehousing, as well as other rural industrial activities such as contractors' yards and transportation terminals;
 - (b) industrial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

Policies

- 6.4.2 The Rural Industrial Areas will be serviced with private drilled wells and private sewage disposal systems. Rural industrial uses shall not require the use of large amounts of water for their operation, shall not contain uses or produce effluents that are noxious or polluting and shall be a low fire risk.
- 6.4.3 Expansions of a Rural Industrial Area designation or the designation of new sites may be permitted through an amendment to this Plan and the Zoning By-law, and the following studies and documentations may be necessary in support of the proposed amendment.
- (a) a demonstration of the need and demand for the proposed use at that location;
 - (b) an analysis of the appropriateness of the location;
 - (c) an analysis of the impact of the proposed use on the agricultural land base and farming activities;
 - (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 10.1.4;
 - (e) an analysis of compatibility with the surrounding uses;
 - (f) with respect to the designation of a new site, a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for industrial development;

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- (g) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system;
- (h) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
- (i) any additional information, studies or reports required in Section 10 – Development Review, that may be deemed relevant to the proposed development.

6.4.4 Special Provisions

6.4.4.1 Part of Lot 15, Concession 9 (NG) – 4440 Baseline Road

A concrete ready-mix plant is recognized as a permitted use in addition to those uses permitted in Section 6.4.1.

6.4.4.2 Part of Lot 1, Concession 5 (G) Amendment No. 124

On those lands described as Part of Lot 1, Concession 5 (G) and municipally known as 2 Ellisview Road, the only permitted uses shall be the manufacturing of wood products, namely wood chips, mulch, and animal bedding, a single family dwelling, and accessory buildings, structures and uses thereto.

6.5 Rural Commercial Area

The Rural Commercial Area designation on Schedule A2 – Land Use Plan is to recognize *existing* and approved commercial uses in the Countryside Area and to ensure that any new rural commercial development is appropriately located.

Permitted Uses

6.5.1 Permitted uses in the Rural Commercial Area designation include:

- (a) commercial uses that service the rural/agricultural/recreational communities or provide services to the travelling public;
- (b) commercial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

Policies

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- 6.5.2 The Rural Commercial Areas will be serviced with private drilled wells and private sewage disposal systems. Rural Commercial uses shall not require the use of large amounts of water for their operation and shall not contain uses or produce effluents that are noxious or polluting and shall be a low fire risk.
- 6.5.3 Expansions of a Rural Commercial Area designation or the designation of new sites shall require an amendment to this Plan and the Zoning By-law, and the following studies and documentations may be necessary in support of the proposed amendment:
- (a) a demonstration of the need and demand for the proposed use at that location;
 - (b) an analysis of the appropriateness of the location;
 - (c) an analysis of the impact of the proposed use on the agricultural land base and farming activities;
 - (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 10.1.4;
 - (e) an analysis of compatibility with the surrounding uses;
 - (f) a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for commercial development;
 - (g) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system;
 - (h) an analysis of the proposal's conformity with the York Region Official Plan and provincial plans and policies; and
 - (i) any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

6.6 Commercial Recreation Area

The Commercial Recreation Area designation on Schedule A2 - Land Use Plan recognizes *existing* and approved commercial recreation development. The following policies are intended to ensure that expansions or new commercial recreational development is appropriately located.

Permitted Uses

- 6.6.1 Permitted uses in the Commercial Recreation Area designation include:

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- (a) commercial recreation uses such as conference centres,-private parks, marinas, golf courses;
- (b) *existing recreational vehicle parks* and campgrounds;
- (c) commercial recreational uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

Policies

6.6.2 Permitted uses in the Commercial Recreation Area shall be restricted to those uses which rely on and require the natural features of the site for recreational purposes, and are distinguished by outdoor activity.

6.6.3 Expansions of a Commercial Recreation Area designation or the designation of new sites shall require an amendment to this Plan and the Zoning By-law, and the following studies and documentations may be necessary in support of the proposed amendment:

- (a) a demonstration of the need and demand for the proposed use at that location;
- (b) an analysis showing that the size of the use is appropriate for the area and will not further fragment the Countryside Area;
- (c) an analysis that shows that the proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas;
- (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 10.1.4;
- (e) an Environmental Management Plan of the property prepared by a qualified professional which describes the existing and proposed vegetation, extent of vegetation removal, topography, soil and ground water conditions, environmental impacts and measures to be taken to maintain and enhance any natural areas including watercourses, low-lying areas, areas of steep and/or unstable slopes, *flood plains*, vegetated areas and wildlife and fishery habitats as well as to enhance and improve connections between *key natural heritage features* and *key hydrologic features*;

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- (f) a detailed engineering and servicing report prepared by a professional engineer which clearly demonstrates that the proposed development can be properly serviced by water supply and sewage disposal systems and meets the requirements of the relevant agencies, the stormwater management techniques to be used, and that there will be no *adverse effect* from the development on the community as it relates to soil, groundwater and surface water;
- (g) a traffic study prepared by a professional traffic engineer which analyzes the impact of the development on the surrounding road network and establishes any required modifications to the system to alleviate potential impacts;
- (h) compliance with the Minimum Distance Separation Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
- (i) a municipal financial impact assessment which analyzes the impact of the development on the financial capabilities of the Town;
- (j) a Plan of Subdivision or a Site Plan indicating the location of building envelopes, sewage disposal systems, location of roads, landscape elements, both existing and proposed, and all alterations to the natural environment including such items as grading, removal of vegetation, and alteration to watercourses;
- (k) the completion of a water budget, a vegetation enhancement plan, and a plan for the inclusion of water conserving technologies in accordance with the Lake Simcoe Protection Plan and the Greenbelt Plan;
- (l) other information to ensure the provisions of the Greenbelt Plan and the Lake Simcoe Protection Plan are met, where applicable;
- (l) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
- (n) any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

- 6.6.4 Notwithstanding Section 6.6.2, no new *recreational vehicle parks* will be permitted in the Town.
- 6.6.5 *Existing recreation vehicle parks* shall not be permitted to operate on a year-round basis in a manner that would enable permanent occupation.

6.7 Parkland Area

The Parkland Area designation on Schedule A2 - Land Use Plan recognizes the primary lands in public ownership that provide opportunities for passive and active recreation and *conservation* activities. Some of these Parkland Areas provide educational, cultural and ecological functions in association with other Greenlands System components.

Permitted Uses

- 6.7.1 Permitted uses in the Parkland Area designation include:
- (a) parks and recreation facilities and conservation areas that are in public ownership;
 - (b) passive recreation areas;
 - (c) pedestrian and bicycling trails;
 - (d) other *compatible* special purpose uses.

Policies

- 6.7.2 It is the intention of Council to maintain and expand the Parkland Area that is owned and maintained by the municipality, in accordance with the Recreation and Facility Needs Study, 2014, or as amended thereto. Parkland Areas serve an ancillary function within the Greenlands System but are also recognized as an important component of the recreation and open space system. In this regard, reference should be made to Section 8.2 of this Plan.
- 6.7.3 Land required for parkland may be provided through parkland dedication, in accordance with Section 11.7
- 6.7.4 Development within the Parkland Areas shall be designed to minimize impact on the natural environment, maintain the rural character of the landscape and minimize disruption to surrounding existing land uses, particularly agricultural and residential uses.

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- 6.7.5 Development shall be required to comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as defined by the Ministry of Agriculture, Food and Rural Affairs.
- 6.7.6 Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are *compatible* with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.
- 6.7.7 Where lands are proposed to be designated Parkland Area through an Official Plan Amendment, or where new development is proposed within a Parkland Area designation, the following studies and documentations may be necessary in support of the proposed amendment:
- (a) A Servicing Study to identify that water supply and sewage treatment is sufficient to service the lands, that the proposed development would not have a *negative impact* on the existing wells and groundwater regime, and that storm water quality and quantity issues can be addressed in an acceptable manner utilizing *Best Management Practices*;
 - (b) An Environmental and Landscaping Analysis to determine any environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development;
 - (c) A Traffic Report to indicate that the roads infrastructure and capacity are adequate to service the proposed development and to indicate any improvements that are required to alleviate potential impacts;
 - (d) An analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
 - (e) Any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

SECTION 7 – SETTLEMENT AREAS

7.1 Secondary Plan Areas

Schedule A2 – Land Use Plan identifies four distinct Secondary Plan Areas (Keswick, Keswick Business Park, Sutton/Jackson’s Point and Pefferlaw), where more detailed land use plans and policies are in effect. It is intended that through these Secondary Plans, the communities of Keswick, Sutton/Jackson’s Point and Pefferlaw will continue to evolve as healthy, vibrant communities and will maintain their individual identities as distinct settlement areas within the Town.

Policies

- 7.1.1 Secondary Plans shall provide more detailed policy direction than the Official Plan with respect to specific issues related to the Secondary Plan Areas. With the exception of the Keswick Business Park Secondary Plan, each Secondary Plan shall contain, at minimum, policies related to the following matters:
- (a) the provision of residential, employment, community facilities, open space, commercial services and/or other proposed land uses;
 - (b) municipal and/or private sanitary sewage and water supply servicing;
 - (c) transportation;
 - (d) protection of the natural environment;
 - (e) identification of development staging and financing of development;
 - (f) urban design; and
 - (g) policies addressing other implementation measures.
- 7.1.2 The Secondary Plans shall generally conform to, and not conflict with, the Guiding Principles and Objectives of Section 2 and the policies of this Plan.
- 7.1.3 Secondary plans shall prohibit the conversion of *employment areas* except as part of a *Municipal Comprehensive Review*. A conversion will only be supported where it has been demonstrated that the lands are not required for employment purposes over the long term, based on revised employment targets approved by York Region, and that there is a need for the conversion.

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- 7.1.4 Secondary Plans shall include policies that ensure necessary infrastructure is provided to support current and projected needs for the community.
- 7.1.5 Secondary Plans shall support and include policies which will assist in achieving the population and employment targets within the York Region Official Plan and this Official Plan.
- 7.1.6 A *Municipal Comprehensive Review* of the Town's Secondary Plans will occur in order to ensure these Plans conform to, or do not conflict with, this Official Plan and upper-tier plans and policies. The Reviews will be undertaken in the following order, or as Council otherwise determines:
- (a) Keswick Secondary Plan
 - (b) Pefferlaw Secondary Plan
 - (c) Keswick Business Park Secondary Plan
 - (d) Sutton/Jackson's Point Secondary Plan
- 7.1.7 Land uses and development in Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw shall be subject to their respective Secondary Plans in Sections 13.1, 13.2, 13.3 and 13.4 and the associated schedules.
- 7.1.8 The Pefferlaw Secondary Plan incorporated certain policies from a previous Official Plan, dated 1982, and these policies have been retained and inserted within the text of Section 13.3.
- 7.1.9 The Town shall work with York Region with respect to incorporating appropriate residential densities and employment requirements in the *designated greenfield areas* within Secondary Plans to achieve Regional and Provincial targets.
- 7.1.10 *Major retail* uses shall be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.
- 7.1.11 *Major retail* sites shall be designed to support redevelopment and/or retrofitting.

7.2 Urban Residential Area

The Urban Residential Area designation on Schedule A2 - Land Use Plan applies to a planned retirement community known as Maple Lake Estates, located on Part of Lots 23, 24, 25, 26 and 27, Concession 3 (NG).

Policies

7.2.1 The subject area is intended to be a self-contained recreational residential retirement community, servicing the special community needs of specific population groups in the area and providing an alternate form of year-round community living in Georgina. Such a development shall exhibit a high standard of construction and services, and without limiting the generality of the foregoing, the development shall provide on-site recreational facilities such as a golf course, parks, walkways, open space areas and recreational complexes containing facilities such as shuffleboard, meeting rooms and games rooms for the use of the residents on the site. But, the development will not have highly developed commercial service, industrial and institutional facilities. It is the intent of the Municipality, as set forth in the Official Plan, as amended by the Keswick Secondary Plan, to prohibit further serviced Urban Residential development between the defined community area boundaries of Keswick and this development. Furthermore, unserviced residential development in the area between this development and the community of Keswick should be prohibited from locating on Aggregate Resource Priority Areas or Agriculture Protection Areas.

7.2.2 Any development on the site shall be subject to the following special provisions:

- (a) Only site built or assembled single family detached dwellings, including manufactured dwelling units (mobile homes) - for which a building permit under the Ontario Building Code Act would be required - with a minimum of double width, transported to the site, placed on foundations and left on site as permanent dwelling units, shall be permitted.
- (b) Development shall be by one plan of subdivision of two lots wherein one lot will contain the entire retirement community and the other lot shall contain a single family detached

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dwelling. A draft reference plan for the one lot containing the entire retirement community shall be submitted with the application for plan of subdivision and, as a condition of subdivision approval, the reference plan will be deposited in the Land Titles Office. All home sites, roads, the golf course, easements, etc. will be described as parts on the deposited plan of reference.

- (c) Development on the sites, as shown on the reference plan deposited in the Land Titles Office, shall be in five phases, as set forth in the subdivision agreement. Phases 1 and 2 will not exceed 500 units.
- (d) Passive recreational facilities such as parks, walkways, golf courses and open space areas that are complementary to and *compatible* with the residential area shall be provided.
- (e) Active recreational uses such as recreational complexes containing facilities such as shuffleboard, meeting rooms, games rooms, a swimming pool and a golf club house (pro shop/office), and any maintenance or private utility yards and facilities shall also be provided for the exclusive use of the retirement community residents and their guests. The first nine holes of the golf course and one recreation centre will be built as part of Phase 1.
- (f) Notwithstanding subsections (d) and (e) above, and (g) below, there will be no active recreational facilities or commercial facilities such as communal marinas and dock areas, and hotels on lands that are adjacent to the Lake Simcoe shoreline and owned by the developer. All commercial facilities shall be contained within the two permitted recreational complexes to the south of Metro Road. Only recreational activities of a passive nature shall be permitted in the park and lakeshore lands in the development which are subject to Amendment No. 11 to the Official Plan of the Town of Georgina Planning Area 1982.
- (g) Commercial uses shall be restricted to small scale convenience stores necessary to serve the day-to-day needs of the residents of the development. These uses may include a tuck shop, instamatic bank teller outlet, barber shop/beauty parlour and a small cafeteria or restaurant within the aforesaid recreational complexes.

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These commercial uses are not intended for use by non-residents of the development and the recreational complexes will therefore not have direct access to an external municipal road.

- (h) Each site will be serviced with municipal water supply and sanitary sewage disposal. Initially, servicing capacity will be allocated for 737 sites based on 2 persons per unit at the time of draft plan approval. Council, however, reserves the right to review this allocation at the end of the third phase of the development, up to the servicing allocation for the 737 sites, and may grant extensions of allocation for the subsequent phases (Phases 4 and 5 which consist of 336 units), in conjunction with the phasing scheme to be outlined in the Plan of Subdivision and Subdivision Agreement. When considering an extension of allocation, Council will have regard to the progress of the subject development and that of serviced development in Keswick and the availability of additional capacity for the other 336 units.
- (i) The ownership of the water and sewage systems will be determined at the time of draft plan approval. Notwithstanding the ownership of the systems, the developer shall be responsible for the maintenance of the internal systems servicing the development. The Town of Georgina shall be responsible for the operation of the sewage pumping station or stations servicing the site.
- (j) The development shall be assimilated into, rather than conflict with, the surrounding landscape by the proper placement of residential sites, site design, building design, location and landscaping. Dwelling units should be of an adequate size to ensure that the development is in character with other "2 bedroom style" residential developments. To ensure that the development is *compatible* with the existing nearby neighbourhoods, high quality and standards of dwelling units shall be displayed.
- (k) All internal roads shall be paved and of a standard that meets Municipal requirements in the event that the Municipality may have to take responsibility for the development at a future date. Internal roads on the site shall not be dedicated as municipal roads. Entrances to the

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site shall be designed to ensure an ease of access and safety and to ensure that traffic congestion on surrounding municipal access roads does not occur. In particular, the volume of traffic along Metro Road should not be increased to a significant degree. The main entrance to the site will be off Woodbine Avenue, with a secondary entrance on Deer Park Road, and an emergency access off Metro Road. The Plan of Subdivision agreement shall contain a provision to limit the entrances to the site to these noted locations. All sites in the development should front on an internal road in the development which eventually outlets onto an assumed public road. Transportation and traffic capacity studies have been completed indicating that, subject to specific road improvements, the existing road network is sufficient to carry the anticipated increased volume in traffic from the development. However, to alleviate local ratepayer concerns, Council will require continued monitoring of the traffic impact of the subject development to ensure that the improved road network continues to be adequate.

- (l) Internal garbage collection on the site shall be private.
- (m) The community shall be marketed and develop as a retirement community without children living in the community on a permanent basis.
- (n) The developer shall provide a 0.3 metre reserve around part of the perimeter of the property to the Town as a condition of approval. The Municipality will, upon completion of the installation of services in the fifth phase of the development, convey part interest in title of the said reserve to the Roches Point Property Owners' Association and Eastbourne Community Association as tenants in common.
- (o) It shall be the policy of Council to establish an area around the perimeter of the entire property of the retirement community which will serve to buffer those uses from adjacent areas. The area to serve this buffer function will be established in the zoning by-law. This matter and other matters outlined in the Planning Act, dealing with non-residential buildings, shall be implemented through Site Plan Control.

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7.2.3 The development will be regulated by one plan of subdivision comprising two lots and one zoning by-law utilizing the holding ('h') provisions of Section 35 of the Planning Act, as amended.

The developer will be required to enter into a subdivision agreement including, among other matters, the zoning of the property, financial considerations of the Municipality, storm water control and the construction (if required) and maintenance of the municipal sanitary sewage system and municipal water supply system on site and the proposed phasing of development for the site.

Although all outstanding planning issues respecting this development have been resolved so that this Official Plan amendment may be approved, Council recognizes the desirability to continue to evaluate the impact of this development on:

- 1) the environment, particularly the water quality of lake Simcoe;
- 2) traffic on surrounding roads;
- 3) the financial resources of the Municipality, particularly with respect to the cost of social services.

7.2.4 Therefore, Council will enact a zoning by-law under s.34 of the Planning Act, as amended, consistent with the provisions of this Official Plan affecting the entirety of the lands. With the exception of those lands generally shown as Phase 1 and Phase 2 on Figure 1 (attached to O.P.A. 10), the by-law will also utilize the holding provisions of Section 36 of the Planning Act, as amended. The zoning by-law enacted pursuant to Section 34 of the Planning Act, as amended, shall define and incorporate a holding symbol which shall be the letter 'h' and which shall precede the use and density designations contained in any such by-law. This zoning by-law shall specify the use to which lands, buildings and structures may be put at such time in the future as the holding symbol is removed from any such by-law on an incremental basis in accordance with the provisions of this Official Plan amendment.

7.2.5 At such time as the development is approved, Council will begin to monitor the impact of the development on the environment, traffic, finance and social services of the Municipality. In assessing the impact of traffic, Council will have regard, for comparative

purposes, to the Transportation Assessment, as updated and completed by Marshall, Macklin, Monaghan. With regard to the future impact of the development on finance and social services, Council recognizes that it is difficult and complex to qualify such matters and will therefore use its best judgment in assessing the impact. The Municipality will also monitor the age profile of the population within the development and consult with social agencies regarding the provision of social services to residents of the development.

- 7.2.6 Council shall not remove the holding zone provision from Phases 3, 4 and 5 unless it is satisfied that the development of Phases 1 and 2 and the subsequent phase(s) have not, or will not, based on the results of the monitoring programme, decrease the quality of the environment to unacceptable levels, based on Provincial criteria, or place undue financial hardships on the Municipality or increase the level of traffic on Deer Park and Varney Roads to unacceptable levels as determined by the Municipality. Council will only remove the holding zone for Phase 3 after the results of the monitoring are completed for the first phase and such results are satisfactory to the Municipality, in consultation with the Ministries of the Environment and Natural Resources, the Lake Simcoe Region Conservation Authority, the Region and any other appropriate agency. Further, the holding zone shall not be removed from Phase 3 until at least 50% of the homes in Phases 1 and 2 have been completed and occupied for one year. Final approval for the removal of the holding zone on Phase 4 will be dependent on satisfactory results of the monitoring completed during Phase 2 of the development and will not occur until at least 50% of the houses in Phases 1, 2 and 3 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' from Phase 3. Final approval for the removal of the holding zone on Phase 5 will be dependent upon the satisfactory results of the monitoring completed during Phase 3 of the development and will not occur until at least 50% of the houses in Phases 1, 2, 3 and 4 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' zone on Phase 4.

- 7.2.7 Further, the holding zone shall not be removed and building permits shall not be issued for either of Phases 4 and 5 of the development if monitoring by the Town indicates that the servicing allocation for the prior three phases of the development has been

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reached prior to the maximum number of units being in place for these prior phases.

7.2.8 Prior to amending the by-law to remove the 'h' and allow Phases 3, 4 and/or 5, Council will hold public meetings and hear public submissions with respect to the above and any other relevant matters.

7.2.9 It is an objective of this Plan to protect Lake Simcoe as an important environmental and economic resource for the Town of Georgina. Therefore, as a condition of approval of the plan of subdivision, a storm water management programme shall be developed to the satisfaction of the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources and approved under the Ontario Water Resources Act. In assessing the storm water management programme, which shall include the provision for the monitoring of water quality up until one year following 80% of the construction of homes in the most recently approved phase, it is understood that the Ministry of the Environment will have regard to its "Blue Book" entitled Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment, Nov. 1978; Revised May 1984 (as may be amended from time to time) or any additional objectives or criteria it deems appropriate. It is further understood that reasonable application of the "Blue Book" requires that the Ministry use its discretion in interpreting the document.

7.2.10 The storm water management programme will incorporate the conclusions reached in the existing Storm Water Management Study completed by Cumming Cockburn that states that the runoff from the development will not decrease the quality of water in the local near shore conditions of Lake Simcoe to unacceptable levels for swimming and other recreational activities as determined by the Ministries of the Environment and Natural Resources and the Lake Simcoe Region Conservation Authority. To measure the water quality of Lake Simcoe for consideration in the final design of the storm water management facility and for monitoring purposes, a baseline environmental data field programme shall be undertaken for the respective environmental agencies at the expense of the developer. The methodology for these baseline studies shall be satisfactory to the respective environmental agencies and may be modified by such agencies where they deem appropriate. Where such modifications are made, it will not be necessary to amend

these policies herein. Further baseline studies may be required by the respective environmental agencies, if necessary to complete their assessment of the storm water management programme. The following baseline studies shall be undertaken:

1) CURRENT STUDY:

A Drogue Study which shall identify the currents experienced in the immediate area of the lakefront. This study shall be undertaken by a professional consultant having physical limnological expertise. The study shall be carried out monthly during the annual ice free cycle of the year. The purpose of the study shall be to identify the varying water movement conditions exhibited by the lake in the area of this project.

2) SURVEY OF EXISTING WATER QUALITY CONDITIONS:

This study shall be undertaken with a view to determine the water quality parameters and their relationship to the Ministerial criteria and standards relevant to the aquatic and human environment in the area. Such a study shall be undertaken by an environmental consultant or consultants with recognized expertise in aquatic ecology and environmental planning. This study shall include, but shall not necessarily be limited to, a water quality analysis for the following parameters:

- (a) BOD;
- (b) suspended solids;
- (c) total phosphorus;
- (d) turbidity;
- (e) total Kjeldahl nitrogen
- (f) coliform bacteria (total and faecal).

A study area shall be established which shall include a minimum of 300 metres of shoreline and a 200 metre perpendicular distance therefrom. The area involved shall be subject to minor reduction or expansion as a result of the Drogue Study.

Sampling stations shall occur in the nearshore and offshore areas of the study area in a 4 station diamond pattern. The

configuration could be modified on the basis of the results of the Drogue Study. A composite sampling of the full water column shall be taken at frequencies by the Developer or the Developer's Consultant, to the satisfaction of the Ministry of the Environment.

The results of the baseline studies shall be made available to interested agencies and the public as soon as they have been completed. The requirements of the studies as set out in this amendment are minimum requirements and are not intended to preclude higher standards or criteria as may be considered appropriate.

3) PHYSICAL CHARACTERISTICS:

A Physical Characteristics Study shall be undertaken by a consultant having lake bottom geological and mapping expertise.

The existing conditions of the bottom substrate within the study area (an area approximately 200 metres out from the shoreline and 300 metres along the shoreline) will be identified and mapped by two methods. The first is a mapping technique designed by the Lake Simcoe Fisheries Assessment Unit which is as outlined by Fulford et al (1979) and Thorn et al (1978).

The second consists of transect investigations within the study area. Each will be discussed separately.

Contour mapping will be undertaken, including echo sounding to a 5 metre depth and covering the entire study area.

The substrate sampling will involve randomly placing a 1/4 sq m grid within the study area and study the substrate material in-situ with the aid of SCUBA. The following observations will be made:

- 1) Distance from shore
- 2) Water Depth
- 3) Deposition
- 4) Interstitial spaces
- 5) General description

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- 6) Rubble strata
- 7) Plants, invertebrates, vertebrates

Approximately 20 to 30 grid observations will be made within the study area. The data collected by this method will then be compared to Fulford et al (1979), Thorn et al (1978) and Semple (1968).

Transect observations will be carried out to increase the total area actually observed and recorded by SCUBA and to locate any isolate shoals or potential *fish habitat* within the study area. A total of 12 transects will be laid out at 25 metre intervals perpendicular to the shoreline out to the 5 metre depth (approximately 200 m). Observations will be made every 20 metres along the transect. Information will be collected on:

- 1) Water depth
- 2) Deposition
- 3) General description
- 4) Interstitial species
- 5) Rubble, strata
- 6) Plants, invertebrates, vertebrates

Observations will be made on both sides of the transect as far as underwater visibility allows. Also, changes in substrate composition will be noted and measured along each transect.

The substrate sampling will provide exact information on the extent, depth, slope, rubble, size, type, nature of extent (continuous, patchy), the presence of algae and macrophytes and the extent of sedimentation. The portion of the study will be carried out in October or November, 1984 to observe and record conditions when coldwater species will most likely be utilizing the area.

The purpose of this physical characteristics study shall be to determine the suitability of the lake bottom in this area for fish spawning habitat and an identification of fish abundance in the area, with a view to ultimately determining a location for the storm water outfall which will not adversely impact areas determined important to the Lake Simcoe

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fishery. The outfall shall however be a minimum length of 50 metres out from the shoreline.

- 7.2.11 To ensure that the public is given an opportunity to have input in the process of approval for the storm water management programme, particularly in terms of the monitoring programme, Council will, by resolution, request the Director charged with the responsibilities under the Ontario Water Resources Act to hold a public meeting prior to the issuance of a Certificate of Approval if such approval is required under the Act. At that time, such matters as parameters to be sampled, the frequency of sampling and the location of sampling stations will be determined.
- 7.2.12 In addition to the water quality objectives for this development, other objectives relate to traffic, finance and social services. It is an objective of this development to discourage the flow of traffic toward the existing Lakeshore community of Roches Point. In this regard, Council will take steps to control motorists from using Varney and Deer Park Roads west of The Queensway by such measures as signage, i.e., "Local Traffic Only", "No Heavy Trucks". Further, there shall be no levy, contribution or external work provided for in the subdivision agreement for improvements to Deer Park Road west of Varney Road.
- 7.2.13 It is also an objective to ensure that the development does not become a financial burden on the taxpayers of the Municipality, primarily through the provision of social services.
- 7.2.14 The subdivision agreement, among other things, shall outline the Developer's responsibilities for maintaining certain securities in the development such as the monitoring program, and effective storm water, sewage and water treatment facilities. In particular, the subdivision agreement shall contain security guaranteeing the introduction maintenance, alteration or substitution, including on-site treatment and extension of the lake outfall facility (if there is an unacceptable engineering problem with the system) of the storm water management of activities on site by the developer. Finally, if at any time the monitoring results for water quality indicate that, in the opinion of the Ministry of the Environment, the quality of water, as a result of runoff from the development into Lake Simcoe, does reach unacceptable levels, based on Provincial criteria, then remedial action will be taken immediately.

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- 7.2.15 Further, the subdivision agreement shall contain a clause to the effect that where existing development is permitted to connect to the service extensions to the site from Keswick provided by the developer, that there shall be a pro rata fee charged for such connection and the Municipality shall ensure that the developer of this site receives that fee.
- 7.2.16 To minimize the impact which construction may have on the immediate area, the subdivision agreement shall also contain the following provisions:
- (a) Excavation materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake Simcoe;
 - (b) The storm water pond shall be maintained free from debris and inordinate sedimentation;
 - (c) With reference to on-site construction, construction equipment shall use the following designated roads for the purpose of accessing the site:
 - Woodbine Avenue
 - Deer Park Road east of the inter-section with The Queensway
- 7.2.17 The subject land shall be zoned Residential and Open Space (for the golf course and large common areas) in an implementing zoning by-law.
- 7.2.18 The implementing zoning by-law shall provide that the minimum floor area per dwelling unit shall be 100 sq m and that garages must be located on the same site as the companion dwelling. There shall be no communal garages.
- 7.2.19 The maximum number of dwelling units permitted on the site shall be 1,073. This assumes a population of 2,200 on approximately 160 hectares.
- 7.2.20 The storm water management programme and monitoring reports required herein shall be made available by the Municipality to interested ratepayer groups within a reasonable time prior to the acceptance and approval by the Town, the Region, the Lake

Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources. For the purpose of sampling, access to the sewage pumping station overflow and storm sewer outfall systems will be given by the Town or other owner, within reason, to any professional qualified to take such samples at no risk or expense to the Town or other owner and in accordance with all relevant Provincial legislation. Complete information regarding the contents of these agreements and monitoring studies will be made available for viewing by the public, upon request, at the local Municipal offices in advance of any public meeting and prior to Council entering into such agreements.

7.2.21 The subdivision agreement shall provide that in the event the owner fails to maintain the services at a level satisfactory to the Town, the Region or the Ministry of the Environment, or the developer decides at a future point to further subdivide the lands by a plan of subdivision, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council, or the Ministry of the Environment, may require, that in the event the owner decides to proceed with a plan of condominium, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council will ensure that the necessary easements form part of the subdivision agreement.

7.2.22 Any Official Plan amendment application to revise the above special provisions for the proposed Maple Lake Estates planned retirement community shall consider the policies of the Greenbelt Plan, the York Region Official Plan, Growth Plan for the Greater Golden Horseshoe and the Lake Simcoe Protection Plan as amended from time to time, and will be required to consider the functions, attributes and linkages of the significant natural features as identified on the Schedules of this Plan and the application will be evaluated in accordance with the provisions of this Official Plan.

7.3 Hamlet Area

The Hamlet Area designation on Schedule A2 - Land Use Plan serves to identify the location and boundaries for the hamlets in Georgina with associated policies serving to preserve and enhance the cultural heritage and rural residential character that is unique to each hamlet.

Permitted Uses

- 7.3.1 Permitted uses in the Hamlet Area designation include:
- (a) a *single detached dwelling*,
 - (b) an *accessory apartment*;
 - (c) an *accessory apartment* in a detached *accessory building or structure*;
 - (d) a *garden suite*;
 - (e) community facilities, such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
 - (f) institutional uses such as places of worship and cemeteries;
 - (g) *home occupation*;
 - (h) *home industry*;
 - (i) small-scale commercial uses;
 - (j) small-scale industrial uses.

Policies

- 7.3.2 The Hamlet boundaries are delineated on Schedule H1 to H4 – Hamlet Areas. The boundaries of the Hamlet Areas were reviewed and revised as part of this Official Plan, and cannot further be revised under the Greenbelt Plan, 2005.
- 7.3.3 Within the defined Hamlet Area boundaries, new residential lot creation that is *compatible* with the existing character of the community may be permitted as infilling and minor rounding out to the *existing* development, in accordance with Section 11.4.2.6. For the purposes of this Section, infilling means the creation of up to three new residential lots between two *existing* lots, each containing a dwelling; and minor rounding out constitutes the creation of not more than three additional residential lots as an extension to existing developments within the limit of the Hamlet boundaries. Furthermore, the severance of a lot or lots from any lot or property originally created under this policy may be considered pursuant to an Official Plan Amendment satisfying the requirements under Section 7.3.9.
- 7.3.4 Limited small-scale institutional uses that are *compatible* with adjacent uses and the main residential function of the Hamlet may be permitted, and that the Hamlet has the necessary services and infrastructure in place to support the institutional use.

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- 7.3.5 Limited small-scale commercial and industrial uses that are *compatible* with adjacent uses and the main residential function and character of the Hamlet may be permitted. Those uses locating adjacent to residential areas will be required to reserve areas for buffer planting and/or screening and may be required to provide increased yards to deflect lighting and to prohibit parking and loading on the side adjoining the residential area.
- 7.3.6 New large-scale commercial and industrial uses shall not be permitted in a Hamlet Area. Minor expansions of *existing* industrial and commercial uses may be permitted through a Zoning By-law amendment and such an application shall address those matters in Sections 6.4.3 and 6.5.5 respectively.
- 7.3.7 Adequate off-street parking will be provided for all uses and adequate off-street loading facilities will be provided where required.
- 7.3.8 *Development* in Hamlet Areas shall be individually serviced with private drilled wells and private sewage disposal systems where the soil, groundwater quantity and quality permit.
- 7.3.9 Notwithstanding Section 7.3.3, the Town may consider a *development* application that proposes 4 or more new lots or dwellings, subject to an Official Plan Amendment and the following studies and documentations may be necessary in support of the proposed amendment:
- (a) a Needs and Fiscal Impact Study to assess the need for the proposed development relative to other lands that are available for development in the Town in accordance with the growth management provisions in this Plan, the viability of the proposed development and the long term economic impacts to the community;
 - (b) an identification of the built and natural heritage landscapes that have cultural and historic values. This may be carried out by various means including the use of a visual impact study. An assessment will be required to show how the proposed development is complementary to the historic character of the Hamlet;
 - (c) an Environmental Impact Statement, as required under Section 10.1.4; and Landscaping Analysis to determine any

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environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development;

- (d) a Traffic Analysis to assess the adequacy of the existing road system to supported the proposed development;
- (e) an analysis of the hydrogeological regime to determine the availability and quality of groundwater to adequately service the proposed lots, and to assess the impact of future development on existing ground water quantity and quality and on existing sources of drinking water to ensure there is no adverse impact on the drinking water supply and quality of existing residences in the surrounding area;
- (f) a Function Servicing Analysis to ensure the feasibility of private sewage and water supply; and if proven to be unfeasible, assessing the feasibility of proceeding on communal services. The recommendations must be approved by the Ministry of the Environment and Climate Change;
- (g) an identification of any existing restrictions to future development including, but not limited to, the availability of hard and soft services in the Hamlet to support this growth;
- (h) an assessment of the stormwater management facilities required to service the Hamlet;
- (i) an assessment of the impact on agricultural lands and a statement of conformity with the Minimum Distance Separation Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture, Food and Rural Affairs;
- (j) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
- (k) any additional information, studies or reports required in Section 10 – Development Review, that may be deemed relevant to the proposed development.

7.3.10

The Town will encourage residential development that would create 4 or more lots or dwellings to develop the lands in depth rather than along a municipal roadway, and that the resulting lot

pattern considers the long-term lot and road patterns for the community.

- 7.3.11 Three of the Hamlet Areas, Udora, Brownhill and Ravenshoe cross the municipal boundary. In the case that Secondary Plans for the Hamlet Areas are carried out, there should be considerable consultation with the respective adjacent municipality.
- 7.3.13. *Development* shall comply with the policies of Section 4.
- 7.3.14 *Home occupation* and *home industry* uses shall comply with the provisions of Section 4.6.
- 7.3.15 An *accessory apartment* and an *accessory apartment* in a detached *accessory building or structure* shall comply with the provisions of Section 8.1.12, 8.1.13, 8.1.14 and 8.1.15.
- 7.3.16 A *garden suite* shall comply with the provisions of Section 8.1.16.
- 7.3.17 Any new development within Hamlet Areas shall be integrated with existing or proposed parks and trails to the extent feasible.

7.3.16 Special Provisions

3.17.4.1 Part of Lot 12, Concession 8 (G) Amendment No. 96

Notwithstanding Section 3.17.3.8, the creation of one new lot by consent to sever shall be permitted without the requirement for a Settlement Capability Study or a Secondary Plan.

Further, notwithstanding Section 3.6.3.12.1, development shall be permitted within 30 metres of the Lake Simcoe shoreline without the requirement for an Environmental Impact Statement.

7.4 Lakeshore Residential Area

The purpose of the Lakeshore Residential Area designation on Schedule A2 – Land Use Plan is to recognize the *existing* privately serviced residential development along the lakeshore and establish policies to preserve and enhance the cultural heritage and rural residential character that is unique to the Lakeshore Residential Areas.

Permitted Uses

- 7.4.1 Permitted uses in Lakeshore Residential Area designation include:
- (a) *a single detached dwelling;*
 - (b) *an accessory apartment;*
 - (c) *a garden suite;*
 - (d) community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
 - (e) institutional uses such as places of worship and *cemeteries*;
 - (f) local commercial uses that are complementary to or serve the residential area;
 - (g) *a home occupation.*

Policies

- 7.4.2 The Lakeshore Residential Area designation generally corresponds with the existing limit of development.
- 7.4.3 Subject to any municipal and agency planning requirements, minor rounding out and infill development may be permitted within the Lakeshore Residential Area subject to Section 11.4.2.6.
- 7.4.4 *Development* shall comply with the policies of Section 4.
- 7.4.5 *Home occupation* uses shall comply with the provisions of Section 4.6.
- 7.4.6 An *accessory apartment* shall comply with the provisions of Section 8.1.12.
- 7.4.7 A *garden suite* shall comply with the provisions of Section 8.1.16.
- 7.4.8 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as, increased yards and parking, or landscaped buffer strips, may be required in order to protect the amenities of the surrounding residential area. Generally, these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.
- 7.4.9 Adequate off-street parking shall be provided for all uses.

- 7.4.10 *Development and site alteration* within the Lakeshore Residential Area shall comply with policies related to the *shoreline built-up areas* of the Lake Simcoe Protection Plan, as outlined in Section 5.3.
- 7.4.11 Any expansion of the Lakeshore Residential Area designation shall only be considered as part of a *Municipal Comprehensive Review* of this Plan.

7.5 Serviced Lakeshore Residential Area

The purpose of the Serviced Lakeshore Residential Area designation on Schedule A2 - Land Use Plan is to recognize the existing residential areas along the lakeshore that are serviced or partially serviced by municipal water and sanitary sewers. Within this designation, severance policies permit only limited growth to ensure that the cultural heritage and rural residential character that is unique to the Serviced Lakeshore Residential Areas is preserved and enhanced.

Permitted Uses

- 7.5.1 Permitted uses in the Serviced Lakeshore Residential Area designation include:
- (a) *a single detached dwelling;*
 - (b) *an accessory apartment;*
 - (c) *a garden suite;*
 - (d) community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
 - (e) institutional uses such as places of worship and *cemeteries*;
 - (f) local commercial uses that are complementary to or serve the residential area;
 - (g) *home occupation*

Policies

- 7.5.2 The Serviced Lakeshore Residential Area designation generally corresponds with the existing limit of development that is serviced with municipal water and sewers or partially serviced with municipal water only.

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- 7.5.3 On lands located within the Serviced Lakeshore Residential Area as shown on Schedule A2 – Land Use Plan, the creation of residential lots may be permitted by severance. It is the intention of this policy not to allow new plans of subdivision. Due to servicing constraints, effective May 14, 2009, the total number of new lots to be permitted by severance within this Area shall not exceed 50. An Official Plan Amendment is required to exceed the creation of new lots beyond 50 in order to ensure the long term sustainability of Lake Simcoe, to demonstrate the appropriateness of allowing for additional residential growth within this area, and to ensure that servicing capacity is available. For the applicable consent policies, refer to Section 11.4.2.7.
- 7.5.4 Notwithstanding any other policies of this Plan, where lands are subject to a request for the repeal of a Deeming By-law that would have the effect of re-establishing a residential lot, then any consideration of that request for repeal shall have regard for the consent policies set out in Section 11.4.2.7.
- 7.5.5 *Development* shall comply with the policies of Section 4.
- 7.5.6 *Home occupation* uses shall comply with the provisions of Section 4.6.
- 7.5.7 An *accessory apartment* shall comply with the provisions of Section 8.1.12.
- 7.5.8 A *garden suite* shall comply with the provisions of Section 8.1.16.
- 7.5.9 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as, increased yards and parking, or landscaped buffer strips may be required in order to protect the amenities of the surrounding residential area. Generally these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.
- 7.5.10 Adequate off-street parking shall be provided for all uses.
- 7.5.11 *Development* and *site alteration* within the Serviced Lakeshore Residential Area shall comply with policies related to *Shoreline*

Built-Up Areas of the Lake Simcoe Protection Plan, as outlined in Section 5.3 this Plan.

7.5.12 Any expansion of the Serviced Lakeshore Residential Area designation shall only be considered as part of a *Municipal Comprehensive Review*.

7.5.13 Special Provisions

7.5.13.1 Lakeshore Residential Subdivision, Part of Lots 26 and 27, Concession 3 (NG) and Parts of Plan 375

- i) All roads serving the development shall be public roads and shall have ingress and egress onto Metro Road;
- ii) No communal lake front facilities for boats shall be permitted;
- iii) No commercial facilities shall be permitted;
- iv) A storm water management study that meets the requirements of the Ministry of the Environment, Ministry of Natural Resources, Lake Simcoe Region Conservation Authority and the Town of Georgina shall be undertaken prior to development occurring on the site;
- v) Development shall occur on large lots, both in the area and frontage, such as to be compatible with development in the immediate area. Development shall be limited to single family detached homes with a minimum floor area per dwelling unit of 140 sq m.;
- vi) There shall be a private park, approximately 1.2 hectares in size (this park is to be used by residents of Maple Lake Village and the residents of this subdivision);
- vii) Vehicular parking in the private park in the subdivision shall be restricted to that of maintenance vehicles and drop-off of persons only. No parking shall be permitted on Lake Drive abutting the subdivision;
- viii) The maximum number of lots on the site shall be 36. Servicing will be allocated for 36 dwelling units at the time of draft plan approval, based on 3.8 persons per unit. Council, however, reserves the right to review this allocation after three years coincident with the lapsing of draft plan approval and may grant extensions of draft plan approval, or alternatively, may revoke, in whole or in part, said allocation;
- ix) Public meetings shall be held on the subdivision agreement associated with this development;

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- x) This subdivision shall be serviced by municipal water and sanitary sewage disposal systems.

7.5.13.2 Part of Lots 15 and 16, Concession 9 (NG) Amendment No. 102
26 Lands End

Notwithstanding Section 8.2.3.4 on lands described as Part of Lots 15 and 16, Concession 9 (NG), and municipally known as 26 Lands End, the establishment of a single family dwelling and associated buildings, structures and uses shall be permitted on the subject property, having frontage on a private right-of-way.

7.6 Business Park Study Area

7.6.1 The Business Park Study Area Overlay Designation shown on Schedule A2 - Land Use Plan, identifies lands adjacent to and to the east side of Woodbine Avenue, south of the current Keswick Business Park Secondary Plan Area. The purpose of this Overlay Designation is to allow for the appropriate studies to be undertaken in order to determine potential of this area as a location for employment generating land uses.

7.6.2 This land area will remain subject to the underlying land use designations and policies of the Official Plan, until such time as the following conditions have been met to the satisfaction of the Town:

- (a) York Region and Town of Georgina Official Plan Amendments extending the boundary of the community of Keswick, including appropriate need and justification analyses, have been approved. Specifically, the requirements of Section 6.1.10 of the York Region Official Plan must be satisfied;
- (b) A Secondary Plan has been prepared and adopted by the Town that includes:
 - (i) a detailed Land Use and Phasing Plan;
 - (ii) a Land Use Summary Table;
 - (iii) a Landscape and Open Space Plan;
 - (iv) any required Environmental Impact Statements;
 - (v) a Traffic Impact Study; and,
 - (vi) a Functional Servicing Plan.

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- (c) A comprehensive set of Urban Design Guidelines has been prepared;
- (d) An agreement has been reached between the Town and affected landowners that the contiguous lands outside of the Keswick Secondary Plan Area, owned by the affected landowners within the Business Park Study Area designation and identified as Environmental Protection Area in the Official Plan, shall be dedicated to the Town as part of the development approval process;
- (e) An analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
- (f) Any additional information, studies or reports required in Section 10 – Development Review, which may be deemed relevant to the proposed development.

7.6.3 This Overlay Designation and policy framework will be reconsidered during the five-year review of this Official Plan.

7.6.4 Schedule E – Roads Plan identifies a proposed additional interchange at Highway 404 and Glenwoods Avenue. It is the intent of the Town, in conjunction with York Region to promote the early development of this identified interchange.

SECTION 8 – HEALTHY AND COMPLETE COMMUNITIES

This section deals with heritage *conservation* and archaeological preservation, housing, recreation and open space, education facilities, community facilities, fire and emergency services, community improvement areas and community design. All of the aspects of planning are important components of quality of life and a sustainable and complete community.

Complete Communities

Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

8.1 Housing

A sufficient supply and range of housing types is important in meeting the needs of current and future residents in the Town. Providing a range of housing types includes not only various forms, sizes and tenures, but also includes *affordable* and *special needs housing*. The policies of this section are intended to encourage a range and mix of housing opportunities in appropriate locations throughout the Town.

Policies:

- 8.1.1 The Town will work with York Region, the private sector and other stakeholders to provide a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents, recognizing that these requirements shall primarily be satisfied through residential development in Keswick and Sutton/Jackson's Point in accordance with the policies of the relevant Secondary Plans.
- 8.1.2 The Town will ensure an adequate housing supply by:
- (a) Maintaining a ten year supply of lands that are designated for residential purposes, including through intensification and redevelopment, in the Keswick and Sutton/Jackson's Point Secondary Plans.
 - (b) Maintaining in the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas, a minimum three to seven

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year supply of lots within plans of subdivision, condominium plans and/or site plans that have been draft approved or registered;

- (c) Encouraging the provision of *affordable* housing opportunities within the Town;
- (d) Providing for an adequate supply of serviced lands for residential purposes in a variety of locations within the Town;
- (e) Encouraging infilling and intensification through development of vacant or under-utilized lands or redevelopment of existing buildings where appropriate; and
- (f) Providing a diverse and innovative housing stock in terms of design, types, tenure, density and cost.

8.1.3 The Town will target a minimum of 25% of all new housing to be in forms that would be *affordable* to households of low and moderate income and also be appropriately distributed throughout the Town. A portion of these units should be accessible for persons with disabilities. *Affordable* housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.

8.1.4 The Town will work with York Region to develop an *affordable* housing implementation framework to help achieve the target of 25% of new housing units across the Region to be *affordable* and distributed within each local municipality.

8.1.5 *Affordable* housing policies will primarily be implemented in the Sutton/Jackson's Point and Keswick Secondary Plans.

8.1.6 The Town will encourage and support the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units in appropriate locations throughout the Town.

8.1.7 The Town shall protect rental housing from demolition and conversion to condominium or non-residential use, by prohibiting demolitions or conversions resulting in a rental vacancy rate of less than 3% in the Town.

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- 8.1.8 The Town may create a rental housing licensing by-law to regulate rental housing by requiring landlords to operate their properties according to certain standards. Provisions in the by-law may include, but are not limited to, snow removal, maintenance, health and safety standards and parking.
- 8.1.9 The Town supports and encourages the provision of emergency housing and *special needs housing*, including *group homes* in appropriate locations throughout the Town.
- 8.1.10 The Town will direct long-term care homes to the serviced settlement areas, where there is proximity to transit and other community services.
- 8.1.12 An *accessory apartment* must comply with the following policies:
- (a) An *accessory apartment* may only be permitted within a single detached, semi-detached and/or townhouse dwelling;
 - (b) An *accessory apartment* shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating *accessory apartments* shall not be permitted;
 - (c) The *accessory apartment* shall comply with the provisions contained in a Municipal Registration By-law;
 - (d) An *accessory apartment* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and
 - (e) An *accessory apartment* shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.
- 8.1.13 An *accessory apartment* may be permitted in a detached *accessory building or structure* to the primary dwelling, in the Rural Area, Agricultural Protection Area and Hamlet Area designations, provided that there is only one dwelling unit within the primary dwelling.

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- 8.1.14 At the time of the Zoning By-law Comprehensive Review, the Town will further regulate an *accessory apartment* in a detached *accessory building or structure*.
- 8.1.15 Prior to the Zoning By-law Comprehensive Review, the Town may consider site-specific Zoning By-law amendments in the permitted designations outlined in Section 8.1.13. The following will be considered when reviewing applications to amend the Zoning By-law to permit an *accessory apartment* in a detached *accessory building or structure*:
- (a) The lot is equal to or greater than 0.2 hectares;
 - (b) Adequate servicing (sewage and potable water) is available;
 - (c) Sufficient parking is available to accommodate the *accessory apartment*;
 - (d) The creation of the *accessory apartment* does not require a second driveway on the property, and the existing driveway is of a sufficient width to allow for parallel means of access and egress for one additional vehicle to and from the driveway, without occupying more than 50% of the front yard;
 - (e) The property fronts and has access to an assumed municipal road;
 - (f) The *accessory apartment* shall have a maximum gross floor area of no more than 40% of the primary dwelling unit's gross floor area;
 - (g) The *accessory apartment* will be prohibited from being severed from the property;
 - (h) The *accessory apartment* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and
 - (i) The *accessory apartment* shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as

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they relate to development within lands affected by flooding, erosion, or located within hazardous lands.

8.1.16 *Garden Suites* are permitted in all land use designations permitting a *single detached dwelling* subject to the provisions of the Temporary Use By-law as found in Section 11.2.5, and in accordance with the following conditions:

- (a) A single *garden suite* is allowed on a lot with only one existing dwelling unit;
- (b) Services shall be connected to the service lines of the host dwelling unit;
- (c) The *garden suite* must be integrated with the prevailing character of the surrounding area and shall be removed at no expense to the Town at the termination of its use;
- (d) An agreement shall be required between the applicant and the Town dealing with conditions such as the installation, location, maintenance, occupancy, and removal of the structure;
- (e) The *garden suite* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and;
- (f) The *garden suite* shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.

8.2 Recreation and Open Space

Policies:

8.2.1 Open space, for the purpose of this Plan, is defined as outdoor space which serves the following functions:

- (a) Enhancement and provision of opportunities for recreation;
- (b) Creation and reinforcement of physical and social spaces;

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- (c) To bring people together through the enjoyment of the natural and human-made environments throughout the Town; and
- (d) To support active forms of mobility for commuting and recreational purposes.

8.2.2 In order to establish a diverse open space system in the Town for both leisure use and compatible open space functions, the Trails and Active Transportation Master Plan, 2014 and Recreation Facility Needs Study, 2014 will be evaluated regularly to ensure that the following is addressed:

- (a) The opportunities for increased public access to the Lake Simcoe shoreline, for use by residents and tourists through the identification of large tracts of undeveloped land and areas of potential redevelopment to be developed for the use and enjoyment of the public, if economically, socially and environmentally feasible;
- (b) The feasibility of the development of an extensive pedestrian/bicycle trail system that will follow the Lake Simcoe shoreline where appropriate, and be connected with trails within the Secondary Plan Areas and the rural area. In addition, where possible this trail system should connect with trails being developed elsewhere in York Region such as the Oak Ridges Moraine Trail and the Nokiidaa Trail; and
- (c) The location of appropriate recreational facilities in the Town.

8.2.3 Development of any recreation and open space uses shall be designed to enhance the natural environment wherever possible, to maintain the character of the landscape and to minimize disruption to surrounding existing land uses, particularly agricultural operations and residential uses.

8.2.4 Where lands which are privately owned are zoned "Open Space" in the Zoning By-law, it shall not be implied that such areas are free and open to the general public, nor that they will necessarily be purchased or expropriated by the Town or any other public agency, but rather that buildings or land uses proposed on these lands must comply with the requirements of the "Open Space" zone in the said by-law. The owners of such lands are

encouraged to preserve and enhance the qualities of their properties.

8.2.5 The Town will use a Municipal Park standard of 2.25 ha/1000 population to include Neighbourhood Parks, Community Parks, Village Green Parks and municipally owned special open space areas. The municipal standard excludes those park lands and open spaces owned by senior levels of government.

8.2.6 Village Green Parks are intended to service established higher density areas where the provision of a neighbourhood park is not practical or feasible and may have more of an urban character. However, they are not intended to take the place of neighbourhood parks in planned future communities.

8.2.7 The following park standards shall serve as a guideline for public Parks development:

(a) Land for Neighbourhood Parks shall be provided in the proportion of 1.0 ha/1000 population and such parks shall have a minimum area of 1.5 ha;

(b) Land for Community Parks shall be provided in the proportion of 1.25 ha/1000 population and such parks shall have a minimum area of 4 ha;

(c) No specific standard of provisions or minimum size is recommended for municipally owned special open space areas. The size, location and provision will be determined by need and function; and

(d) Village Green parks may be as small as 0.5 ha, to reflect their urban nature. However, such parks should be planned as active use spaces that facilitate active play for people of all ages (such as playgrounds and walking paths).

8.2.8 The Town's Recreation Facility Needs Study, 2014 shall provide further guidance on the development of parks and recreation facilities.

8.3 Education Facilities

Policies

- 8.3.1 The Town will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and related community facilities throughout the municipality to accommodate the needs of the residents. These sites and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the School Boards.
- 8.3.2 The Town shall encourage the location of school sites to be adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities. The Town shall also encourage the development of shared school buildings where feasible to maximize the use of land and financial resources.
- 8.3.3 The Town may consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards, so that the land can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise be provided at a school site.

8.4 Community Facilities

Policies

- 8.4.1 Community facilities include facilities designed to meet the recreational, social and cultural needs of the residents including places of worship, daycare centres, museums, cultural centres or other similar uses. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.
- 8.4.2 In determining appropriate locations for community facilities, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.
- 8.4.3 New community facilities shall be designed to implement, at a minimum, LEED Silver Certification or similar standards to reduce energy consumption and incorporate renewable energy sources.

Existing buildings will be retro-fitted to implement more sustainable design construction features wherever possible.

8.5 Fire and Emergency Services

Policies

- 8.5.1 The Town shall ensure the efficient and effective allocation of fire station sites and emergency services through the Town, in consultation with the York Regional Police, the York Region Emergency Medical Services, the Town Fire Department and adjacent municipalities.
- 8.5.2 The Town shall consult with the Fire Department with respect to the establishment of fire station locations. Such stations shall have convenient access to arterial roads, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings.
- 8.5.3 The Town shall ensure that adequate emergency access is provided throughout the Town for police, fire and other emergency vehicles.
- 8.5.4 Site plans and draft plans of subdivision will be reviewed to ensure that they are designed to accommodate fire prevention and timely emergency response.

Community Improvement Project Area

A municipality or an area within a municipality where community improvement is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

8.6 Community Improvement

8.6.1 Defining Community Improvement

- 8.6.1.1 It is the intent of this Plan to allow for the future designation of a Community Improvement Project Area by by-law, within any portion of the municipality under Section 28(2) of the *Planning Act*.
- 8.6.1.2 A Community Improvement Plan may be developed, in accordance with the Planning Act, for particular areas in the Town that require

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rehabilitation, redevelopment, maintenance, and other forms of improvement. The following criteria shall be considered in identifying potential areas to be selected for the preparation of a Community Improvement Plan:

- (a) A substantial portion of the housing and other buildings are in need of maintenance and/or rehabilitation and/or redevelopment; or
- (b) Inadequacies in the sanitary sewer system, storm sewer system and/or system of watermains; or
- (c) Inadequate sidewalks, curbs and/or roads; or
- (d) Insufficient lighting; or
- (e) The presence of deficiencies in social and recreation facilities; or
- (f) Deficiencies unique to commercial areas including poor traffic circulation, lack of parking facilities or high commercial vacancy rate; or
- (g) Areas containing buildings of a heritage significance; or
- (h) Provision of *affordable* housing; or
- (i) Potentially contaminated lands (including *brownfield sites*); or
- (j) Any other environmental, social or community economic development reason.

Policies

- 8.6.1.3 The Community Improvement Project Areas will be designated by by-law and the Community Improvement Plans will be prepared and adopted by by-law after public meetings are held to obtain the comments of landowners and residents in the respective areas.
- 8.6.1.4 Through the identification of Community Improvement Plans with resident and business

**Community
Improvement Plan**

***A plan for the
community
improvement of a
Community
Improvement Project
Area.***

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groups with community improvement objectives, the Town will ensure the efficient use of existing municipal services and will maintain and upgrade public services and utilities, where appropriate and economically feasible.

- 8.6.1.5 The phasing of each improvement should permit a logical sequence of events to occur without unnecessary hardship on area residents and the business community. Improvements which will most substantially increase the stability and aesthetic and environmental qualities of a community improvement area shall be undertaken first. When appropriate, a substantial portion of the improvements in one project area shall be completed before a by-law is passed designating a second project area. Notwithstanding this, when a severe community facility deficiency is identified, a by-law may be passed designating a Community Improvement Project Area, allowing work to be undertaken.
- 8.6.1.6 Prior to undertaking improvements, Council shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required work.
- 8.6.1.7 The implementation of community improvements may be achieved through one or a combination of the following methods:
- (a) Participation in Provincial and Federal government Community Improvement programmes and application for respective grants for the construction of community improvements and assisted housing, and for the restoration of heritage buildings. Community organizations will be encouraged to assist financially in such undertakings;
 - (b) Participation in Provincial and Federal government programmes which provide assistance to private landowners for the maintenance, rehabilitation and redevelopment of their properties, and further, to advertise that such financial assistance is available;
 - (c) Grants and loans may be provided by the Town in conformity with the Community Improvement Plan;
 - (d) Continued enforcement of the comprehensive Zoning By-law, Property Standards By-law and Sign By-law;

- (e) Continued support of existing Business Improvement Areas (B.I.A.) and the encouragement of new B.I.A.'s in the remaining commercial centres in efforts to maintain strong and vital commercial areas;
- (f) Participation in the coordination of public and private redevelopment, rehabilitation and heritage projects by providing administrative and liaison assistance; and
- (g) A by-law providing for cash-in-lieu of parking facilities where the provision of such facilities is not practical or is premature and the utilization of such monies for municipal parking lots.

8.7 Community Design

8.7.1 General Policies

8.7.1.1 The Town will strive to create developments at various scales which, through excellence in community design, foster attractive, sustainable and safe built environments and communities where people interact, learn, work, play and reside. To achieve excellent community design, the Town shall encourage and support:

- (a) Private and public developments which offer pedestrians and other users a high level of comfort, enjoyment and personal protection;
- (c) Private and public developments which provide an integrated mix of uses, activities and experiences, including the provision of social and health facilities, arts, culture and recreation facilities;
- (d) Private and public developments which are designed to fit their contexts by considering the mix of uses, and the massing, height, scale, architectural style and details of existing, adjacent buildings and structures;
- (e) Where appropriate, the creation of landmarks and other distinctive elements or focal points for activities and events to help foster community identity and sense of place;
- (f) Private and public developments which establish appropriate relationships between built and natural

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environments, which ensure that natural systems are protected and celebrate significant aspects of the natural, built and cultural landscape.

8.7.1.2 In the review of development applications, the following site development criteria shall be implemented:

- (a) Buildings shall be street-front oriented and provide direct street access for pedestrians;
- (b) Parking areas shall be sited to the side, rear or underground;
- (c) Land use compatibility between commercial and residential buildings shall be achieved through appropriate building siting, design and landscape treatment;
- (d) High quality landscape treatment shall be provided;
- (e) Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space;
- (f) Refuse collection areas will be internal to buildings, wherever possible;
- (g) Loading areas and outdoor refuse collection areas shall be unobtrusive and screened where necessary and shall generally be located at the side or the rear of the building;
- (h) Any open storage shall be appropriately screened, and shall not be permitted except as provided by the Zoning By-law;
- (i) Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible;
- (j) Building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design Principles (CPTED) including: natural surveillance; natural access control; territorial reinforcement; and space assessment; and
- (k) The proper siting and design of buildings at prominent or highly visible locations such as 4-way or T-intersections and the

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creation of significant views along the street line, across open spaces or to focal points.

- 8.7.1.3 Building and site design should be conducted in such a manner as to minimize impacts from and be resistant to climate change.
- 8.7.1.4 In order to mitigate the impacts of the storage, handling and application of road salt on private developments specifically involving new roadways, parking lots and pedestrian walkways, consideration will be given to implementing strategic design elements and *best management practices* in source water protection vulnerable areas as described in the policies in Section 5.4.
- 8.7.1.5 The use of *best management practices* for the application, storage and handling of *Dense Non Aqueous Phase Liquids* (DNAPL) and organic solvents associated with industrial, commercial and institutional land uses in source water protection vulnerable areas as described in the policies in Section 5.4.
- 8.7.1.6 The use of *low impact development* techniques will be encouraged to maintain pre-development water balance and promote infiltration into the aquifers, where possible.
- 8.7.1.7 Where appropriate, the Town may require a Community or Urban Design Report. The purpose of the report will be to establish a set of guidelines that will provide general direction for the way in which new development is to be located, designed and developed within a specific area. The Community or Urban Design Report will be required to address those matters in Section 8.7.1.1 and the matters of 8.7.1.2 where applicable.
- 8.7.1.8 The Town may require that Architectural Design Guidelines be prepared to accompany a Community or Urban Design Report. The Guidelines will deal only with the physical elements within the private realm that contribute to the development of character and a 'sense of place' for the community. The Guidelines will build upon the principles and concepts established in the Community or Urban Design Report and will establish a common vision, providing the builders of the community with guidance to achieve that vision.
- 8.7.1.9 Secondary Plans may include more detailed design guidance and policies, to reflect the unique character and design of each Secondary Plan area.

8.7.2 Dark Sky Policies

8.7.2.1 Where *development* is proposed in an area that has minimal ambient levels of light at night, appropriate studies will be required by the developer to determine potential impacts on the night sky and associated mitigation measures.

8.7.3 Accessibility

8.7.3.1 The *duty to accommodate* persons with disabilities applies to development and redevelopment within the Town. The Town will consider accessibility for persons with disabilities in all land-use planning and development decisions.

8.7.3.2 Accessible design for the public realm includes the use of curb cuts, ramps, overhead lighting, pedestrian activated signals, change indicators, and appropriately designed crossings and parking areas. Additional components of accessible design may be included in the Town's Development Design Criteria, as revised, amended or replaced.

8.7.3.3 The Town, will ensure that all new public facilities are designed for persons with disabilities, and that existing public facilities are improved to meet accessibility standards in accordance with the Ontario Building Code and Accessibility for Ontarians with Disabilities regulations, as applicable.

8.7.3.4 The Town may plan for wayfinding facilities along its active transportation and trail network, sidewalks and roadways to communicate destinations and features of special significance.

8.7.3.5 The Town's active transportation and trail network shall be designed in an accessible manner, with special consideration given to:

- (a) Surface materials;
- (b) Landscape materials;
- (c) Visibility of entrances and exits;
- (d) Utility infrastructure placement; and

(e) Placement of amenities, such as benches, shade, water sources, washrooms, and trash or recycling receptacles.

8.7.3.6 The Town will address all standards as required under the *Accessibility for Ontarians with Disabilities Act*.

8.8 Cultural Heritage and Archaeological Resources

Cultural Heritage Resources include archaeological resources, built heritage resources and cultural heritage landscapes. The combination of human-made buildings and structures as well as the natural landscape create an area that is valued by the community, such as the shorelines of Lake Simcoe. The policies of this Section are intended to conserve cultural heritage resources.

Policies

8.8.1 The York Region Archaeological Management Plan, 2014, and Archaeological Potential Map, and any amendments made thereto, will be utilized by the Town as a resource to identify and conserve *archaeological resources*.

8.8.2 The Town, through its Municipal Cultural Plan recognizes the importance of culture in the community and therefore shall support those uses which further the goals and strategies outlined in the Municipal Cultural Plan.

8.8.3 The Town, through its Municipal Cultural Plan, and any amendments thereto, seeks:

- (a) The *conservation* of the Town's *cultural heritage resources* by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential for their adaptive reuse;
- (b) The integration of the *conservation of cultural heritage resources* into the Town's general planning approach;
- (c) The promotion of an understanding and appreciation of the *cultural heritage resources* of the Town to both residents and visitors.

(d) The protection and preservation of Métis and First Nation *significant archaeological resources*.

- 8.8.4 The Town will protect *cultural heritage resources* by requiring the identification, restoration, protection and maintenance of such resources as part of the development approvals process. Archaeological resource *conservation* will be integrated into the development approval process by requiring the preparation of an *archaeological assessment* when a development proposal affects known *archaeological resources* or *areas of archaeological potential*. *Archaeological assessments* shall be completed by qualified licensed archaeologists in areas considered to have *archaeological potential* prior to development approval in accordance with the Ministry of Tourism, Culture and Sport technical conservation guidelines and the *Ontario Heritage Act* regulations.
- 8.8.5 In recognition of the importance of the fact that *cultural heritage resources* are tied most significantly to their original location, such resources shall be, wherever possible, incorporated into new development plans.
- 8.8.6 The design of development and/or redevelopment shall consider and reflect the character and streetscape/landscape of the area.
- 8.8.7 The Town, through the Georgina Heritage Committee, may examine buildings and sites with regard to the desirability and suitability for restoration, *conservation* and preservation purposes, and support initiatives, such as the creation of built heritage resource information bases, comprehensive heritage site inventories and heritage master plans. The Town, in consultation with the Georgina Heritage Committee, may also consider areas within the municipality for future designation as *Heritage Conservation Districts* and may also designate buildings and structures of heritage significance under the *Ontario Heritage Act*.
- 8.8.8 The Town will maintain a register of all property designated under Part IV of the Ontario Heritage Act and property that Council endorses as being of cultural heritage value or interest.
- 8.8.9 A Heritage Impact Statement is required in support of development proposals on a property that is listed on the Town's Heritage Registry. Development on *adjacent lands* to properties on the Town's Heritage Registry will also require a Heritage Impact

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Assessment, and shall respect the scale, character and form of the heritage buildings and landscapes.

- 8.8.10 Before the designation of one or more *Heritage Conservation Districts*, the Town will by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year.
- 8.8.11 A heritage conservation study shall:
- (a) Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a Heritage Conservation District;
 - (b) Examine and make recommendations as to the geographic boundaries of the area to be designated;
 - (c) Consider and make recommendations as to the objectives of the designation and the content of the Heritage Conservation District Plan required under the Ontario Heritage Act;
 - (d) Make recommendations as to any changes that will be required to this Official Plan and to any municipal by-laws, including the Zoning By-law.
- 8.8.12 Any heritage conservation study area, by by-law, may prohibit or set limitations with respect to:
- a) The alteration of property situated in the heritage conservation study area; and
 - b) The erection, demolition or removal of buildings or structures, or classes of buildings or structures, in the heritage conservation study area.
- 8.8.13 The Town, if choosing to designate one or more *Heritage Conservation Districts*, will pass a by-law in accordance with the Ontario Heritage Act to designate one or more *Heritage Conservation Districts*.

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- 8.8.14 Properties that are designated under Part IV of the *Ontario Heritage Act* may be included in an area designated as a *Heritage Conservation District*, and a property that is included in an area designated as a *Heritage Conservation District* may also be designated under Part IV of the *Ontario Heritage Act*.
- 8.8.15 Following the designation of a *Heritage Conservation District*, the Town shall adopt a *Heritage Conservation District Plan* for each district that is designated in the By-law, which will contain:
- (a) A statement of objectives to be achieved;
 - (b) A statement explaining the cultural heritage value or interest of the district;
 - (c) A description of the heritage attributes of the district and of property in the district;
 - (d) Policy statements, guidelines and procedures to achieve the objectives and manage change; and
 - (e) A description of the circumstances where a permit would not be required.
- 8.8.16 Any alteration, addition and demolition to a building in a *Heritage Conservation District*, other than the alteration of the interior of the building or a minor alteration as described in the *Heritage Conservation District Plan*, is prohibited unless a permit is obtained from the Town. The Town may require a Heritage Impact Assessment and any other relevant information to determine if a permit shall be granted.
- 8.8.17 The Town shall give consideration to the effects of municipal public works or similar municipal undertaking affecting buildings and features of historical significance. Consideration shall also be given to conserving *cultural heritage resources* or other such resources that are under municipal ownership and/or stewardship.
- 8.8.18 Should previously undocumented *archaeological resources* be discovered during undertaking of public works, including but not limited to the construction of streets and ancillary structures, sewer and water mains and associated structures, they may be an *archaeological site* and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or any person discovering the

archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out *archaeological fieldwork* in compliance with Section 48 (1) of the *Ontario Heritage Act*.

- 8.8.19 The Town will work with the Chippewas of Georgina Island First Nation and the community to identify *cultural heritage resources* and *significant archaeological resources* that should be protected and conserved.
- 8.8.20 Upon receiving information that land proposed for *development* may include *archaeological resources* or contain an *area of archaeological potential*, the proponent of the *development* shall undertake studies by a provincially licensed archaeologist to:
- (a) Complete the applicable level of *archaeological assessment* of the land in compliance with current Provincial requirements, standards and guidelines for consultant archaeologists; and
 - (b) Assess the impact of the proposed *development* on any *archaeological resources* identified.
- 8.8.21 That First Nation or Métis *significant archaeological resources* shall be considered resources that are preferably to be protected in place unless it is demonstrated that preservation *in situ* is not reasonable in the circumstances. The consultant archaeologist shall engage those First Nation or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the site.
- 8.8.22 That where *archaeological resources* are documented during a Stage 2 *archaeological assessment* and found to be First Nation or Métis in origin, the proponent is encouraged, through their consultant archaeologist, to ensure that those First Nation or Métis with the closest cultural affiliation and in whose traditional territories the *archaeological resources* were found receive a copy of the Stage 2 *archaeological assessment* report prior to the *development* proceeding.
- 8.8.23 That where First Nation or Métis 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 the First Nation or Métis 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.

- 8.8.24 The proponent is encouraged, through their consultant archaeologist, to ensure that where a Stage 3 *archaeological assessment* of such an *archaeological resource* is being undertaken to define the nature and extent of the Resource, those First Nation or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resource* is located, be notified in advance of onsite assessment work.
- 8.8.25 The proponent shall provide the Town with a copy of the Provincial letters confirming that the *archaeological assessment* reports have been filed into the Provincial Register.
- 8.8.26 That where *significant archaeological resources* are preserved *in situ*, the area subject to on-site preservation shall be excluded from the land development and the Town shall consider regulatory tools such as zoning restrictions, designation, and heritage easements or municipal land dedications to protect the resources;
- 8.8.27 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, 2002*, along with other applicable protocol or policy must be followed.
- 8.8.28 The Town will 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.
- 8.8.29 The Town, with the advice of a provincially licensed archaeologist and the Province, will consider the development of a contingency plan for the protection of *archaeological resources* in urgent situations, this may include a funding resource to be accessed in emergency situations to protect *archaeological resources* that are

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discovered by chance or are under imminent threat.

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SECTION 9 – SERVICING AND INFRASTRUCTURE

The policies of this section provide direction with respect to the provision of transportation services, sanitary sewage and water supply services, waste management disposal, recycling and composting and stormwater management.

9.1 General Infrastructure

Policies

9.1.1 Infrastructure, and expansions and extensions of infrastructure within the Greenbelt Protected Countryside are permitted provided the project meets one of the following two objectives to the satisfaction of Council:

- (a) It supports agriculture, recreation and tourism, rural settlement areas, resource use of the rural economic activity in the Greenbelt Protected Countryside and is permitted within the Greenbelt;
- (b) It serves the significant growth and economic development expected in southern Ontario outside of the Greenbelt Protected Countryside by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.

9.1.2 Where permitted, the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure are subject to the following policies:

- (a) Planning, design and construction practices shall minimize wherever possible, the amount of the Greenbelt Protected Countryside, and particularly the Greenlands System, traversed and/or occupied by such infrastructure;
- (b) Planning, design and construction practices shall minimize wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts cause by light intrusion, noise and road salt;
- (c) Where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Greenbelt Protected Countryside and any new provincial growth management initiatives are supported and reinforced;

- (d) New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features or its associated vegetation protection zone unless need has been demonstrated and it has been established that there is no reasonable alternative; and
 - (e) Where infrastructure crosses the Greenlands System, intrudes into or results in the loss of a *key natural heritage feature* or *key hydrologic feature*, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions and, where reasonable, maintain or improve *connectivity*;
- 9.1.3 All existing, expanded or new infrastructure subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Greenbelt Protected Countryside, subject to the policies of this Plan.
- 9.1.4 Infrastructure serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the *vegetation protection zone* of a *key natural heritage feature* or *key hydrologic feature*. In such instances, these elements of the infrastructure may be established within the feature itself or its associated *vegetation protection zone*, but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features or key hydrologic features or the *vegetation protection zones*.

9.2 Transportation

A safe and integrated transportation system is essential for the efficient movement of people, goods and services in Georgina. The following policies are intended to achieve this, while also attempting to reduce reliance on the private automobile and encourage active transportation. Policies also address ensuring that transportation and land use considerations are integrated and that as growth occurs the development of both active and transportation systems will be available to service that growth and the existing community.

9.2.1 Road Network

Policies

- 9.2.1.2 The roads of the Town of Georgina, outside of the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas, are

classified on Schedule E – Roads Plan, according to their ultimate function. The classification and policies respecting the roads within the Secondary Plans are contained in Section 13 of this Plan and the corresponding schedules for each Secondary Plan Area.

9.2.1.3 The planned network of Provincial, Regional and Town roads outside of the Secondary Plan areas is shown on Schedule E – Roads Plan. The general function, design requirements and planned widths of these roads are set out in the policies below:

(a) **PROVINCIAL HIGHWAYS**

Provincial highways are designed to serve regional and inter-regional travel demands, with a high degree of access control. These roads are to be designed to the satisfaction of the Ministry of Transportation, or any other authority having jurisdiction. Any development located adjacent to a provincial highway will be subject to the geometric and safety requirements as well as the permit control of the Ministry of Transportation in accordance with the Public Transportation and Highway Improvement Act.

(b) **REGIONAL ROADS**

Regional roads accommodate a wide variety of uses including pedestrian, cycling, transit, automobile and goods movement. The planned right-of-way widths can be found in the York Region Official Plan.

(c) **TOWN ROADS**

(i) **ARTERIAL ROADS**

Arterial roads are designed to serve higher travel demands, with limited access to abutting properties.

(i) Major Arterial - These include Town roads with right-of-way widths of 36 to 45 metres.

(ii) **COLLECTOR ROADS**

Collector roads are designed to serve the movement of moderate volumes of traffic between arterial and local

roads, with some degree of access control to abutting properties, with a right-of-way width of 23 to 26 metres.

(iii) LOCAL ROADS

Local roads are designed to serve residential neighbourhoods and other non-major traffic generating areas, provide land access to abutting properties and have a right-of-way width of 20 metres, or a lesser right-of-way width subject to approval of the Town.

(iv) PRIVATE ROADS

Private roads are those roads that provide access to private properties but are not under the jurisdiction of the municipality. The majority of private roads in the Town were created a number of years ago. While new private roads serving a condominium or lease arrangement area are not maintained by the Town, this Plan recognizes that such private roads must be adequate for traffic, including fire protection vehicles, and shall be designed to meet the Town's design standards and specifications.

9.2.1.4 The Town may require lands for the purposes of road widening or extensions to be dedicated to the appropriate authority having jurisdiction as a condition of development or redevelopment in accordance with the requirements of Section 9.2.1.3. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, grade separations with a railway, and drainage and buffering improvements. Where additional land is required for widening and extensions, such land shall be obtained in accordance with the provisions of the *Planning Act*.

9.2.1.5 The provincial Controlled Access Highway as identified as Planned Transportation Corridor on Schedule E - Roads Plan is considered necessary within the planning horizon of this Plan and is required to accommodate employment growth and inter-regional traffic. Any change to the alignment of the Provincial Controlled Access Highway that is in keeping with the goals and intent of this plan shall not require an amendment to this Plan.

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- 9.2.1.6 The Town will encourage early implementation of the extension of Highway 404 to Glenwoods Avenue.
- 9.2.1.7 As part of future environmental assessments and detailed design for the Highway 404 extension north of its terminus at Woodbine Avenue, the Ministry of Transportation shall work with the Town and York Region to consider design elements that include, but are not limited to, enhanced and oversized bridge structures and crossing to provide opportunities for pedestrian, cycling and wildlife connections.
- 9.2.1.8 The Town shall work with the Ministry of Transportation to incorporate connectivity options that support the continuation of farming operation in the areas supporting the proposed Highway 404 alignment.
- 9.2.1.9 The Town shall work with the Ministry of Transportation and York Region to provide commuter parking facilities with transit connections at the future interchanges of Highway 404 and Highway 48 and Highway 404 and York Durham Line.
- 9.2.1.10 Consideration should be given to encouraging or supportive policies for the proposed Highway 400 to Highway 404 linkage within the Town of East Gwillimbury.
- 9.2.1.11 *Development* shall not be permitted within the planned transportation corridor, shown on Schedule E – Roads Plan, if such *development* could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
- 9.2.1.12 Planning for future transportation corridors will be coordinated with the appropriate agencies.
- 9.2.1.13 Abandoned corridors shall be encouraged to be preserved or reused whenever feasible to maintain the corridor's integrity and continuous linear characteristics.
- 9.2.1.14 Any new road access must be designed in such a manner that no traffic hazard is created by reason of concealment of such access by a curve or grade. Access points should be limited, especially from major roads. Comments from the appropriate engineering department in respect to *development* proposals will be sought and carefully considered. Approval will be granted only if the access is found to be adequate.

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- 9.2.1.15 It is intended, as traffic conditions warrant, that improvements such as elimination of jogs, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization will be undertaken.
- 9.2.1.16 Construction of new roads and bridges and the reconstruction of existing facilities will be undertaken in a manner to minimize the impact on the Greenlands System and its associated *key natural heritage features* and *key hydrological features*, as well as on *cultural heritage resources*. Accordingly, when such construction or reconstruction is considered, Council will consult with and coordinate road improvements with adjacent municipalities where appropriate, as well as appropriate Regional and Provincial agencies.
- 9.2.1.17 Development adjacent to Regional Roads shall meet the Region's requirements with respect to design access, right of way widths, and setbacks.
- 9.2.1.18 The Town shall work to develop an integrated multi-modal transportation system that accommodates all modes of transportation and the efficient movement of people and goods.
- 9.2.1.19 The Town shall encourage the optimization of the existing transportation network for goods movement, through methods such as access management and intelligent transportation systems.
- 9.2.1.20 The Town shall recognize that Provincial highways and Regional streets are generally corridors for goods movement, subject to existing truck and load restrictions.
- 9.2.1.21 The Town shall plan and design new local and collector roads as an interconnected grid network aimed at maximizing connectivity for all travel modes and minimizing travel distance to surrounding streets, uses and open spaces.
- 9.2.1.22 The Town shall discourage local roads from being built as cul-de-sacs or other forms that disrupt the grid network.
- 9.2.1.23 The Town shall work with York Region and the Ministry of Transportation to coordinate infrastructure within the Regional and

Provincial right-of-ways for operating and capital components including street lighting, sidewalks and cycling facilities.

- 9.2.1.24 The Town shall work with York Region and York Region Transit to promote public transit and achieve transportation as sustainable, affordable and accessible modes of transportation.
- 9.2.1.25 The Town shall work in conjunction with the Province and the Region to ensure the safe year-round operation of Local, Regional and Provincial pedestrian, cycling and transit facilities through design, signage and effective maintenance.
- 9.2.1.26 The Town shall encourage property owners to provide facilities such as benches, shelters and secure bicycle racks and storage at major destinations including employment, educational, institutional and shopping centres.
- 9.2.1.27 The Town shall support York Region to encourage the Province and Federal government to provide funding tools to support the development and promotion to facilitate active transportation as part of active and healthy lifestyles.
- 9.2.1.28 The Town shall work with York Region and the Ministry of Transportation to provide multi-use-paths, sidewalks and street lighting along Regional streets and Provincial highways serviced by transit.
- 9.2.1.29 The Town shall consider utilizing abandoned railway lines, unopened municipal road allowances, easement and other means to establish a connected trails network.

9.2.2 Development on Assumed Public Roads and Private Roads

Policies

- 9.2.2.1 The construction of any building or structure on a lot which does not front on an assumed public road shall not be permitted, except where such construction is for:
 - (a) The extension, enlargement, replacement or reconstruction of an *existing* building or structure, including a building or structure destroyed by natural causes, or fire. The approval of the Lake Simcoe Region Conservation Authority is a pre-

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requisite to reconstruction on lands susceptible to flooding;
or

- (c) A building or structure accessory to an *existing* permitted use; or
- (d) A building or structure on a lot in a registered plan of subdivision where there exists a valid subdivision agreement and where the roads are not yet assumed.

9.2.2.2 Notwithstanding the foregoing provisions, the erection of a building or structure for a use permitted by this Plan, or conversion of an existing building or structure to a single detached dwelling, as defined in the Zoning By-law, on a lot which fronts on a public road but which is not assumed, will be considered by Council with regard to the following:

- (a) the nature and cost of public works required to bring the road up to an assumable standard;
- (b) existing land use on the road, including the number of vacant lots;
- (c) the location of the subject lot in respect to the intersection of the subject road and an assumed public road;
- (d) whether the road is planned for assumption in the foreseeable future; and
- (e) the ability to provide emergency services to the building site if required.

9.2.2.3 Having reviewed these matters, Council may, through amendment of the Zoning By-law, permit the proposed construction or conversion if satisfied that the assumption of the subject road is not a necessary pre-requisite to permitting the said construction or conversion and providing there is compliance with all other policies of this Plan and the requirements of the Town, financial or otherwise.

9.2.2.4 No new buildings and structures or the conversion of an existing building or structure to a single detached dwelling shall be permitted on private roads or rights-of-way, except where such

buildings and structures are accessory to *existing* buildings or structures, or is a replacement of an *existing* building or structure, or where such buildings and structures are part of a plan of condominium or site plan approved.

9.2.3 Transit Service

Policies

- 9.2.3.1 The Town shall work with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit services within the Town.
- 9.2.3.2 The Town shall work with York Region to enhance the regional transit system in accordance with the needs of the Town and the policies of the Regional Official Plan. In particular, the Town shall encourage and support the regional transit system to link the communities in the Town with other communities in the Region, and which will provide internal service within each community.
- 9.2.3.3 The Town shall support transit supportive community design measures, and in particular shall ensure that:
- (a) arterial and collector roads are designed to accommodate transit facilities;
 - (b) subdivisions are designed to permit effective pedestrian access to transit routes.
- 9.2.3.4 The Town shall require, as a condition of *development* or redevelopment, that adequate off-street parking and loading facilities be provided. However, notwithstanding the foregoing, the Town shall encourage the retention and expansion of on-street parking in areas where it will not interfere with the efficient movement of traffic.
- 9.2.3.5 Development phasing plans shall protect for arterial and collector roads required for transit in the initial phases of development.
- 9.2.3.6 Arterial and collector roads are to be designed to accommodate transit vehicles and amenities to the satisfaction of the Town and York Region.

9.2.4 Trails and Active Transportation Network

Policies

- 9.2.4.1 The existing and proposed primary cycling network outside of the Secondary Plan Areas is shown on Schedule F – Active Transportation Plan. The primary network for active transportation in the Rural Area shall consist of cycling routes along roadways and the trail system. Sidewalks and cycle trails are the primary system for pedestrian and cyclist movement within the Secondary Plan Areas. Where physically and financially feasible, these systems are to be integrated with each other. Where this system cannot be accommodated on public lands, the Town will attempt to secure a right of way sufficient to accommodate the system. Therefore, this system shall be co-ordinated with adjacent municipalities and York Region.
- 9.2.4.2 The Town shall work to implement a comprehensive trails and active transportation network in accordance with the Town of Georgina Trails and Active Transportation Master Plan, 2014, and any amendments thereto. Such a system should include linkages to other trails in the Region, such as the Oak Ridges Moraine Trail and the Nokiidaa Trail.
- 9.2.4.3 New *development* shall have regard to the Town of Georgina Trails and Active Transportation Plan, 2014, and any amendments thereto, and shall demonstrate how such regard has been met prior to the approval of any Planning Act application.
- 9.2.4.4 Multi-use trails will be encouraged both as a means of travel and for recreational purposes.
- 9.2.4.5 Where new *development* is proposed, specific routes for trails shall be established as part of the development plan if appropriate, and the provision and construction of a trail system link shall be a condition of approval of development.
- 9.2.4.6 Recreational trails that can accommodate various users year-round such as pedestrians, cyclists and snowmobilers will be encouraged; particularly those which re-use abandoned railway right of ways. To ensure safety, the development of the trail system will consider the separation of the various uses and users.

9.2.4.7 Bicycle movement shall generally be accommodated in the street right-of-way or on defined cycle routes or trails. Consideration shall be given to the inclusion of bicycle lanes in rights-of-way for new arterial and collector roads. On existing arterial and collector roads, the addition of facilities for bicycles shall be considered when such roads are reconstructed, or where it is physically and financially feasible to do so.

9.2.5 Rail Service

Policies

9.2.5.1 The safety considerations related to rail, vehicular and pedestrian movement and adjacent land uses are recognized, and therefore the following shall be reviewed on a regular basis:

(a) The provision of protective measures such as daylighting triangles, signals, gates and combinations thereof;

(b) The elimination of level crossings; and

(c) The incorporation of safety measures for land uses adjacent to rail lines.

9.2.5.2 It is intended that level railroad crossings in the Town be improved by means of grade separations or provided with other protective measures, such as sight triangles and signals.

9.2.5.3 Prior to development approvals being granted for lands in close proximity to railway lines or noise and/or vibration sources, or for uses that generate a significant amount of noise and/or vibration, a noise and vibration analysis shall be carried out by the applicant in consultation with the appropriate railway and/or provincial authorities and to the satisfaction of the Town.

9.2.5.4 All proposed *development* within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Town and Ministry of the Environment and Climate Change, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from noise that were identified. Where *development* is of a small scale or minor in nature, the Town in consultation with the railway authority, may scope or eliminate the need for such a study.

9.2.5.5 All proposed *development* within 75 metres of a railway right-of-way may be required to undertake vibration studies, and shall be to the satisfaction of the Town and the Ministry of the Environment and Climate Change in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from vibration that were identified.

9.2.5.6 All proposed *development* adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Town in consultation with the appropriate railway.

9.2.6 Airports and Aerodromes

Policies

9.2.6.1 All existing and future airport and aerodrome uses shall comply with the Federal Aeronautics Act and Regulations.

9.2.6.2 The Town shall not be supportive of airports and aerodrome facilities being located within the Environmental Protection Area designation or in locations that would result in land use conflicts with surrounding uses.

9.2.6.3 To minimize conflicts between airport operations and surrounding land uses, Noise Exposure Forecasts as required by the Province of Ontario shall be utilized.

9.2.6.4 Aviation-related uses including industrial, commercial, transportation and institutional uses that utilize the airport facilities or that benefit from proximity to such facility may be permitted adjacent or in proximity to an airport or aerodrome subject to an amendment to this Plan.

9.3 Sanitary Sewage and Water Supply Services
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The following policies are intended to ensure that existing and proposed development within the Town has an adequate supply of potable water and is serviced by appropriate sanitary sewage disposal systems.

9.3.1 General Policies

9.3.1.1 The Town will provide a staged program for the improvement and extension of Town sanitary sewage and water supply services, in accordance with the provisions of the relevant Secondary Plans and other relevant municipal, regional and provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of a long-term capital budget program. York Region shall be notified of any allocation of water and sewer servicing capacity at draft approval of plans of subdivision.

9.3.1.2 All proposals for sewer and water infrastructure proposals shall be subject to the water and sewer infrastructure policies of the Greenbelt Plan.

9.3.1.3 The design and construction of service facilities is to be sensitive to *cultural heritage resources* and the Greenlands System, as well as the features and functions of its component parts.

9.3.1.4 Developments requiring the construction of new or expanded sanitary sewage services, may be subject to the general source water protection policies as described in Section 5.4.2.

9.3.1.5 New private or municipal sewage system infrastructure should, wherever possible, locate outside of the *vulnerable area* where it would be a significant drinking water threat as outlined in the general source water protection policies as described in Section 5.4.2.

9.3.2 Keswick and Sutton/Jackson's Point

9.3.2.1 The Keswick and Sutton/Jacksons Point Secondary Plans have established an urban service area boundary and includes detailed municipal sanitary sewer and water supply servicing and allocation policies.

9.3.3 Pefferlaw

9.3.3.1 It is not anticipated within the planning horizon of this Plan that the Pefferlaw Secondary Plan Area will be provided with municipal sanitary sewer and water supply services.

9.3.4 Serviced and Unserviced Lakeshore Residential Area and Special Servicing Policy Areas

Policies

9.3.4.1 The Serviced and Unserviced Lakeshore Residential Areas and Special Servicing Policy Areas are shown on Schedule D. Council may, at its discretion permit the connection of municipal water supply and sewer systems to *existing* development on lands in proximity, but outside of the Service Area boundary, subject to the availability of servicing allocation and any other conditions and requirements, financial or otherwise, of the Town.

9.3.5 SPECIAL PROVISIONS:

9.3.5.1 Part of Lot 23, Concession 2 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

9.3.5.2 Part of Lot 9, Concession 9 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

9.3.5.3 Part of Lot 9, Concession 9 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

9.3.6 Maple Lake Estates

Policies

9.3.6.1 In that area designated Urban Residential and described as Part Lots 23, 24, 25, 26 and 27, Concession 3 (NG), the development of a planned retirement community shall be serviced with municipal water supply and sanitary sewage systems. The cost of extension of such servicing to the site shall be borne by the

developer. The development of Maple Lake Estates is also subject to the availability and assignment of municipal water and sewer servicing allocation pursuant to an agreement between the Town and the landowner.

9.3.7 Areas not to be Developed on Municipal Services

Policies

9.3.7.1 In that area shown on Schedule D - Serviced and Unserviced Lakeshore Residential Areas and Special Servicing Policy Areas as “Area not to be Serviced with Municipal Water and Sewer”, vacant lands existing as of the first day of January, 1986 shall not be permitted to be serviced by the Town’s municipal water and sewage disposal systems.

9.3.8 Private On-site Sewage Systems and Water Supply

Policies

9.3.8.1 Development in areas not to be serviced with municipal water and sewer services shall generally take place on private individual water supply and *on-site sewage systems* or on communal systems, in accordance with the requirements of the appropriate agencies and the provisions of this Plan. The systems will be maintained by the landowner.

9.3.8.2 The Town will conduct an *on-site sewage system* maintenance re-inspection program for designated lands within 100 metres of the Lake Simcoe shoreline, other lakes, and any permanent stream of Lake Simcoe, in accordance with the requirements of the Lake Simcoe Protection Plan (2009) and the *Ontario Building Code Act*.

9.3.8.3 A new *on-site sewage system* or *subsurface sewage works* shall not be permitted within 100 metres of the Lake Simcoe shoreline, other lakes, or any permanent stream, except in the following circumstances:

(a) A proposal for an *on-site sewage system* or *subsurface sewage works* that would serve an *agricultural-related* use or a public open space; or

(b) A proposal for an *on-site sewage system* or *subsurface sewage works* that would replace or expand the capacity of an *existing*

on-site sewage system or *subsurface sewage works* that will serve a use that would have been permitted by the Zoning By-law, as of the effective date of the Lake Simcoe Protection Plan; or

- (c) A proposal for an *on-site sewage system* or *subsurface sewage works* that relates to a development proposal for only one dwelling, where the proposal would have been permitted by the Zoning By-law, as of the effective date of the Lake Simcoe Protection Plan.

9.3.8.4 In the community of Pefferlaw, low density residential uses and a very limited amount of medium density residential uses of three or four unit buildings may be allowed on septic systems. In addition, medium density uses on private sanitary sewage disposal and water supply systems in excess of those prescribed above may be permitted in the following locations and subject to the following conditions:

- (a) Plan M-26 - The maximum number of units within an apartment on the subject land shall be thirty.

9.3.8.5 Where a development is permitted on private water and sewage services, Council will seek to ensure that the nature of such development will not create a future demand for the extension thereto of municipal piped water or sanitary sewers.

9.3.8 Communal Servicing

Policies

9.3.8.1 In accordance with the provisions of the York Region Official Plan, communal water supply and sewage treatment systems may be considered for multi-lot/unit development in areas where existing groundwater contamination or other existing private sanitary sewage servicing problems exist, and full municipal sewage and water services cannot be provided. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Town, York Region and the Ministry of Environment and Climate Change.

9.3.9 Sibbald Point Provincial Park Amendment No. 94

- 9.3.9.1 In that area described as Lots 7, 8 and Part of Lot 9, Concession 8 (G) and Part of Lot 7 and Lot 8, Concession 9 (G), designated Parkland Area and identified as Sibbald Point Provincial Park on Schedule A2 - Land Use Plan, and further identified as “Area that may be Serviced by Municipal Water and Sewer” on Schedule D – Serviced & Unserviced Lakeshore Residential Areas and Special Servicing Policy Areas, the provision of municipal sanitary sewer and water supply services may be permitted.
- 9.3.9.2 The connection of Sibbald Point Provincial Park to municipal services shall be subject to all of the following: (1) confirmation from both the Town of Georgina and the Regional Municipality of York that there is adequate municipal sanitary sewer and/or water supply capacity to accommodate the existing servicing needs and boundaries of the subject land; (2) municipal sanitary sewer and/or water allocation has been assigned by Council in accordance with the servicing allocation assignment policies of the Town of Georgina; and (3) the costs of extending municipal services shall be borne by Ontario Parks, save and except where cost sharing agreements have been entered into with other developers and/or the Town.

9.4 Waste Management Disposal, Recycling and Composting
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Waste Management consists of the collection, transport, processing, recycling, composting, disposal and monitoring of waste materials. The following policies are intended to achieve efficient and sustainable waste management in the Town.

Policies

- 9.4.1 The Town supports private and public efforts to promote the principles to reduce, reuse, recycle and recover.
- 9.4.2 Private waste composting of organic material may be permitted in a Rural Area designation subject to the following conditions:
- (a) The operations must be in-vessel or in-building without outdoor storage;
 - (b) The operations will use the most current technology available to minimize the emission of odours and other emissions;

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- (c) The operator shall at all times retain or employ properly trained staff;
- (d) The site of the operations shall be subject to site plan control;
- (e) The operation shall be in compliance with the requirements, as they may exist from time to time, of the appropriate permissions granted under the Environmental Protection Act or its equivalent and such other by-laws of the Town as may be applicable including the Zoning By-law; and
- (f) The use must be *compatible* with surrounding land uses.

9.4.3 Former waste disposal sites are designated on Schedule A2 - Land Use Plan. These sites are closed and no new waste disposal sites will be permitted in the Town. Any application for development within 500 metres of a former waste disposal site must comply with the following requirements of the Town and the Ministry of Environment and Climate Change:

- (a) Written approval has been received from the Ministry of Environment and Climate Change that development satisfies the provisions of the Environmental Protection Act;
- (b) Studies have been carried out to the satisfaction of the Town in consultation with the Ministry of Environment and Climate Change that show that development is compatible and can safely take place. Studies of gas, leachate and hydrogeology shall be carried out by a qualified engineer;
- (c) The Town shall require the construction and phasing of all development to coincide with the control of any problems identified by the studies referenced in (b) above;
- (d) The Town shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure.

9.4.4 The Town will work with the Region to support programs to reduce waste and co-ordinate waste reduction programs, to help realize York Region's goal of eliminating the disposal of unprocessed waste in landfills by 2020.

- 9.4.5 The Town will work with York Region to support programs to encourage 3-stream waste collection in new multi-unit residential buildings.

9.5 Stormwater Management

The following policies are intended to assist in minimizing stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Policies

- 9.5.1 Stormwater management shall be carried out to the satisfaction of the Town, the Conservation Authority, and York Region on a watershed and/or subwatershed basis, and in accordance with the requirements of the South Georgian Bay Lake Simcoe Source Protection Plan and the policies of this Plan.
- 9.5.2 Stormwater management ponds are prohibited in *key natural heritage features* or *key hydrologic features* or their *vegetation protected zones*.
- 9.5.3 Applications for *development* and *site alteration* shall be accompanied by a Stormwater Management Plan and erosion and sediment control study. This study will examine the suitability of the site, the water table conditions and surface drainage. In addition, the Storm Water Management Plan must demonstrate that:
- (a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - (b) Where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structure through such measures as lot level controls and conveyance techniques such as grass swales; and
 - (c) Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

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- 9.5.4 The objectives of a Stormwater Management Plan are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:
- (a) Maintain groundwater quality and flow and stream baseflow;
 - (b) Protect water quality;
 - (c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
 - (d) Prevent increases in stream channel erosion;
 - (e) Prevent any increase in flood risk; and
 - (f) Protect aquatic species and their habitat.
- 9.5.5 *Best Management Practices* shall be applied to meet or exceed Level 1 protection criteria (or equivalent) as outlined in the Ministry of Environment's "Stormwater Management Planning and Design Manual, 2003", as amended from time to time.
- 9.5.6 Development proposals must be accompanied by a drainage plan that indicates contours, elevations, and the proposed final grade. This drainage plan must be prepared to the specifications of, and be subject to, the approval of the Town, and shall also demonstrate:
- (a) Consistency with a stormwater management master plan, when in effect in the Town;
 - (b) Consistency with subwatershed evaluations prepared under section 8.3 and water budgets prepared under section 5.2 of the South Georgian Bay Lake Simcoe Protection Plan.
 - (c) 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;
 - (d) Through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and

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

- 9.5.7 Stormwater management works that are established to serve new *major development* in the Lake Simcoe watershed shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", as amended from time to time. This policy does not apply if the works are intended to serve:
- a) An infill *development* or a *redevelopment* within a settlement area;
 - b) It is not feasible to comply with the specified design standard; and
 - c) The applicant seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the development or redevelopment.
- 9.5.8 Developments requiring the construction of new or expanded stormwater management facilities may be subject to the general source water protection policies in Section 5.4.2.
- 9.5.9 The design of new stormwater management facilities should reduce the risk of contaminating the drinking water by directing the discharge of stormwater outside of *vulnerable areas* where it would be a significant drinking water threat as outlined in the general source water protection policies as described in Section 5.4.2.
- 9.5.10 In the consideration of development adjacent or in proximity to a Provincial Highway, the stormwater management plan shall be reviewed and approved by the Ministry of Transportation.
- 9.5.11 The preparation of comprehensive master environmental servicing plans, or appropriate technical studies, shall be required as a component of Secondary Plans and *major development* or *redevelopment*. Such studies are encouraged to include *Low Impact Development* techniques to promote the use of natural systems for infiltration, evapotranspiration, and the reuse of stormwater to effectively remove nutrients, pathogens, and material from

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stormwater, and reduce the volume and intensity of stormwater flows.

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SECTION 10 – DEVELOPMENT REVIEW

All development applications shall be subject to review in accordance with the policies of this section, and the other applicable policies of this Plan. In addition, the Town may require development to be subject to the site plan control provisions of the Planning Act.

10.1 Pre-Consultation and Submission Requirements
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10.1.1 Pre-Consultation

Policies

- 10.1.1.1 Consultation with the Town prior to the submission of an application requiring a *Planning Act* approval is encouraged and shall be required for those applicants submitting applications for amendments to the Official Plan and/or Zoning By-law, or making applications for Plans of Subdivision or Condominium or Site Plan approval. The purpose of the pre-consultation meeting is to allow the applicant to discuss matters pertaining to the application with Municipal Staff and appropriate agencies. Through these discussions, Municipal Staff will have the opportunity, in consultation with the applicant, to outline the information and materials that the applicant will be required to submit concurrently with the application. The pre-consultation meeting shall be conducted prior to the submission of an application. The specific reports/studies that are required to be submitted together with the application will be identified at the pre-consultation meeting.
- 10.1.1.2 For Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision, draft plans of Condominium, Site Plans and Consents, the *Planning Act* permits the Town to require any other information and material that it considers it may need to assess an application. An application is only considered complete in accordance with the *Planning Act* if all of the information and material requested has been submitted, in addition to the required fees. In this regard, in addition to the prescribed information required by the *Planning Act*, additional information, mapping, drawings, reports and technical studies may be required to support any application to assist in understanding, evaluating and making recommendations on the application, and to ensure that sufficient information in an appropriate format can be made available to the commenting agencies and the public, and to the Council and its

delegated approval authorities. Detailed information requirements for Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision or Condominium and Site Plan applications will be determined through the pre-consultation process.

10.1.1.3 The required supporting information and materials shall be determined by the Town in consultation with York Region, the Lake Simcoe Region Conservation Authority, other appropriate agencies and the proponent prior to the submission of the application as part of the pre-consultation process.

10.1.1.4 At the pre-consultation meeting, the Town will identify the submission requirements relevant and necessary to the processing of each application:

(a) Prior to submission and acceptance of development applications, as items necessary for the application to be considered complete; and

(b) During the processing of applications in cases where such information and materials cannot reasonably be provided at the time of initial submission.

10.1.2 Submission Requirements

Policies

10.1.2.1 In order to properly evaluate a proposal, the following information and material may be required to be submitted as part of any application for an Official Plan amendment, Zoning By-law amendment, draft plan of Subdivision or draft plan of Condominium or Consent approval, and furthermore, may be requested for applications for Site Plan approval, as determined through the pre-consultation meeting process. All applications noted must be accompanied by all other information and materials listed below except where some of these requirements have been scoped or waived through the pre-consultation meeting process. The final list of required information and material will be determined through the pre-consultation meeting process.

Environmental Considerations:

- *Contaminant Management Plan*
- Earth Science Heritage Evaluation
- Environmental Impact Statement

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- Erosion Hazard Assessment
- Fish Habitat Assessment
- Greenbelt Plan Conformity
- Hydrological Evaluation
- Hydrogeological Evaluation
- Infiltration Management Plan
- Lake Simcoe Protection Plan Conformity
- Natural Heritage Evaluation
- Source Water Protection Plan
- Tree Compensation Plan
- Tree Inventory and Preservation Study/Arborist Report
- Vegetation Protection, Enhancement and Restoration Plans
- Watercourse/Shoreline Protection, Enhancement and Restoration Plans
- Watershed / Subwatershed Study
- Woodland Preservation and Management Plan
- Record of Site Condition (RSC)
- Risk Assessment
- Risk Management Plan

Transportation Considerations:

- On-Street Parking Analysis
- Parking Supply Study and Design Analysis
- Pedestrian and Bicycle Pathway Plan
- Traffic Impact Study
- Transit Facilities Plan
- Transportation Demand Management Analysis
- Transportation Study

Engineering Considerations:

- Approved Top-of-Bank Demarcation Mapping
- Coastal Engineering Analysis
- Communal Servicing Study
- Composite Utility Distribution Plan
- Detailed Service Plan
- Erosion and Sediment Control Plan
- Floodplain Study
- Functional Servicing Report
- Geotechnical/Soils Report
- Grading and Drainage Plan
- Hydrological Evaluation
- Hydrogeological Evaluation
- Master Drainage Plan
- Servicing Options Report

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- Septic System Design Report
- Settlement Capability Study
- Slope Stability and Erosion Control Plan
- Stormwater Management Plan
- Survey Plan, indicating all existing vegetation, landform features, buildings, structures and contours
- Utilities Plan, including broadband/highspeed internet
- Well Impact Study
- Water Budget and Conservation Plan

Financial Considerations:

- Financial Impact Analysis
- Municipal Financial Impact Assessment
- Regional Impact Analysis (applications for retail spaces greater than 30,000 square metres of gross leasable area)
- Rental Housing Study
- Retail Market Impact Study

Cultural / Heritage Considerations:

- *Archaeological Assessment*
- Built Heritage Resource Assessment / Impact Study
- Cultural Heritage Resource Assessment / Impact Study
- Heritage Restoration Plan

Planning Considerations:

- Development Area Plan/Amendment
- Land Needs Justification and Impact Analysis Report
- Planning Policy Analysis
- Planning Rationale Report
- Surrounding Land Use Compatibility Analysis
- Sustainability Evaluation

Nuisance and Hazard Considerations:

- Air Emissions Study
- Dust Impact Study
- Noise Study
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Site Remediation Plan
- Soil Capacity Study
- Vibration Study

Agricultural and Aggregate Considerations:

- Aggregate Extraction Area Report

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- Aggregate Resource Analysis
- Aggregate Restoration/Rehabilitation Plan
- Agricultural Assessment
- Agricultural Impact Study
- Minimum Distance Separation Analysis
- Nutrient Management Plan

Design Considerations:

- Architectural Design Guidelines
- Elevation Plans
- Energy Management Plan
- Exterior Building Colour Sample Board
- Landscape and Open Space Plan
- Lighting Plan
- On-Site Traffic Management and Control Plan
- Parking Management Plan
- Park Concept Plan
- Pedestrian Circulation Plan
- Scenic Vistas and Views Impact Analysis
- Signage Study
- Site Plan
- Streetscaping Plan
- Sun / Shadow Analysis
- Urban Design Guidelines
- Waterfront Access Plan

10.1.2.2 The Town reserves the right to request additional information or materials during the application review process, if circumstances necessitate the need for such information as part of the decision making process. These additional requirements, however, do not affect the original deemed “complete application” date.

10.1.2.3 The number and the scope of reports and technical studies required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. The final list of additional information will be determined in consultation with the applicant during the pre-consultation meeting. The determination regarding specific scoping of reports and studies to be submitted by an applicant will also be identified at the pre-consultation meeting.

10.1.2.4 All information and material must be submitted in both electronic format and hard copy format in accordance with Town standards or specifications, so that it can be more easily made available for review. All required reports and technical studies shall be prepared by qualified professionals retained by and at the expense of the proponent. The Town will review all reports and studies and may also require a review by an appropriate public agency or a peer review by a qualified professional consultant retained by the Town at the proponent's expense.

10.1.3 Complete Application

Policies

10.1.3.1 Pursuant to the *Planning Act*, until the Town has received the prescribed fee and the other information and materials as identified through the pre-consultation meeting(s), and has deemed the application complete in accordance with the *Act*, the Town may refuse to accept or further consider the application and the appeal periods do not commence.

10.1.3.2 For the purpose of deeming an application for Official Plan amendment, Zoning By-law amendment, draft plan of subdivision, draft plan of condominium or consent complete under the *Planning Act*, the following will be required:

- (a) A completed application form;
- (b) The prescribed current application fee(s);
- (c) Any information or materials prescribed by statute;
- (d) At least one pre-consultation meeting to determine the required information and materials; and
- (e) The requisite other information and materials required to be provided with the initial submission as determined through the pre-consultation meeting(s).

10.1.3.3 If the planning applications are for a proposal substantially different from what was considered and agreed to in the pre-consultation meeting, the Town can make the following determination:

- (a) Return the application and accompanying material indicating why it is not considered to be a complete application and recommend that another pre-consultation meeting be held; or
- (b) Accept the application as complete.

10.1.4 Environmental Impact Statements

Policies

- 10.1.4.1 Where the preparation of an Environmental Impact Statement is required, the report shall be prepared to the satisfaction of the Town in consultation with the relevant agencies. The Town may determine that a peer review should be conducted of the Environmental Impact Statement. The Town shall select and retain a qualified environmental consultant, at the expense of the proponent, to conduct the peer review in accordance with the provisions of Section 10.2.
- 10.1.4.2 All Environmental Impact Statements shall be prepared by experts qualified in the fields of ecology, biology, hydrology, hydrogeology and/or environmental planning and shall be prepared in accordance with a work plan that has been approved by the Town in consultation with the relevant agencies. The work plan shall identify the boundaries of the area to be studied and may include lands beyond the limit of the lands proposed for development. The objective of the Statement is to identify and assess the potential impacts of a specific development proposal on the environmental features, functions and linkages of the potentially affected areas and to ensure that the proposal complies with the policies and intent of this Plan.
- 10.1.4.3 Prior to the preparation of an Environmental Impact Statement, the applicant is encouraged to consult with the Town and/or Conservation Authority to define the scope of the required Environmental Impact Statement.
- 10.1.4.4 Components of an Environmental Impact Statement shall generally include, but are not necessarily limited to, the following:
 - (a) A detailed description of the site including the key natural heritage features, functions and the linkages between features;

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- (b) A characterization of the existing adjacent key natural heritage features and functions;
- (c) A detailed description of the proposed development or land use activity;
- (d) An assessment of the expected direct, indirect and cumulative impacts of development on the functions, attributes and linkages for which the area was identified;
- (e) An evaluation of the extent to which development can be accommodated within or adjacent to the key natural heritage feature without *negative impact* to the key natural heritage feature;
- (f) Recommendations to avoid or mitigate impacts and identification of opportunities for restoration and/or enhancement;
- (g) Establishing specific boundaries and buffers to protect the key natural heritage features;
- (h) A strategy for implementing the recommended mitigation measures; and
- (i) An evaluation of the need for a construction and post-construction monitoring plan to measure the potential effect on the key natural heritage feature(s).

10.1.4.5 For *development* proposed on *adjacent lands or lands in close proximity to significant* portions of the habitat of *endangered and threatened species*, or special concern species and *significant wildlife habitat*, the Ministry of Natural Resources shall be contacted to determine what additional requirements must be addressed in the Environmental Impact Statement.

10.1.4.6 Applications for *development*, other than decks, accessory structures, additions to existing residential dwellings with a gross floor area of up to 56m² and *conservation* and erosion protection works within the 30 metres of the shoreline of Lake Simcoe, shall be accompanied by an Environmental Impact Statement that demonstrates in addition to the requirements of Section 10.2.4 that:

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- (a) It will not result in an increase in nutrient loading to the lake;
- (b) It will not result in significant reduction in surface or groundwater flow characteristics in the lake;
- (c) It will not adversely affect the stability of the Lake Simcoe shoreline;
- (d) It will result in no net loss of productive capacity for *fish habitat*;
- (e) Stormwater flows discharged to the lake will not adversely affect the lake ecosystem; and
- (f) A net gain of productive capacity for *fish habitat* is achieved wherever possible.

10.1.4.7 Applications for *development*, other than decks, accessory structures, minor additions to existing residential dwellings and *conservation* and erosion protection works within 30 metres of a watercourse, shall be accompanied by an Environmental Impact Statement that demonstrates in addition to the requirements in Section 10.1.4 that:

- (a) The quality and quantity of groundwater base flow and surface water are protected;
- (b) Groundwater recharge and discharge areas or headwaters will not be significantly impacted;
- (c) Where the removal of topsoil or grading is required, stream sediment loading shall be minimized, slope stability will be maintained and erosion will be minimized;
- (d) There is no net loss of productive capacity for *fish habitat*;
- (e) A net gain of productive capacity is achieved wherever possible.

10.2 Peer Review

Policies

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- 10.2.1 The Town may deem it desirable to have independent, qualified professionals conduct a Peer Review of technical studies in support of development applications that have been completed by the proponents. Peer reviews may be required for any of the studies identified in this Official Plan.
- 10.2.2 In accordance with the Town's Policy for Peer Reviews, the peer review consultants are to review the technical studies having regard to relevant Town, Regional and Provincial policies and guidelines, and provide recommendations to the Town regarding the acceptability of the methodology or approach used in the study, the completeness, and accuracy of the conclusions and findings of the study.
- 10.2.3 The cost of the peer review will be the responsibility of the proponent for the subject development application.

10.3 Amendments to the Official Plan

Policies

- 10.3.1 Amendments to the Official Plan prior to the review requirements by the Planning Act are discouraged. However, if amendments are considered, the following policy and the policies of the Plan will provide a context for the review of the proposed amendment.
- 10.3.2 In the consideration of amendments to this Official Plan, Council shall be guided by the following:
- (a) The impact of the proposed change on the ability of the Town to comply with the guiding principles and objectives expressed in this Plan or on other municipal policies, programs or interests;
 - (b) The need for the proposed change;
 - (c) The effect of the proposed change on the need for Town and Regional services and facilities; and
 - (d) The implications, if any, that the amendment may have for other parts of the Plan.

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10.3.3 An amendment to this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to either the schedules or policies of this Plan, regard shall be had to the following criteria that are in addition to those specified elsewhere in this Plan:

- (a) The need for the proposed use;
- (b) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- (c) The physical suitability of the land for such proposed use; and
- (d) The location of the areas under consideration with respect to the potential impact on:
 - (i) the adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;
 - (ii) the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety in relation thereto;
 - (iii) the adequacy of the water supply and private or public sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which shall be requested from the developer and subject to the approval of the Ministry of Environment and Climate Change, York Region, the Town and any other authority deemed appropriate;
 - (iv) the compatibility of such proposed uses with uses in the surrounding area;
 - (v) the potential effect of the proposed use on the financial position of the municipality; and
 - (vi) the effect of the proposed use on the population level and the social character of the community.

SECTION 11 – IMPLEMENTATION

It is the intention of Council to implement this Plan by utilizing the powers conferred upon it by the Planning Act, Municipal Act and any other statute or regulation that may be applicable. This Plan shall be implemented by means of the following measures and procedures.

11.1 Existing Non-Conforming Uses, Buildings and Structures

Policies

- 11.1.1 It is the intent of this Plan that legally existing uses, buildings and structures that do not conform with the land use designations or provisions of this Plan shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended necessarily to prevent the continuation, extension or enlargement of uses, buildings and structures that do not comply with the designations or provisions of this Plan. After deeming it unfeasible to acquire a non-conforming subject property so as to bring it into compliance with this Plan through a change in land use or redevelopment, Council may, at its discretion, zone lands to permit the continuation, extension, or enlargement of legally existing non-conforming uses, buildings and structures and/or zone lands to permit accessory, complementary or similar uses, buildings and structures to legally existing non-conforming uses, buildings and structures, provided that it is satisfied that the zoning shall:
- (a) Have no *adverse effect* on the present or future uses of the surrounding lands;
 - (b) Comply with the Minimum Distance Separation Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
 - (c) Apply to a use that has frontage on a public road that has been assumed by the municipality and is fully maintained year round; and
 - (d) Not detrimentally affect the implementation of the policies of this Plan and that the general intent and purpose of the Plan is maintained.

11.2 Zoning By-Law

11.2.1 General Policies

11.2.1.1 Within three years following the approval of this Official Plan, the Comprehensive Zoning By-law will be reviewed to bring it into conformity with the policies of this Plan. Until such time as the Zoning By-law can be amended to bring it into conformity with this Plan or amendments thereto, or repealed to allow a new by-law to be enacted, the present zoning by-law shall remain in effect. However, any amendments shall be in conformity with this Plan.

11.2.1.2 Any use, building or structure that does not comply with the Zoning By-law, may continue to exist if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose. The Committee of Adjustment may consider applications for extensions or enlargements of buildings or uses that no longer comply with the Zoning By-law, as well as applications for a change from one legal non-conforming use to another.

11.2.2 Implementing By-law

Policies

11.2.2.1 This Plan shall be implemented by the passage of a Zoning By-law or By-laws in compliance with the provisions of this Plan and pursuant to the Planning Act. The implementing By-law will also consider the following policies:

- (a) the Zoning By-law shall permit the uses established in this Official Plan; and,
- (b) no provision of this Plan shall be deemed to require the Council to zone all lands in the Town in order to permit immediate development of such lands for their designated uses. Therefore, the Town may zone lands to a Holding or other appropriate zoning category where there is insufficient information to determine specific zoning categories or where the development of such lands is considered to be premature or not in the public interest. Such lands shall be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific

zoning categories and the development of such lands is no longer considered to be premature or not in the public interest.

11.2.2.2 Notwithstanding Section 11.2.2.1 (a), the Town may, through the implementing Zoning By-law, further refine the list of permitted land uses on lands or properties in the various designations to ensure that the new uses or development is appropriate in the context of the adjacent and surrounding community.

11.2.3 Holding Provisions

11.2.3.1 The Town may zone lands to include a Holding symbol “H” as provided for in the Planning Act, in conjunction with a specific zoning category, in order to specify the permitted uses of such lands at such time as the Holding symbol is removed by amendment to the zoning by-law. The use of the lands zoned to include the Holding symbol with a specific zoning category may include existing uses and a limited range of uses *compatible* with the intended future use of the lands.

11.2.4 Interim Control By-laws

11.2.4.1 Interim control by-laws may be passed pursuant to the Planning Act, where Council has directed that a study be undertaken of the land use policies within a specific portion of the Town.

11.2.5 Temporary Use By-laws

11.2.5.1 Pursuant to the provisions of the Planning Act, by-laws may be passed to permit the temporary use of lands, buildings or structures which may not conform to this Plan, provided that the following requirements are complied with:

- (a) The use is *compatible* with the surrounding land uses and activities;
- (b) Adequate water supply and waste disposal activities are available to the satisfaction of the Town;
- (c) The temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with;

- (d) There is a signed agreement between the applicant and the Town which addresses issues related to installation/removal and maintenance; and
- (e) The Town is satisfied that the nature of the use is temporary and that any buildings and structures are kept to the minimum and can easily be dismantled.

11.2.5.2 A temporary use by-law may be passed to permit a *garden suite* on a property for up to 20 years. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing zoning by-law.

11.2.6 Height and Density Bonus Provisions

11.2.6.1 Pursuant to the provisions of the Planning Act, a zoning by-law may authorize increases in the height and density of residential development, otherwise permitted by the by-law, which will be permitted in return for the provision of such facilities, services or other matters that are set out in the Zoning By-Law. The Town's objectives in authorizing such increases in height or density are:

- (a) To encourage the provision of underground or in-building parking for attached housing or mixed use development;
- (b) To encourage the preservation and conservation of buildings or structures of historical, cultural or architectural merit;
- (c) To encourage the protection of natural features that are otherwise not protected under this Plan;
- (d) To encourage the provision of parkland above and beyond that required through the provisions of this Plan and the Planning Act;
- (e) To encourage the provision of unique urban design features above and beyond the requirements of this Plan; and
- (f) To encourage the provision of *affordable* housing, *special needs housing*, and other community services and facilities that the Town deems necessary and advisable.

11.3 Plans of Subdivision/Condominium

Policies

- 11.3.1 As a general rule, most major land division in the Town shall take place by registered plan of subdivision. It shall be the policy of Council to recommend only those plans of subdivision which comply with the policies of this Plan. Before recommending a plan of subdivision, Council will ensure that the area to be subdivided can be provided with the necessary services and amenities and that the proposed development would not have an adverse financial impact on the Town. Council will also consult with other relevant governments or agencies, and, in particular, with adjoining municipalities in respect to hamlets or other developments on their boundaries.
- 11.3.2 With respect to development of lands which are located adjacent to Lake Simcoe and its tributaries, consideration will be given to opportunities to obtain and preserve both private and public open space. *Development* shall not have an *adverse effect* on the environment.
- 11.3.3 The Town may require, as a condition of final approval of a plan of subdivision, that a Community or Urban Design Report and complementary Architectural Design Guidelines be prepared.
- 11.3.4 Pursuant to the provisions of the Planning Act, if a draft approved plan of subdivision is not registered within three years from the date of approval, the Town, upon reviewing the progress being made towards clearing draft conditions, may withdraw or modify its draft plan approval, or in the case where the York Region is the approval authority, request the York Region to withdraw or modify draft plan approval.

11.4 Consents

11.4.1 General Policies

- 11.4.1.1 The Committee of Adjustment will consider the following policies when granting consents for severances within the Town:

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- (a) The proposed use must conform with the policies of this Plan and the requirements of the Zoning By-law. Should an amendment to this Plan or the Zoning By-law, or both, be required, the applicant for consent, prior to making the application, must obtain the required amendments;
- (b) Consents should be granted only after it has been established that the lot sizes are adequate and soil and drainage conditions will permit proper use of land and siting of buildings. Generally, the size of the lot shall be no greater than one hectare, except for severances for agriculture, forestry or *conservation* uses as set out in Section 11.4.2.4;
- (c) The building lot has a minimum frontage of 30 metres and a depth of not more than four times the frontage;
- (d) Where full municipal services are not available, all development on private services must be in accordance with the policies of this Official Plan;
- (e) Severance consents for new building lots will not be granted unless the lot to be severed and the remainder parcel have adequate frontages on an assumed public road;
- (f) The Committee of Adjustment should carefully consider the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food when considering a consent application which would affect agricultural lands; and
- (g) The subject lot shall not be located on lands identified as Aggregate Resource Priority Area.

11.4.2 Permitted Severances

Policies

11.4.2.1 Severances may be permitted in all designations for the following purposes:

- (a) Easements and Minor Lot Boundary Adjustments - consents may be granted where required to provide easements or to adjust lot boundaries, provided a new, separate lot is not created; or

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(b) Where a public use is proposed which is permitted in accordance with the conditions established in this Plan and where the proposal requires that a new lot be created for the intended use, a severance will be permitted.

11.4.2.2 Notwithstanding any other severance provision, the creation of new lots within the Environmental Protection Area shall not be permitted, except in compliance with Sections 11.4.2.1(b) and 11.4.2.4.

11.4.2.3 Severances for commercial, industrial or institutional uses will be permitted in accordance with the land use policies set forth for each designation. As a condition of severance, Council may require that the owner enter into a written agreement with the Town, to be registered on title, governing subdivision design, landscaping provision of services and other concerns in respect to the affected lands.

11.4.2.4 Severances for agriculture, forestry or *conservation* uses, which support the respective goals, objectives and policies of this Plan will be permitted. Land consolidations for these uses will be encouraged. Therefore, where a consolidation occurs, and as a result of the consolidation an existing dwelling becomes superfluous, a lot containing the existing dwelling may be severed from the consolidated parcel, in accordance with the general requirements for severances. In these circumstances, and to ensure that a bona fide consent is intended, Council, or the Committee, may require, as a condition of severing the lot containing the dwelling, that the remaining parcels be consolidated through title registration where appropriate. Where severance of a farm parcel is required to permit consolidation, the Council and the Committee will give consideration to the agricultural viability of the resultant parcel.

11.4.2.5 Severance of a residence surplus to a farming operation may be permitted in instances where a farmer owns and operates the agricultural operation on a number of land holdings in the Town which are not contiguous. A condition of severing such surplus dwelling shall be the prohibition of the construction of a new dwelling on the retained farmland through a rezoning.

11.4.2.6 Severances of residential lots will be permitted in the Lakeshore Residential Area outside of the servicing area identified on Schedule D – Serviced & Unserviced Lakeshore Residential Areas

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and Special Servicing Policy Areas, and Hamlet Area designations identified on Schedule A2 – Land Use Plan provided the resulting parcels are of a satisfactory geometric design and are adequate in size to support necessary services and will comply with the yard requirements of the Zoning By-law and provided such parcels are compatible with adjacent lot sizes and patterns. A consent to sever land will, however, be discouraged where the granting of such consent may preclude the comprehensive planned development of the area or contribute to strip development.

11.4.2.7 Notwithstanding the policies of Section 11.4.1.1 (b) to (e) inclusive, the Committee of Adjustment shall consider the following policies when considering consents for severances for lands located within the Serviced Lakeshore Residential Area land use designation:

- (a) Any application for consent to sever must comply with relevant policies of upper tier planning documents including the Greenbelt Plan and the Lake Simcoe Protection Plan and any other relevant environmental policies of this Plan;
- (b) All new development, including new lot creation, shall be serviced by municipal water supply and municipal sanitary sewer services. Furthermore, it is the policy of the Town that any costs associated with providing municipal services to the proposed lot(s) is the responsibility of the proponent for the subject development application;
- (c) A maximum of three (3) new lots per road frontage may be created from a single landholding. The maximum three (3) lots shall be calculated based on the established boundary of the landholding as it existed on April 14, 2009. With respect to this policy, Section 11.1.1 of this Plan shall not apply;
- (d) All lots to be created by consent must front on and have access to an existing assumed public road. Any road upgrades required for the lands to be severed shall be provided at the proponent's sole expense;
- (e) All lots to be created by consent shall have a minimum lot frontage equal to or greater than the average of all existing residential lots on both sides of the same street within 100 metres (328 feet) of the proposed severance, and shall have a minimum lot area equal to or greater than any abutting

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residential lot on the same side of the street. When calculated, the minimum frontage requirement may be rounded to the nearest metre. For the purpose of calculating the average lot frontage, where the frontage of a lot exceeds 30 metres, the frontage used in the calculation shall be 30 metres. Further, the 100 metres shall be measured from the extent of the area subject to the consent and having road frontage. Where a proposed severance abuts a residential lot with a lot area greater than 0.23 hectares, the minimum lot area of the severed lot shall be 0.23 hectares. With respect to this policy, Section 11.1.1 of this Plan shall not apply, except where the proposed consent is to recreate an existing lot of record that has merged in title; and

- (f) Within the Serviced Lakeshore Residential Area designation, there are a number of properties in the Roches Point/Brighton Beach area which are identified on Schedule D – Serviced and Unserviced Lakeshore Residential Areas and Special Servicing Policy Areas as an “Area Partially Serviced with Municipal Water Only”. These are properties which due to the increased lot area were not originally required to be connected to municipal water and sewers. However municipal water was extended to this area and property owners have the option of connecting to the municipal water supply. In this regard, expansions to dwellings existing as of April 14, 2009, and, the construction of new dwellings on lots of record existing as of April 14, 2009 within the “Area Partially Serviced with Municipal Water” may occur on the basis of private water and sanitary sewage supply.

However, in order to maintain consistency with the remaining Serviced Lakeshore Residential designation, any approval for consent shall be conditional upon: (a) the owner agreeing that all proposed lots, as well as the existing lot/dwelling on the land to be severed, shall be connected to full municipal services, and, (b) any infrastructure and servicing connections or any road upgrades required for the lands shall be provided at the owner’s sole expense.

And further, notwithstanding the provisions of subsection 11.4.2.7 (e) above, any lots to be created by consent within

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the “Area Partially Serviced with Municipal Water Only” shall have a minimum lot area of 1.2 hectares (2.5 acres).

11.4.2.8 If an application for an Official Plan amendment within the Serviced Lakeshore Residential Area land use designation is received to create more than three lots from a single landholding, the following studies and documentation may be necessary in support of the application:

- (a) A Needs and Fiscal Impact Study to assess the need for the proposed development relative to other lands that are available for development in the Town in accordance with the growth management provisions of this Plan, the viability of the proposed development and the long term economic impacts to the community;
- (b) A Servicing Study to identify that municipal water supply and sewage infrastructure and capacity is available to service the lands;
- (c) A Planning Report to justify that the form, scale, design and density of the proposed development is appropriate and is *compatible* with the surrounding development;
- (d) An Environmental Impact Statement and Landscaping Analysis to determine any environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development;
- (e) A Traffic Report to assess the adequacy of the existing road system to support the proposed development; and
- (f) Any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

11.4.2.9 Consents may be permitted in the Rural Area designation for the following purposes:

- (a) To consolidate farm holdings; or
- (b) To divide a large agricultural lot where both the conveyed and retained lots are a minimum of 40 ha in size; or

- (c) For rights of way and easements; or
- (d) To permit *limited residential infilling*.

11.4.2.10 Consents will only be permitted in the Speciality Crop Area designation if it can be demonstrated the land severance is for one of the following purposes:

- (a) Acquisition of land by a public body for infrastructure projects; or
- (b) Conveyances to public bodies or non-profit agencies for natural heritage or *conservation* purposes, providing no separate residential lot is created; or
- (c) Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in specialty crop or prime agricultural areas and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*; or
- (d) *Agricultural uses* where both the subject and retained lands are a minimum size of 16 hectares (40 acres); or
- (e) Existing *farm-related commercial and industrial* uses that are small in scale and directly related to the farm operation; or
- (f) Severance of an existing residence that is surplus to a farming operation as a result of a *farm consolidation*, providing the property is rezoned to ensure a dwelling is not permitted on the surplus lands.

11.4.3 Special Provisions

11.4.3.1 Part of Lot 11, Concession 7 (N.G.) Amendment No. 90
Part 1, Plan 65R-20916; save and except Part 1, Plan 65R-22387

Notwithstanding Section 11.4.2.7 (e), the severance of a residence surplus to a farming operation shall be permitted where the owner has demonstrated that he is a bonafide farmer and owns several

farm parcels in York Region, but does not own additional farm parcels within the Town.

11.4.3.2 Part of Lot 10, Concession 9 (N.G.) Amendment No. 120

Notwithstanding Section 7.5.2.10 (e), on lands described as Part of Lot 10, Concession 9 (N.G.), a severance for the creation of one (1) new residential lot may be permitted, resulting in the severed and retained lots having a minimum lot frontage of 26.82 metres (87.99 feet), and a minimum lot area of 0.1103 hectares (0.27 acres). With respect to this policy, Section 11.1.1 of this Plan shall apply.

11.5 Site Plan Control

11.5.1 Site Plan Control Area

Policies

- 11.5.1.1 All of the lands within the Town of Georgina are designated as a Site Plan Control Area.
- 11.5.1.2 All of the lands within the site plan control area may be subject to site plan control by-laws.
- 11.5.1.3 The site plan control provisions of the Planning Act may be used with respect to all uses, or designations within the Plan, however, the following shall not be subject to site plan control:
 - (a) Single family detached dwellings;
 - (b) Agricultural and farm-related buildings or structures which are utilized for farming operations except for intensive farms and by their nature do not serve the public. Agricultural, commercial or industrial operations such as farm equipment sales and service, farm supply sales, greenhouse operations and agricultural storage, sales and supply establishments, but excluding a farm produce stand, are not subject to this exemption;

(c) Residential and farm fences.

11.5.1.4 In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction of and at no expense to the Town, any or all of the requirements set out in the Planning Act.

11.5.1.5 In accordance with the Planning Act, no development shall be undertaken within a site plan control area designated in accordance with Section 11.5.1.1, unless exempt from site plan control under Section 11.5.1.3, until the Town has approved plans, drawings and any necessary coloured elevations, and cross-section views which display the massing and conceptual design of the proposed building, interior walkways and the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access, and any other technical aspects as reasonably required for approval. These plans, drawings and elevations shall address, among other matters:

(a) Matters relating to external building design details, including without limitation, the character, scale, appearance and design features of buildings and their sustainable design;

(b) Sustainable and accessible design elements within, or adjacent to, an adjoining municipal right-of-way, including without limitation, trees, landscaping, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and,

(c) Facilities designed to have regard for accessibility for persons with disabilities.

11.6 Development Charges and Financial Requirements
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11.6.1 Development Charges

Policies

11.6.1.1 The Town shall review and update its Development Charges By-law in conformity with the policies of this Plan.

11.6.1.2 Development shall be fiscally responsible, and the financial burden of new development should not adversely impact existing residents and businesses.

11.6.2 Other Financial Requirements

Policies

11.6.2.1 Prior to the approval of any development in the municipality, the Town may require the owner to enter into servicing and other agreements to ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of community services.

11.6.2.2 Prior to the approval of development, the Town and York Region shall be satisfied as to the availability of water supply and sewer capacity to accommodate the development.

11.6.2.3 Prior to the registration of any development, where applicable, the owner shall have entered into a servicing agreement that will identify the capital expenditures associated with the servicing of the lands.

11.6.2.4 Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the development, including development phasing, the timing of infrastructure emplacement, and the methods of financing shall be addressed in conjunction with other proponents' developments as required.

11.6.3 Developers Group Agreement

Policies

11.6.3.1 Prior to the final approval of any large scale development involving a number of separate properties and landowners, the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development.

11.7 Land Dedication, Acquisition and Securement

Policies

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- 11.7.1 The Town shall consider the acquisition, at no or minimal cost, of the lands along the Lake Simcoe waterfront, and lands which form part of the Greenlands System. A wide range of mechanisms could be used to achieve this objective including acquisition in accordance with the Planning Act, negotiation as a condition of development approval, development bonusing, property tax exemptions for non-usable land areas, easements registered on title, land exchanges, donations, gifts, bequests and lease agreements.
- 11.7.2 The Town is committed to pursuing the dedication of conservation easements and lands containing *key natural heritage features* or *key hydrologic features* to protect a healthy and diverse Greenlands System for current and future generations. The Town shall also encourage the voluntary dedication of *adjacent lands* into public ownership or conservation easements for the purpose of *conservation* or expanding the Greenlands System.
- 11.7.3 Parkland required may be acquired through dedication to the Town, under its By-law to Require the Conveyance of Land for a Public Park or other Public Recreational Purposes as a Condition of Development or Redevelopment, 2001 or any amendments thereto, and in accordance with the provisions of the Planning Act.
- 11.7.4 Land for recreation and open space uses may be provided through park dedication, according to Town policy and by-laws, as provided in the Planning Act and through other acquisitions by public agencies. However, where land is to be dedicated as provided for under the Planning Act, the Town will not accept lands that are designated Hazard Lands, Environmental Protection Area, undevelopable open space lands (i.e. valleylands, floodplains, etc) or lands used for storm water management purposes, drainage, nor any other land deemed unsuitable by the Town.
- 11.7.5 Any process of parkland acquisition by the Town, or parkland conveyance to the Town, shall be conducted with regard to the Town's Parkland Standards Manual, 2014 and any amendments thereto, and in accordance with the Town's By-law to Require the Conveyance of Land for a Public Park or other Public Recreational Purposes as a Condition of Development or Redevelopment, 2001 or any amendments thereto.

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- 11.7.6 The Town may consider the provision of cash-in-lieu, or a combination of cash-in-lieu and parkland, in lieu of the 5 percent parkland dedication as provided for in the Planning Act. Such consideration will be given if the following circumstances are relevant to the proposal:
- (a) There is no land that is either usable or functional on the site for parkland or recreational purposes;
 - (b) The required land dedication fails to provide an area of suitable shape, size, or location for public parkland;
 - (c) The area being developed is already well served by existing park and recreational facilities; and/or
 - (d) Such cash-in-lieu contributions may be more effective in achieving local parkland targets and the objectives of the Town's overall parkland strategy.
- 11.7.7 Cash-in-lieu of parkland shall be used to acquire and improve parkland and recreational facilities.
- 11.7.8 In order to preserve and restore the forest resources, the Town will actively participate in York Region initiatives, such as the "Greening of York Strategy". In addition, the long term securement of forested land by various Land Trusts, the Nature Conservancy of Canada or other agencies such as the Lake Simcoe Region Conservation Authority will be encouraged and supported.
- 11.7.9 The Town shall generally acquire other lands required to implement the policies of this Plan in accordance with the provisions of the *Planning Act*, the *Municipal Act*, the *Development Charges Act* or any other statute.
- 11.7.10 In the event of the donation of lands within the Greenlands System or Environmental Protection Area to the Town, York Region or an environmental group, the provision of an environmental easement across some or all of the lands, or the creation of a stewardship agreement shall be encouraged. Where such lands have been donated to the Town or other public agency, they shall be maintained in accordance with the policies of this Plan.

11.8 Georgina Heritage Committee

Policies

- 11.8.1 The Town shall maintain a citizens' heritage advisory committee known as the Georgina Heritage Committee pursuant to the *Ontario Heritage Act*, to advise and assist Town Council on all cultural heritage matters that affect the Town.
- 11.8.2 The responsibilities of the Georgina Heritage Committee include:
- (a) Recommending properties worthy of designation under Parts IV and V of the *Ontario Heritage Act*;
 - (b) Preparing and maintaining a list of properties, features and areas worthy of monitoring for *conservation*;
 - (c) Encouraging and facilitating the retention of documentation that is of architectural and historical significance to the Town of Georgina;
 - (d) Establishing guidelines for the *conservation* of heritage resources including individual structures, heritage conservation districts, natural heritage landscapes, and areas of scenic heritage interest;
 - (e) Reviewing planning documents, development applications, building permits and sign permits as they pertain to identified *cultural heritage resources*; and
 - (f) Reviewing municipal, provincial and federal heritage legislation.

11.9 Committee of Adjustment

Policies

- 11.9.1 The Committee of Adjustment as appointed by Council under the *Planning Act*, shall be guided by the intent and purpose of this Plan and implementing Zoning By-law in making decisions on applications pursuant to the *Planning Act*.

11.9.2 A minor variance, or an extension or enlargement of a legal non-conforming use shall not aggravate any problem created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law.

11.9.3 Council may by by-law empower the Committee of Adjustment to grant minor variances from the provisions of any by-law of the municipality that implements the Official Plan.

11.10 Town Advisory Committees

Policies

11.10.1 The Town may establish a range of other advisory committees to provide Council with independent advice and expertise.

11.11 Public Consultation

Policies

11.11.1 Council, or a Committee of Council delegated with the appropriate authority, shall, when considering a proposed Community Improvement Plan, Consent, Minor Variance, Plan of Subdivision or Condominium, Official Plan, Official Plan Amendment, Zoning By-law or Zoning By-law Amendment, ensure that adequate information and an opportunity to comment are made available to the public with respect to the proposal by holding one or more public meetings.

11.11.2 Notification to the residents of public meetings held by Council or a Committee of Council shall be done in accordance with the procedures detailed in the *Planning Act*.

11.11.3 Council or a Committee of Council may forgo public notification for a technical or housekeeping amendment to the Official Plan or Zoning By-law which seeks the following:

- (a) To change the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections;

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- (b) To consolidate previously approved Official Plan or Zoning By-law amendments in a new document without altering any approved policies or maps;
- (c) To correct grammatical or typographical errors which do not affect the intent or affect the policies, regulations or maps;
- (d) To correct grammatical or typographical errors which do not affect the intent or affect the policies, regulations or reword policies or re-illustrate mapping to clarify the intent and purpose of the Plan or By-law making it easier to understand without affecting the intent or purpose of the policies or maps;
- (e) To translate measurement to different units of measure;
- (f) To change reference to legislation or to changes to legislation, where the legislation has changed;
- (g) To add base information to maps to show existing and approved infrastructure; or
- (h) To alter language or punctuation to obtain a uniform mode of expression.

11.12 Maintenance and Occupancy By-Laws
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Policies

- 11.12.1 By-law 98-106(BU-1), as amended, prescribes the standards for the maintenance and occupancy of property within the Town.
- 11.12.2 This by-law is intended to establish minimum standards of maintenance and occupancy to conserve, sustain and protect existing and future development within the Town for the following:
 - (a) The physical condition of buildings and structures;
 - (b) The physical condition of lands;
 - (c) The adequacy of sanitation; and
 - (d) The fitness of buildings and structures for occupancy.

11.13 Municipal Act By-Laws

Policies

- 11.13.1 By-laws governing uses such as waste disposal sites, salvage yards and signs will be enacted and periodically reviewed and considered to ensure that such uses are continuously regulated and controlled.

11.14 Asset Management Plan and Capital Works Program

Policies

- 11.14.1 The Town shall prepare an Asset Management Plan and Capital Works Program in conformity with the designations and policies of this Plan, in order to assess immediate and long-term requirements and plan major capital/asset expenditures within the financial resources of the Town. The Plan and Program will be reviewed annually during the budget process and/or in accordance with Provincial requirements.

11.15 Public Works Construction

Policies

- 11.15.1 The construction of public works within the Town will be carried out in accordance with the policies of this Plan.

11.16 Monitoring and Measuring Performance

Policies

- 11.16.1 In order to monitor and measure the performance of this Plan, the Town shall develop measuring and reporting tools to monitor progress towards targets established in this Plan. Such tools shall be developed in consultation with York Region, along with the production of regular monitoring reports that measure the performance of this Plan.

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- 11.16.2 All subsequent reviews of the Plan shall be conducted in a manner which has regard to the monitoring reports, as outlined in Section 11.16.1.

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SECTION 12 – INTERPRETATION

12.1 Transition

- 12.1.1 Complete applications for development submitted to the Town prior to this Plan's adoption by Council shall not have to meet requirements of this Plan, but will be encouraged to work with the Town to re-examine the proposed applications based on the policies of this Plan.
- 12.1.2 Complete applications for development received on or after the date of this Plan's adoption by Council will be subject to the policies of this Plan.

12.2 Land Use Boundaries and Roads

- 12.2.1 With the exception of the Secondary Plan Area and Hamlet Area boundaries as shown on Schedule A1 – Municipal Structure Plan, it is intended that the boundaries of land use designations on Schedule A2 - Land Use Plan be considered as approximate and exact only where bounded by roads, railways, rivers or streams or other similar physical or geographical demarcations. It is also intended that the location of proposed roads and cycling network, as indicated on Schedule E - Roads Plan and Schedule F – Active Transportation Plan, be considered as approximate and not exact.
- 12.2.2 Amendments to the Official Plan will not be required to permit minor adjustments to such approximate land use boundaries or to such approximate location of roads or the cycling network, provided that the general intent of the Plan is preserved. Such minor deviations will not be reflected in Schedules A2- Land Use Plan, E – Roads Plan and F – Active Transportation Plan.
- 12.2.3 The consideration of the expansion of the boundaries of *Settlement Areas* shall only be undertaken through a *Municipal Comprehensive Review* in accordance with Provincial and Regional planning requirements.

12.3 Stated Measurements and Quantities

- 12.3.1 It is intended that all figures and quantities herein shall be considered as approximate only and not exact. Amendments to the Official Plan will not be required to permit a minor variance from any of the proposed figures.

12.4 Legislation

- 12.4.1 Where this Plan makes reference to an Act of the Legislature or an Ontario Regulation, such reference shall include its successor upon amendment or replacement.

12.5 Definitions

- 12.5.1 **Accessory Apartment:**
means a self-contained dwelling unit supplemental to the primary residential use of the property.
- 12.5.2 **Accessory Building or Structure:**
means a detached, subordinate building or structure on the same lot as the main building devoted exclusively to an *accessory use*.
- 12.5.3 **Accessory Use:**
means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot.
- 12.5.4 **Adjacent Lands**
means those lands contiguous to a *key 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. Generally, *adjacent lands* are considered to be within 120 metres from any part of the feature. For the purposes of Policy 8.8.9, *adjacent lands* are those lands contiguous to a *protected heritage property*.
- 12.5.5 **Adverse Effects:**
means one or more of:
(a) impairment of the quality of the natural environment for any use that can be made of it;

- (b) injury or damage to property or plant and animal life;
- (c) harm or material discomfort to any person;
- (d) an adverse effect on the health of any person;
- (e) impairment of the safety of any person;
- (f) rendering any property or plant or animal life unfit for use by humans;
- (g) loss of enjoyment of normal use of property;
- (h) interference with normal conduct of business.

12.5.6

Affordable:

In the case of ownership housing, the least expensive of:

- a) 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,
- b) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- a) a unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or,
- b) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

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.

12.5.7

Agricultural Uses:

means 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 accommodation for full-time farm labour where the size and nature of the operation requires additional employment. Peat extraction is not considered an agricultural use.

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- 12.5.8 **Agri-Tourism Uses:**
means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.
- 12.5.9 **Agricultural-Related Uses:**
Those *farm-related and commercial industrial uses* that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.
- 12.5.10 **Alternate Energy Systems:**
Sources of energy or energy conversion processes such as co-generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.
- 12.5.11 **Ancillary Uses:**
means mall scale retail and commercial uses that primarily serve the business functions on employment lands.
- 12.5.12 **Archaeological Assessment:**
means a survey undertaken by a provincially licensed archaeologist to identify an *archaeological site* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of *archaeological assessment* that are specific to the circumstances, Stage 1, Stage 2, Stage 3 or Stage 4 *archaeological assessment*, each of which as required is completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.
- 12.5.13 **Archaeological Fieldwork:**
means an 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 and exploring, surveying, recovering and excavating.
- 12.5.14 **Archaeological Site:**
any property that contains an artefact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

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- 12.5.15 **Areas of Archaeological Potential:**
means areas with the likelihood to contain *archaeological resources*. Archaeological potential is confirmed through *archaeological fieldwork* undertaken in accordance with the Ontario Heritage Act.
- 12.5.16 **Artifact:**
means any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.
- 12.5.17 **Best Management Practices:**
means methods, facilities and structures which are designed to protect or improve the environment and natural features and functions from the effects of development interference.
- 12.5.18 **Brownfield Sites:**
means 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.
- 12.5.19 **Built Boundary:**
means the limits of the developed urban area as defined by the Minister of Energy and Infrastructure in accordance with Policy 2.2.3.5 of the Provincial Growth Plan for the Greater Golden Horseshoe.
- 12.5.20 **Built-Up Area:**
means all land within the *built boundary* as defined by the Growth Plan.
- 12.5.21 **Cemetery:**
means a religious or commercial enterprise that includes the in-ground and above-ground internment of human remains.
- 12.5.22 **Compatible:**
means development that may not necessarily be the same or similar to the existing buildings or uses in the vicinity, but nonetheless, enhances the established community and shall be able to coexist with existing buildings and uses in the vicinity without causing any adverse impacts on surrounding properties.

- 12.5.23 Contaminant Management Plan:
means 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 will be mitigated and managed.
- 12.5.24 Connectivity:
means the degree to which key natural heritage or key hydrologic features are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer, and energy flow through food webs.
- 12.5.25 Conservation:
means the management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to people and the natural environment.
- 12.5.26 Cultural Heritage Resources:
means resources that contribute to our understanding of our past, including:
- a) archaeological resources: includes *artifacts*, *archaeological sites*, and marine *archaeological sites*, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon *archaeological fieldwork* undertaken in accordance with the Ontario Heritage Act.
 - b) built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.
 - c) cultural heritage landscape: means 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 Aboriginal community. The area may features such as

structures, spaces, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District).

- 12.5.27 Dense Non Aqueous Phase Liquid (DNAPL)
means chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and clean up. DNAPLs of concern include: 1, 4-Dioxane, Tetrachloroethylene/Perchloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride (VC) and Polycyclic Aromatic Hydrocarbons (PAHs).
- 12.5.28 Designated Greenfield Areas:
means the areas within *Settlement Areas* that are not within the *built-up area*.
- 12.5.29 Development:
means the creation of a new lot, change in land use designation or in the permitted uses; or the construction, erection, placement or replacement of one or more buildings or structures on land; or the making of an addition or alteration to a building or structure that increases the horizontal size of the ground floor area of the structure by more than 50% or the usability thereof, where any such activity above requires an approval under the Planning Act or an exception to a Tree By-law approved in accordance with the Forestry Act and/or the Municipal Act.
- 12.5.30 Duty to Accommodate:
means accommodation must be provided in a manner that most respects the dignity of a person, if to do so does not create undue hardship.
- 12.5.31 Dynamic Beach Hazard:
means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as

amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

- 12.5.32 **Ecological Function:**
means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
- 12.5.33 **Ecosystem:**
means an ecological system that is composed of air, land, water and living organisms including humans and the interactions between them.
- 12.5.34 **Ecosystem Approach:**
means an approach to planning that is intended to ensure that: balanced decisions are made taking into consideration environmental, health, economic, social and cultural implications; that all components of the ecosystem are considered as a whole; and that decisions focus on the inter-relationship among the elements.
- 12.5.35 **Employment Area:**
means those areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
- 12.5.36 **Endangered and Threatened Species:**
means a species that is listed or categorized as an “Endangered Species” or “Threatened Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.
- 12.5.37 **Environmental Impact Study:**
means a study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed development on the Regional Greenlands System and/or on a *key natural heritage feature* or *key hydrologic feature* and their functions.

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- 12.5.38 **Erosion Hazard:**
means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.
- 12.5.39 **Existing:**
means legally existing as of the date of the adoption of this Plan by Council and which has continued to exist to present.
- 12.5.40 **Farm Consolidation:**
means the acquisition of additional farm parcels to be operated as one farm operation.
- 12.5.41 **Farm-Related Commercial/Industrial Uses:**
means those commercial/industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.
- 12.5.42 **Fish Habitat:**
means fish habitat as defined in the Federal Fisheries Act as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process.
- 12.5.43 **Flood Plain (for river and stream systems):**
means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.
- 12.5.44 **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 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 experience during a major storm such as the Hurricane Hazel storm(1954) or the Timmins Storm(1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the one hundred year flood; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

- 12.5.45 Garden Suite:
means 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, but shall not mean a *mobile home*.
- 12.5.46 Group Home:
means a single housekeeping unit in a single detached dwelling in which three to eight individuals, exclusive of staff or the receiving family, live as a family under responsible supervision consistent with the particular requirements of the residents. Group homes shall be licensed and/or approved for funding under provincial statutes and maintained in accordance with municipal by-laws.
- 12.5.47 Hazardous Lands:
means 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.

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- 12.5.48 **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).
- 12.5.49 **Hazardous Substances:**
means substances which, individually, or in combination with other substances, are normally considered with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that toxic, ignitable, corrosive, reactive, radioactive or pathological.
- 12.5.50 **Heritage Attributes:**
means the principal features or elements that contribute to a protected heritage property's cultural heritage value or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- 12.5.51 **Heritage Conservation District:**
is an area of the Town that is protected by a Municipal By-law passed under Part V of the Ontario Heritage Act.
- 12.5.52 **Highly Vulnerable Aquifer:**
means an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, or (b) by preferential pathways to the aquifer, as defined by the Clean Water Act.
- 12.5.53 **Home Industry:**
means a small-scale industrial use that is accessory to a rural use and/or a single detached dwelling. Home Industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the processing of transportation of regionally produced agricultural crops or other products.
- 12.5.54 **Home Occupation:**
means an occupation conducted for gain or profit as an accessory use within a dwelling. Home occupations are small scale home-based businesses allowing people to work from their homes while

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not detracting from the residential character of the neighbourhood in which they live. Such uses may include hairdressing, dog grooming or music construction.

- 12.5.55 In Situ:
means remaining in place in the original location where something was found.
- 12.5.56 Infiltration Management Plan:
Means a report that demonstrates how the development proposal maintains pre-development recharge rates and does not impair groundwater quality.
- 12.5.57 Intake Protection Zone:
means the area within Lake Simcoe and surrounding lands that may contribute water to the municipal drinking water systems and through which contaminants are reasonably likely to reach the pumping station.
- 12.5.58 Intensification:
means the *development* of a property, site or area at a higher density than currently exists through:
a) redevelopment, including the use of *brownfield sites*;
b) the *development* of vacant and/or underutilized lots within previously developed areas;
c) *infill development*; or,
d) the expansion or conversion of existing buildings.
- 12.5.59 Kennel:
means a kennel as defined by the Town of Georgina Kennel Licensing By-law, as amended, revised or replaced.
- 12.5.60 Key Hydrologic Features:
means features that include:
• permanent and intermittent streams;
• lakes (and their littoral zones);
• seepage areas and springs; and
• wetlands.
- 12.5.61 Key Natural Heritage Features:
means features that include:
• Significant habitat of *endangered and threatened species* and special concern species;
• *Fish habitat*,

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- Wetlands;
- Life Science Areas of Natural and Scientific Interest;
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat;
- Sand barrens, savannahs and tallgrass prairies; and
- Alvars

- 12.5.62 Licensed Pit:
means land or land underwater, from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated in accordance with a license to operate that has been granted under the Aggregate Resources Act.
- 12.5.63 Life Science Areas of Natural and Scientific Interest (ANSIs):
means an area(s) that has been:
a) identified as having life science values related to protection, scientific study or education; and
b) further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.
- 12.5.64 Limited Residential Infilling:
means that residential development may be permitted between two houses *existing* on January 1, 1979, provided that the houses are not more than 100 metres apart on the same side of an assumed road or around a corner on an intersecting road, and that the depth of the residential development is not more than 200 metres.
- 12.5.65 Low Impact Development (LID)
Means a stormwater management strategy that is intended to mitigate the impacts of increased runoff and pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvestation, and stormwater detention. Design strategies include, but are not limited to, bio-swales, rain barrels, bioretention facilities, vegetated rooftops, permeable pavements and perforated pipe systems.
- 12.5.66 Major Development:
means:
(a) the creation of four or more lots;

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

- 12.5.67 **Major Recreational Uses:**
means recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:
- (a) golf courses;
 - (b) serviced playing fields;
 - (c) serviced campgrounds; and,
 - (d) ski hills.
- 12.5.68 **Major Retail:**
Means 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.
- 12.5.69 **Marine Archaeological Site:**
means 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.
- 12.5.70 **Mineral Aggregate Operation:**
means:
- (a) an operation, other than wayside pits and quarries, conducted under a license or permit under the *Aggregate Resources Act*, or successors thereto; and
 - (b) 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.
- 12.5.71 **Mobile Home:**
means living quarters mounted on wheels which is capable of being towed by a motor vehicle.
- 12.5.72 **Municipal Comprehensive Review:**
means an official plan review, or an official plan amendment, that:
- a) is completed by the Region or by a local municipality in consultation with the Region;
 - b) is approved by the Region or, where applicable, by the Province;

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- c) comprehensively applies the policies of this Plan and the Growth Plan for the Greater Golden Horseshoe; and,
- d) as determined by the Region, includes a land budget and analysis for the Region and, where applicable, the local municipality.

12.5.73 **Natural Self-Sustaining Vegetation:**
means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

12.5.74 **Negative Impact:**
means:
(a) in regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity;
(b) in regard to other Natural Heritage Features and Areas, the loss of the natural features or ecological functions for which an area is identified.

12.5.75 **Normal Farm Practices:**
means any practice, as defined in the Farming and Food Production Protection Act, 1998, 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, 2002 and regulations made under that Act.

12.5.76 **On-farm Diversified Uses:**
means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce *value-added* agricultural products.

12.5.77 **On-site Sewage System**
means a sewage system to which the Building Code Act, 1992 applies.

- 12.5.78 **Pathogen Threats:**
means threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.
- 12.5.79 **Peat:**
means the non-decayed or partially decayed organic deposits chiefly from sphagnum moss and often accumulated in fens and bogs.
- 12.5.80 **Permanent Stream:**
means a stream that continually flows in an average year.
- 12.5.81 **Planned Corridors - Transportation**
means corridors identified through Provincial Plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs.
- 12.5.82 **Portable Asphalt Plant:**
means a facility 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. These facilities are not of permanent construction and are dismantled at the completion of the construction project.
- 12.5.83 **Protected Heritage Property:**
means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement 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.
- 12.5.84 **Recreational Vehicle Park:**
means land either commercial or private, used on an overnight or short term basis by providing two or more sites for recreational vehicles.

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- 12.5.85 **Redevelopment:**
means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.
- 12.5.86 **Renewable Energy Systems:**
means facilitating the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
- 12.5.87 **Residence Surplus to a Farming Operation:**
means an existing habitable farm residence that is rendered surplus as a result of a *farm consolidation* (the acquisition of additional farm parcels to be operated as one farm operation).
- 12.5.88 **Scenic:**
means an area where the natural, cultural, or physical scene is unique and, in the opinion of Council, is deserving of protection and/or consideration during the course of development review.
- 12.5.89 **Settlement Area:**
means urban areas and rural settlement areas within municipalities (such as the Urban Area, Towns and Villages and Hamlet Areas as identified on Schedule A1 – Municipal Structure Plan)
- 12.5.90 **Sewage:**
includes drainage, stormwater, commercial wastes and industrial wastes and such other matter or substance as is specified by the regulations under the Ontario Water Resources Act.
- 12.5.91 **Sewage Works:**
means any works for the collection, transmission, treatment and disposal of *sewage* or any part of such works, but does not include plumbing to which the Building Code Act, 1992 applies.
- 12.5.92 **Shoreline Built-up Areas**
means for the purposes of Section 5.3, all of the lands along the shoreline of Lake Simcoe outside of the Urban Area, Towns and Villages and the Hamlet of Virginia.
- 12.5.93 **Significant Archaeological Resources:**
means resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the *archaeological assessment* report into the Ontario Public Register

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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.

- 12.5.94 Significant Groundwater Recharge Area:
means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.
- 12.5.95 Significant Habitat (as it relates to endangered, threatened, special concern or provincially rare species):
means the habitat, as determined by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of the species, and where those areas of occurrence are occupied by the species during all or any part(s) of its life cycle.
- 12.5.96 Significant Life Science Areas of Natural and Scientific Interest:
means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.
- 12.5.97 Significant Valleylands:
means those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system.
- 12.5.98 Significant Woodlands:
means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.
- 12.5.99 Single Detached Dwelling:
means one completely detached dwelling containing one dwelling unit.

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- 12.5.100 **Site Alteration:**
means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include:
- (a) the construction of facilities for transportation, infrastructure and utilities uses by a public body,
 - (b) activities or works under the Drainage Act; or
 - (c) the carrying out of agricultural practices on land that was being used for *agricultural uses* on the date the Plan came into effect.
- 12.5.101 **Special Concern Species:**
means a species that is listed or categorized as a “Special Concern Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List as updated and amended from time to time.
- 12.5.102 **Specialty Crop Areas:**
means areas designated using evaluation procedures established by the Province, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:
- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or,
 - b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.
- 12.5.103 **Special Needs Housing:**
means any housing, including detached facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.
- 12.5.104 **Stormwater Management Works:**
means *sewage works* for which an approval is required under Section 53 of the Ontario Water Resources Act and which is designed to manage stormwater.

- 12.5.105 **Subsurface Sewage Works:**
means a *sewage works* that disposes of *sewage* from one or more buildings within the meaning of the Building Code Act, 1992, does not dispose of *sewage* to a surface water body and for which an approval is required under Section 53 of the Ontario Water Resources Act by virtue of subsection 53 (6.1) of the Act.
- 12.5.106 **Sustainable:**
means activities that meet present needs without compromising the ability of future generations to meet their own needs.
- 12.5.107 **Sustainable Resource Uses:**
means activities that meet present needs and are based on an *ecosystem approach* that minimizes the disruption of natural resources while ensuring the long term health of the natural, social and economic systems.
- 12.5.108 **Traditional Territories:**
means the geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.
- 12.5.109 **Value-added:**
means small scale uses related to the current on site farming activity which adds value to the agricultural products and their sale or distribution through:
- a) production i.e. the processing of agricultural products such as wineries, cideries, canneries, bakeries, cheese, abattoirs;
 - b) marketing i.e. methods of increasing sales of raw and/or processed farm products such as road side stands, farm markets or *agri-tourism*;
 - c) support i.e. uses that are needed for day to day farming such as: machinery repair, seed supplies and other uses that are not appropriate for urban areas.
- 12.5.110 **Vegetation Protection Zone:**
means a vegetated buffer area surrounding a *key natural heritage feature* or *key hydrologic feature*, within which only those land uses permitted within the feature itself are permitted. The width of the *vegetation protection zone* is to be determined when new development or *site alteration* occurs within 120 metres of a *key natural heritage feature* or *key hydrologic feature*, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that will

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occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function.

- 12.5.111 **Vulnerable Area:**
means an area referring to a groundwater recharge area, a highly vulnerable aquifer, a surface water intake protection zone or a wellhead protection area.
- 12.5.112 **Vulnerability Score:**
means a 10 point score for all land within a wellhead protection area for every municipal well or Intake Protection Zone for every surface water intake based upon the susceptibility of it becoming contaminated and reflects the surrounding environmental conditions associated with the aquifer (horizontal and vertical time of travel through the subsurface) or water body (time it takes to reach each a water intake).
- 12.5.113 **Wave Uprush:**
means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.
- 12.5.114 **Wayside Pit or Quarry:**
means a pit or quarry that has a permit to operate for a temporary project. Permits are only granted to a public authority or any person who has a contract with a public authority. The aggregate is to be required for a project of road construction or road maintenance and the aggregate is to be obtained from outside the limits of the right of way of the road.
- 12.5.115 **Wellhead Protection Area**
means the surface and subsurface area surrounding a water well or well field that supplies a municipal water system through which contaminants are reasonably likely to move so as to eventually reach the water well or well field.
- 12.5.116 **Wetlands:**
means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural

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purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

12.5.117 Wetlands - Evaluated:
means wetlands that have been evaluated by the Ministry of Natural Resources.

12.5.118 Wildlife Habitat:
means 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.

12.5.119 Woodland:
means an area of land at least 0.2 hectare in area with at least:

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

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland. When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares.

SECTION 13 – SECONDARY PLANS AND SCHEDULES

13.1 THE KESWICK SECONDARY PLAN

13.2 THE SUTTON/JACKSON'S POINT SECONDARY PLAN

13.3 THE PEFFERLAW SECONDARY PLAN

13.4 THE KESWICK BUSINESS PARK SECONDARY PLAN

Note: The text and schedules of the above Secondary Plans are not included within this Office Consolidation. They are available under separate cover from the Town or can be viewed on the Town's website.

13.5 SCHEDULES

- Schedule A1 - Municipal Structure Plan
- Schedule A2 - Land Use Plan

- Schedule B1 - Key Natural Heritage Features
- Schedule B2 - Key Hydrologic Features
- Schedule B3 - Source Water Protection Areas

- Schedule C - Natural Hazards

- Schedule D - Serviced and Unserviced Lakeshore Residential Areas, and Special Servicing Policy Areas

- Schedule E - Roads Plan
- Schedule F - Active Transportation Plan
- Schedule G - Aggregate Resource Priority Area
- Schedule H1 - Hamlet Areas – Belhaven & Ravenshoe
- Schedule H2 - Hamlet Areas – Baldwin & Brownhill
- Schedule H3 - Hamlet Areas – Virginia
- Schedule H4 - Hamlet Areas - Udora

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Schedule E1*-	Pefferlaw Land Use Plan
Schedule F1*-	Keswick Land Use Plan
Schedule B* -	Sutton/Jackson's Point Land Use Plan
Schedule L1*-	Keswick Business Park Land Use and Transportation Plan

*Note: **These schedules marked with an asterisk (E1, F1, B and L1) are not included within this document. They form part of the Secondary Plans identified in Sections 13.1-13.4 above.**

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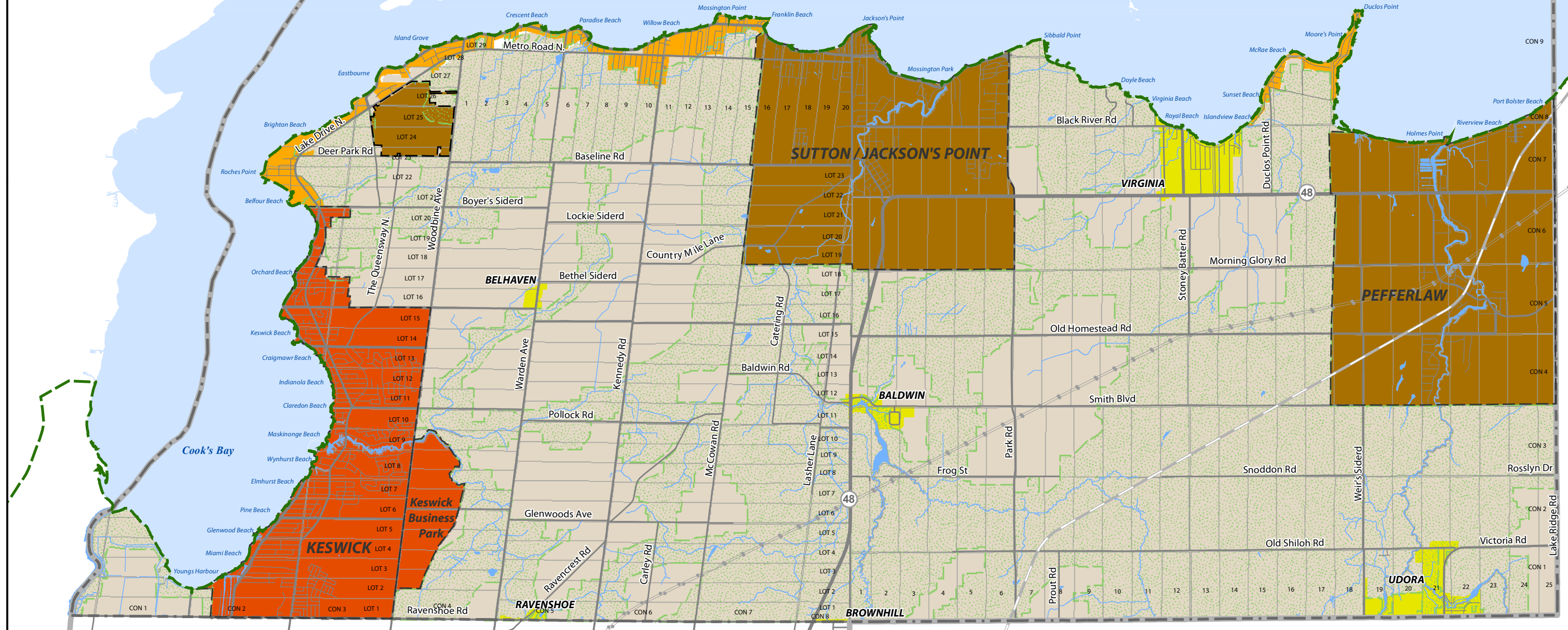
Town of Georgina

Official Plan

Schedule A1








MUNICIPAL STRUCTURE

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-  Urban Area
-  Towns and Villages
-  Hamlet
-  Lakeshore Residential Area
-  Countryside Area
-  Greenlands System
-  Greenbelt Plan Area Boundary

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Watercourse
- Waterbody



The municipal and regional boundaries displayed on the Schedules do not reflect the complete boundary line into Lake Simcoe.

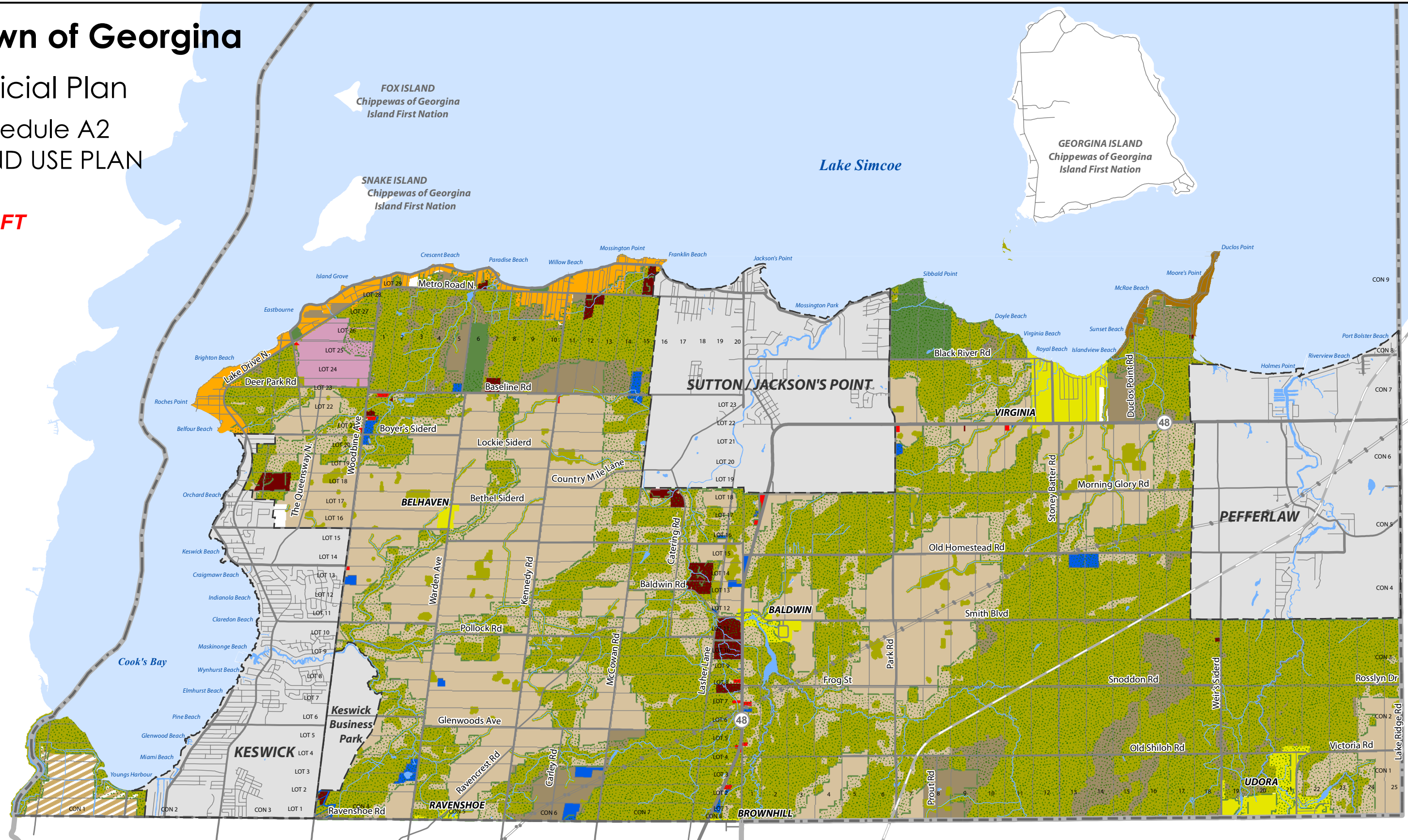
Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps, Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources, Copyright © Queens Printer 2015

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Town of Georgina

Official Plan Schedule A2 LAND USE PLAN








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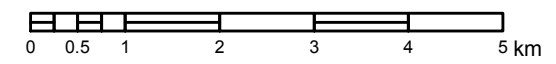


LAND USE DESIGNATIONS

 Lakeshore Residential Area	 Commercial Recreation Area	 Agricultural Protection Area
 Serviced Lakeshore Residential Area	 Rural Industrial Area	 Specialty Crop Area
 Urban Residential Area	 Keswick Business Park Study Area	 Environmental Protection Area
 Hamlet Area	 Parkland Area	 Greenlands System
 Rural Commercial Area	 Rural Area	

BASE MAP INFORMATION

	Provincial Highway
	Road
	Railway
	Municipal Boundary
	Regional Boundary
	Hydro Corridor
	Secondary Plan Area
	Watercourse
	Waterbody



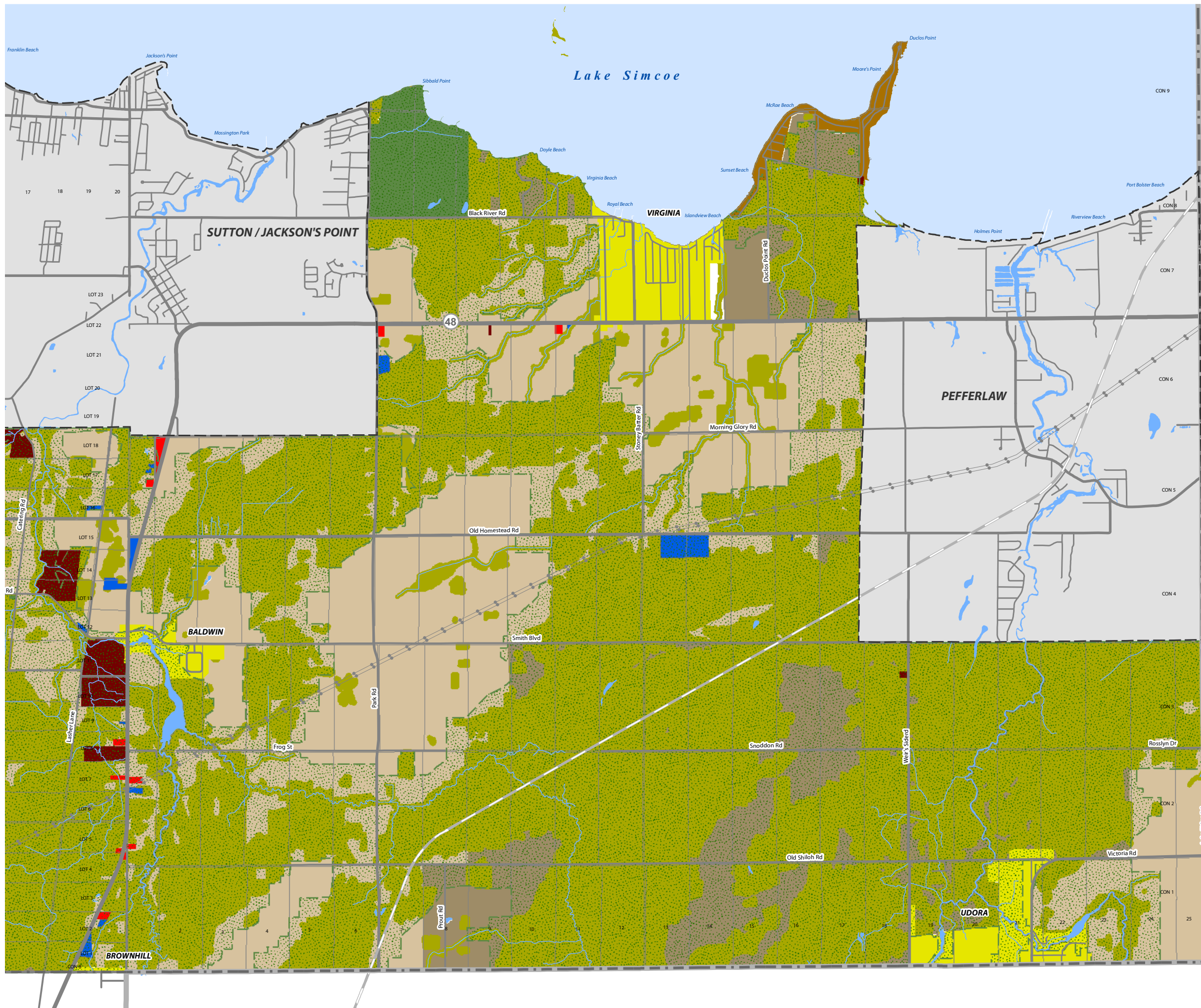
Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps. Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources, Copyright © Queens Printer 2015

Date: March 5, 2015

Town of Georgina

Official Plan Schedule A2 LAND USE PLAN (EAST)










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LAND USE DESIGNATIONS

-  Lakeshore Residential Area
-  Serviced Lakeshore Residential Area
-  Urban Residential Area
-  Hamlet Area
-  Rural Commercial Area
-  Rural Industrial Area
-  Commercial Recreation Area
-  Keswick Business Park Study Area
-  Parkland Area
-  Rural Area
-  Agricultural Protection Area
-  Specialty Crop Area
-  Environmental Protection Area
-  Greenlands System

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Watercourse
-  Waterbody



Revised: 5 March 2015



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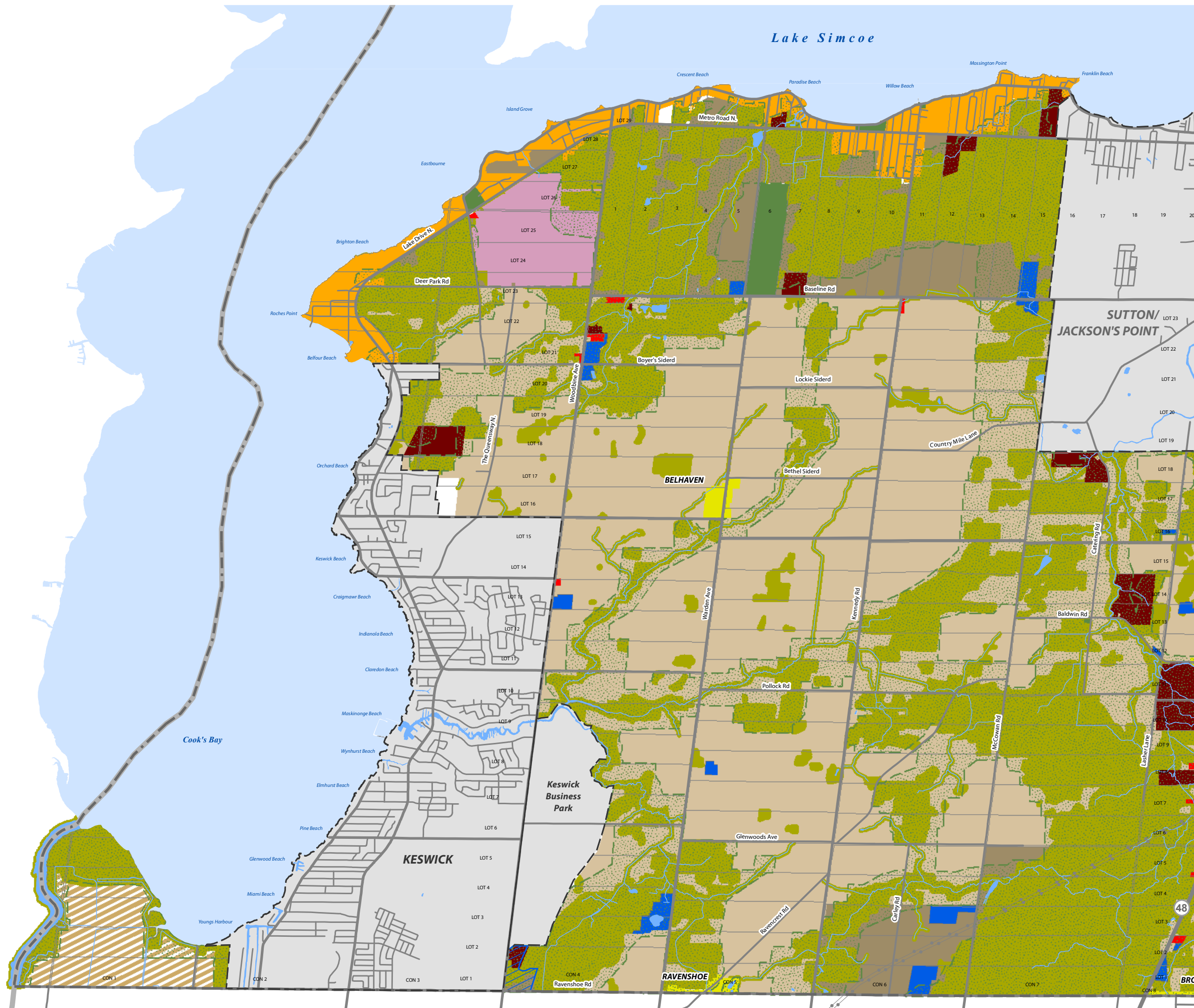
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Town of Georgina

Official Plan

Schedule A2 LAND USE PLAN (WEST)

DRAFT

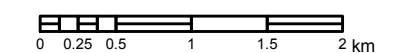


LAND USE DESIGNATIONS

- Lakeshore Residential Area
- Served Lakeshore Residential Area
- Urban Residential Area
- Hamlet Area
- Rural Commercial Area
- Rural Industrial Area
- Commercial Recreation Area
- Keswick Business Park Study Area
- Parkland Area
- Rural Area
- Agricultural Protection Area
- Specialty Crop Area
- Environmental Protection Area
- Greenlands System

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



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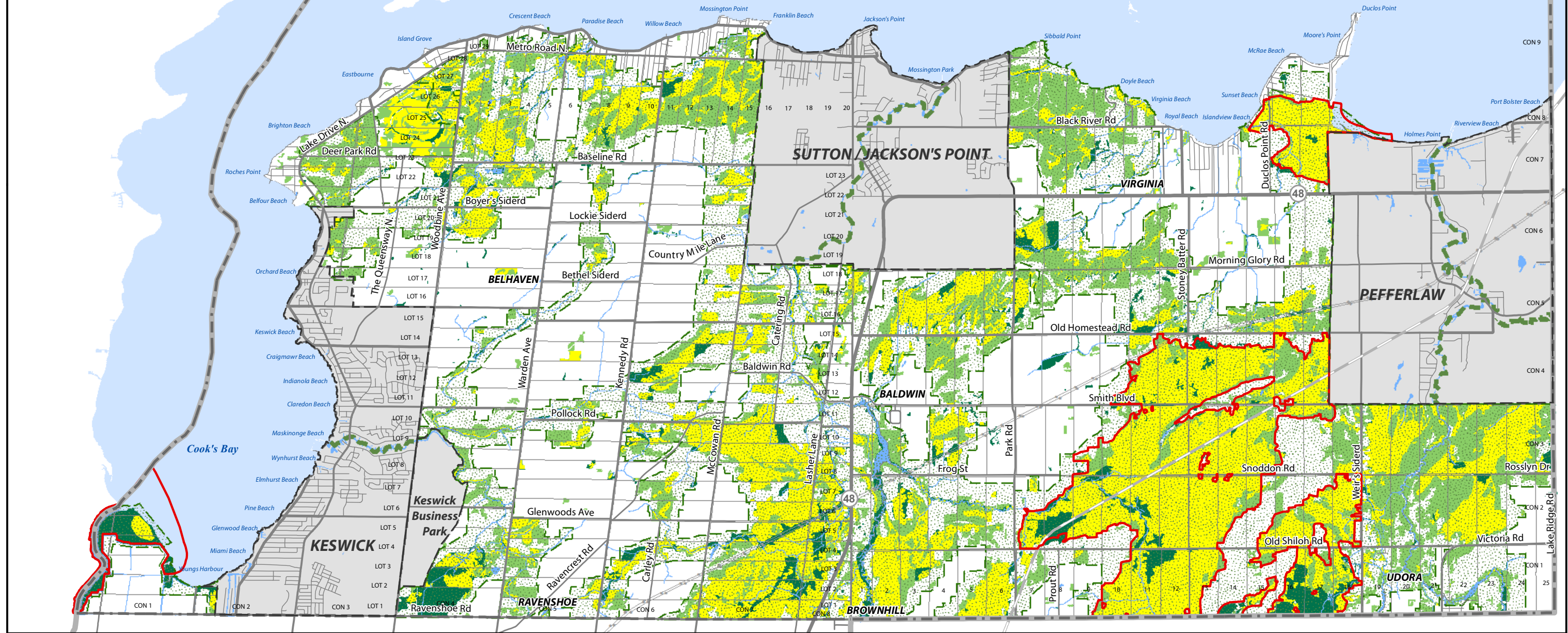
Town of Georgina

Official Plan

Schedule B1

KEY NATURAL HERITAGE FEATURES

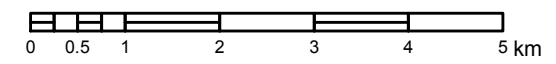
DRAFT



- Woodland
- Wetland
- Woodland & Wetland
- Life Science Area of Natural & Scientific Interest
- Greenland System
- River Valley Connections

BASE MAP INFORMATION

- 48 Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



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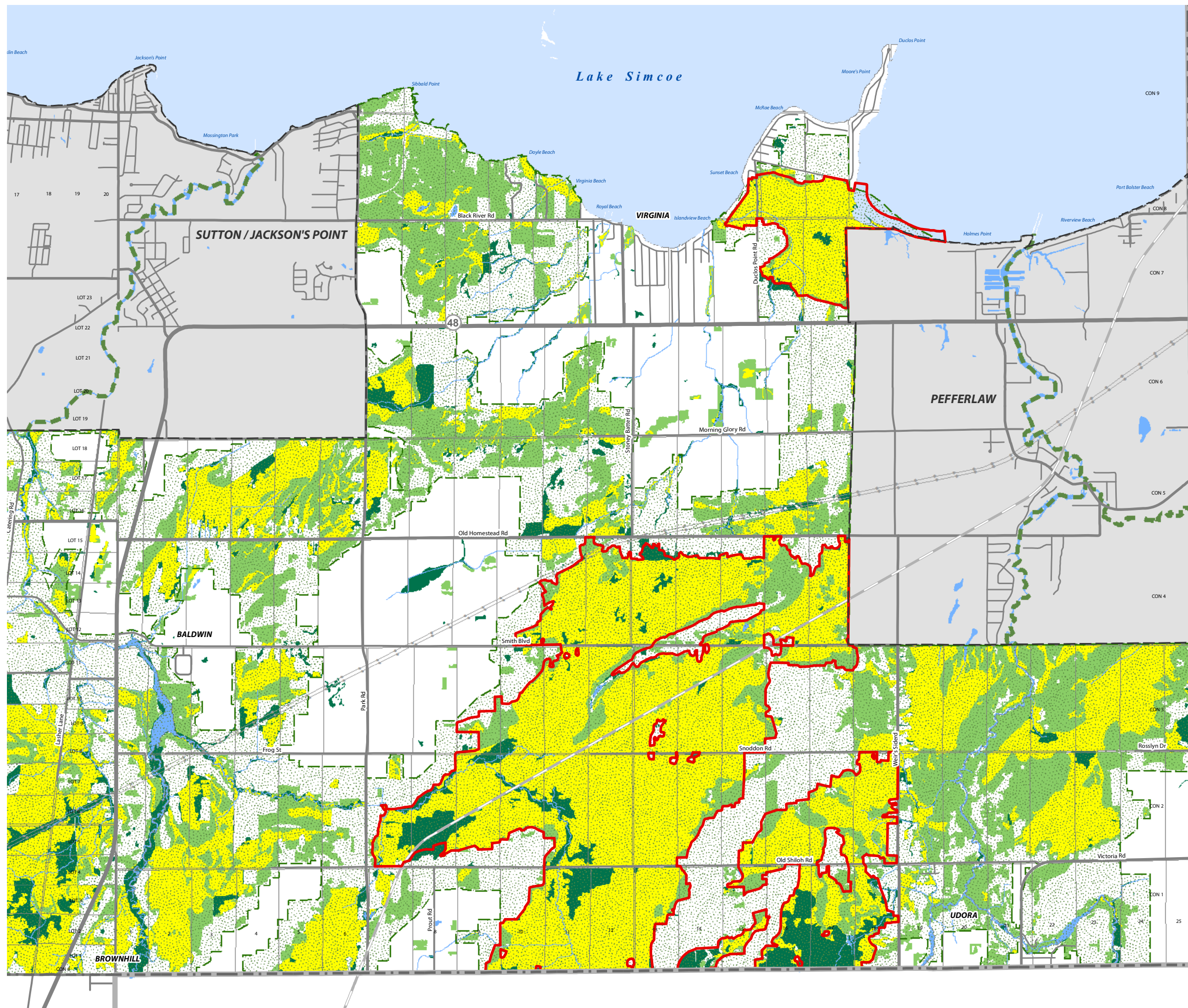
Town of Georgina

Official Plan

Schedule B1

KEY NATURAL HERITAGE FEATURES (EAST)

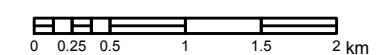
DRAFT



- Woodland
- Wetland
- Woodland & Wetland
- Life Science Area of Natural & Scientific Interest
- Greenland System
- River Valley Connections

BASE MAP INFORMATION

- 48 Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



Revised: 5 March 2015



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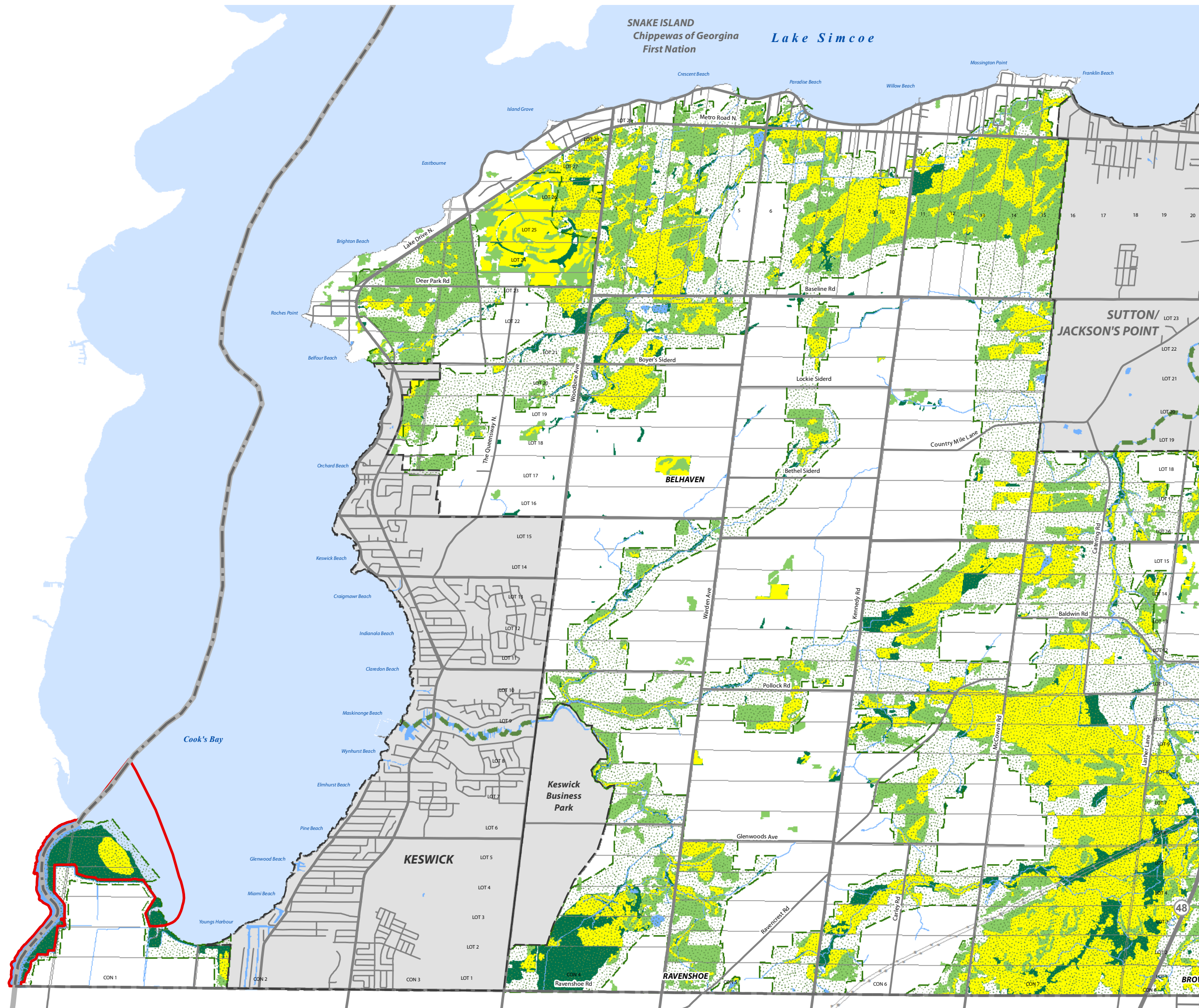
Town of Georgina

Official Plan

Schedule B1

KEY NATURAL HERITAGE FEATURES (WEST)

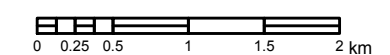
DRAFT



- Woodland
- Wetland
- Woodland & Wetland
- Life Science Area of Natural & Scientific Interest
- Greenland System
- River Valley Connections

BASE MAP INFORMATION

- 48 Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



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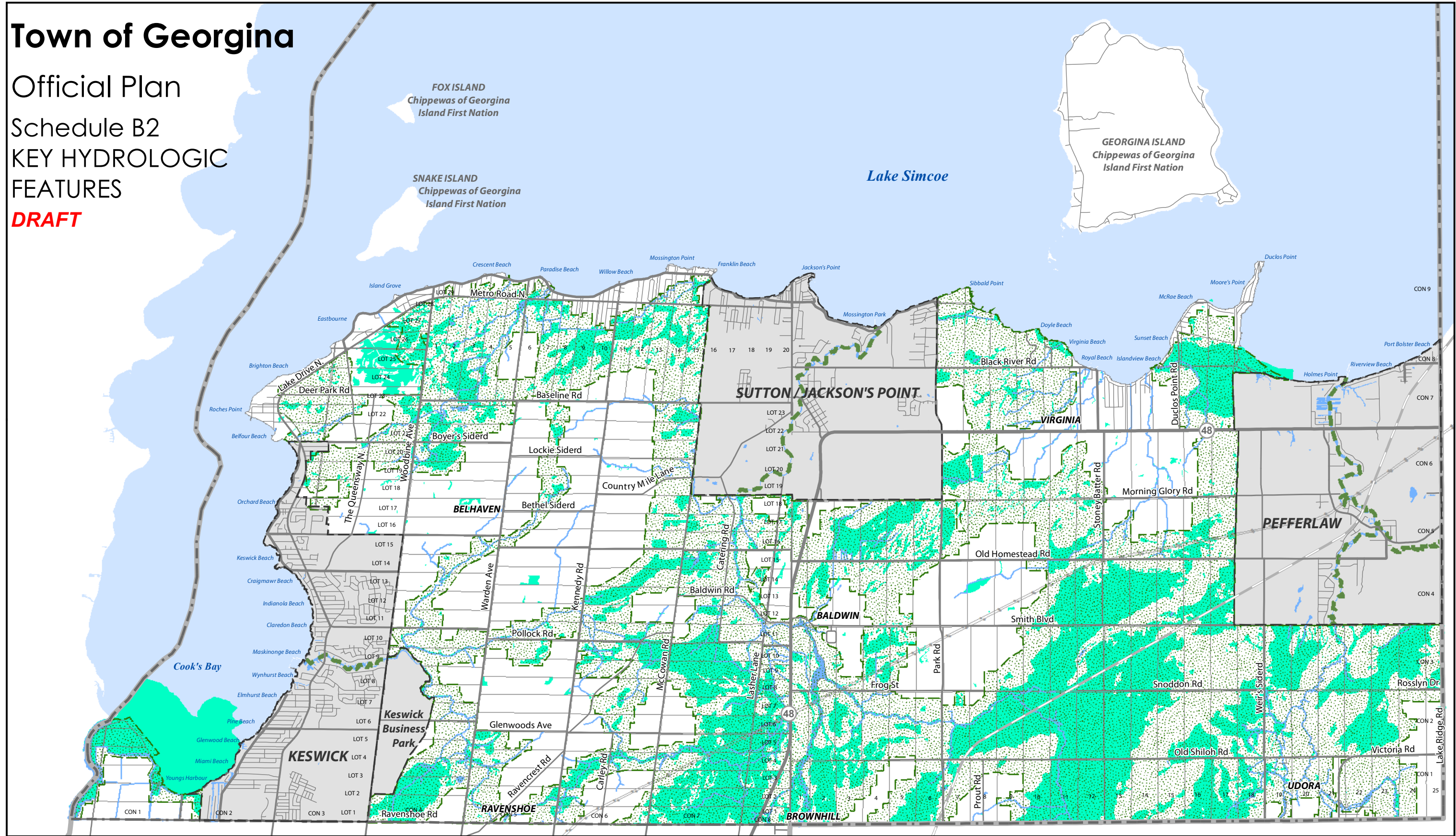
Town of Georgina




Official Plan










Schedule B2

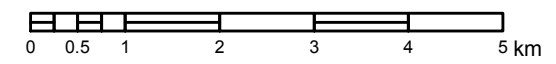
KEY HYDROLOGIC FEATURES

DRAFT



-  Wetland
-  Greenland System
-  River Valley Connections

- BASE MAP INFORMATION**
-  Provincial Highway
 -  Road
 -  Railway
 -  Municipal Boundary
 -  Regional Boundary
 -  Hydro Corridor
 -  Secondary Plan Area
 -  Permanent and Intermittent Stream
 -  Waterbody



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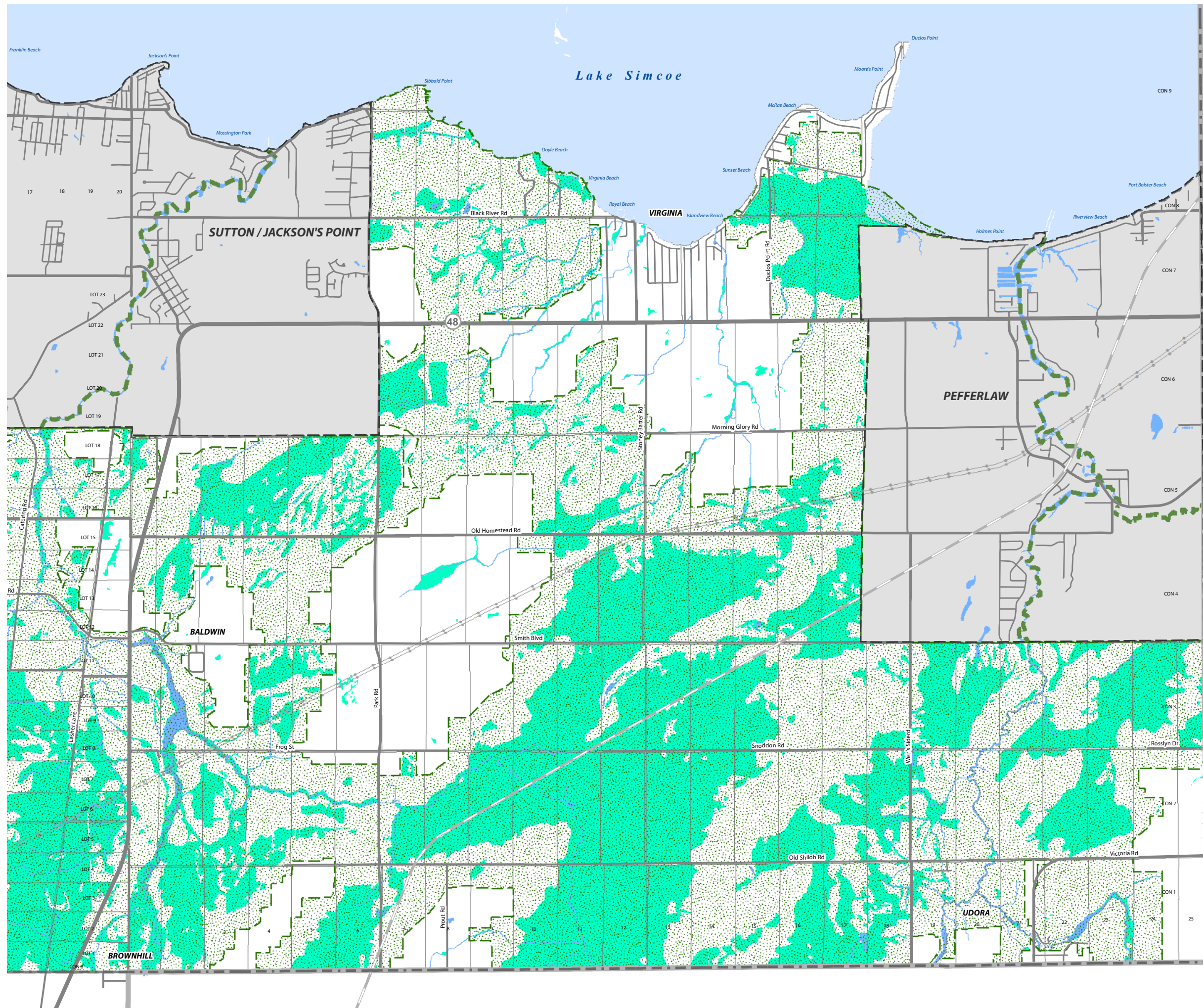
Date: March 5, 2015

Town of Georgina

Official Plan

Schedule B2 KEY HYDROLOGIC FEATURES (EAST)

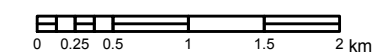
DRAFT



- Wetland
- Greenland System
- River Valley Connections

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Permanent and Intermittent Stream
- Waterbody



Revised: 5 March 2015



GEORGINA




Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps, Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources. Copyright © Queens Printer 2015

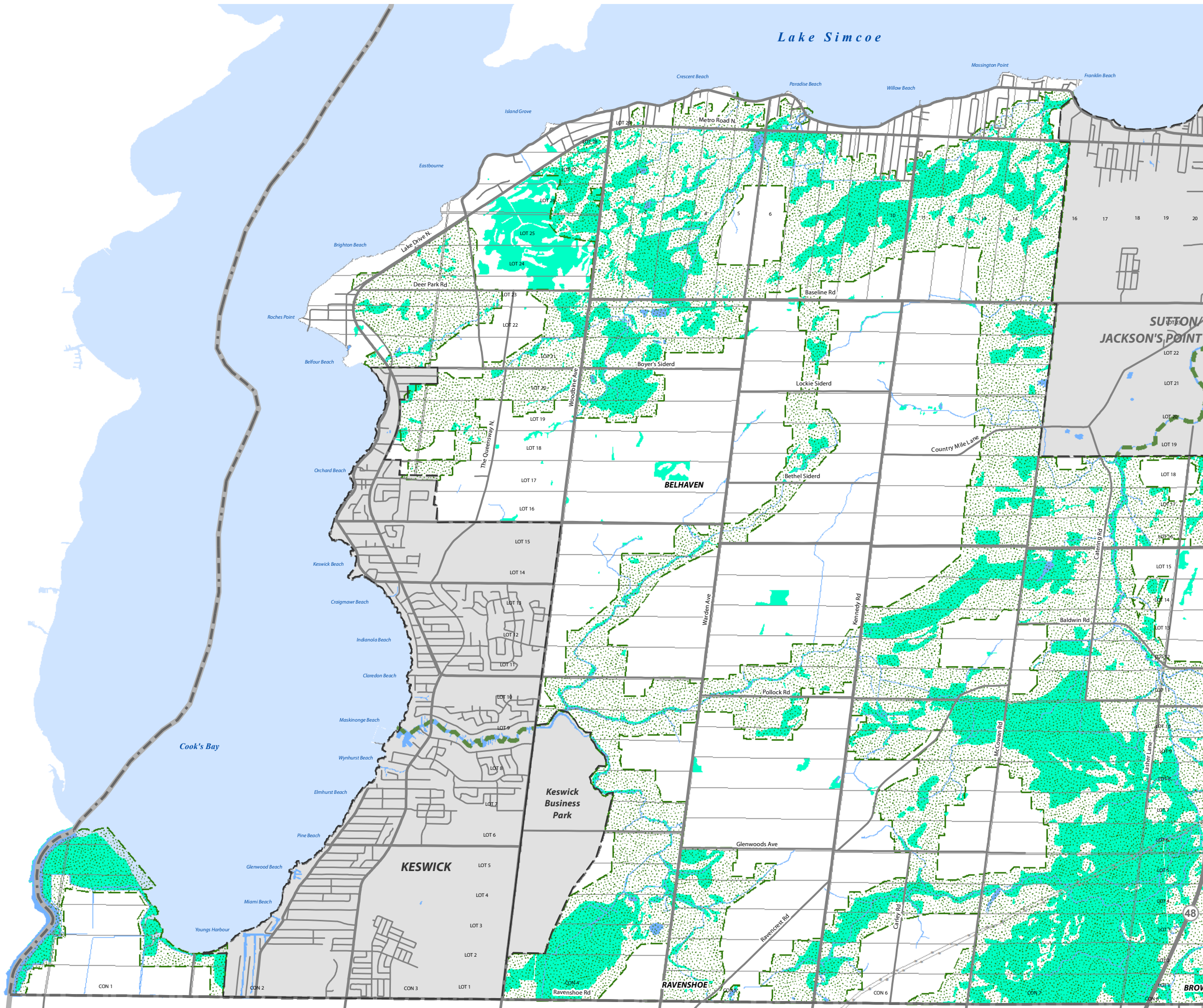
Town of Georgina

Official Plan










Schedule B2 KEY HYDROLOGIC FEATURES (WEST)

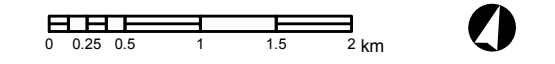
DRAFT

-  Wetland
-  Greenland System
-  River Valley Connections



BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Permanent and Intermittent Stream
-  Waterbody



Revised: 5 March 2015



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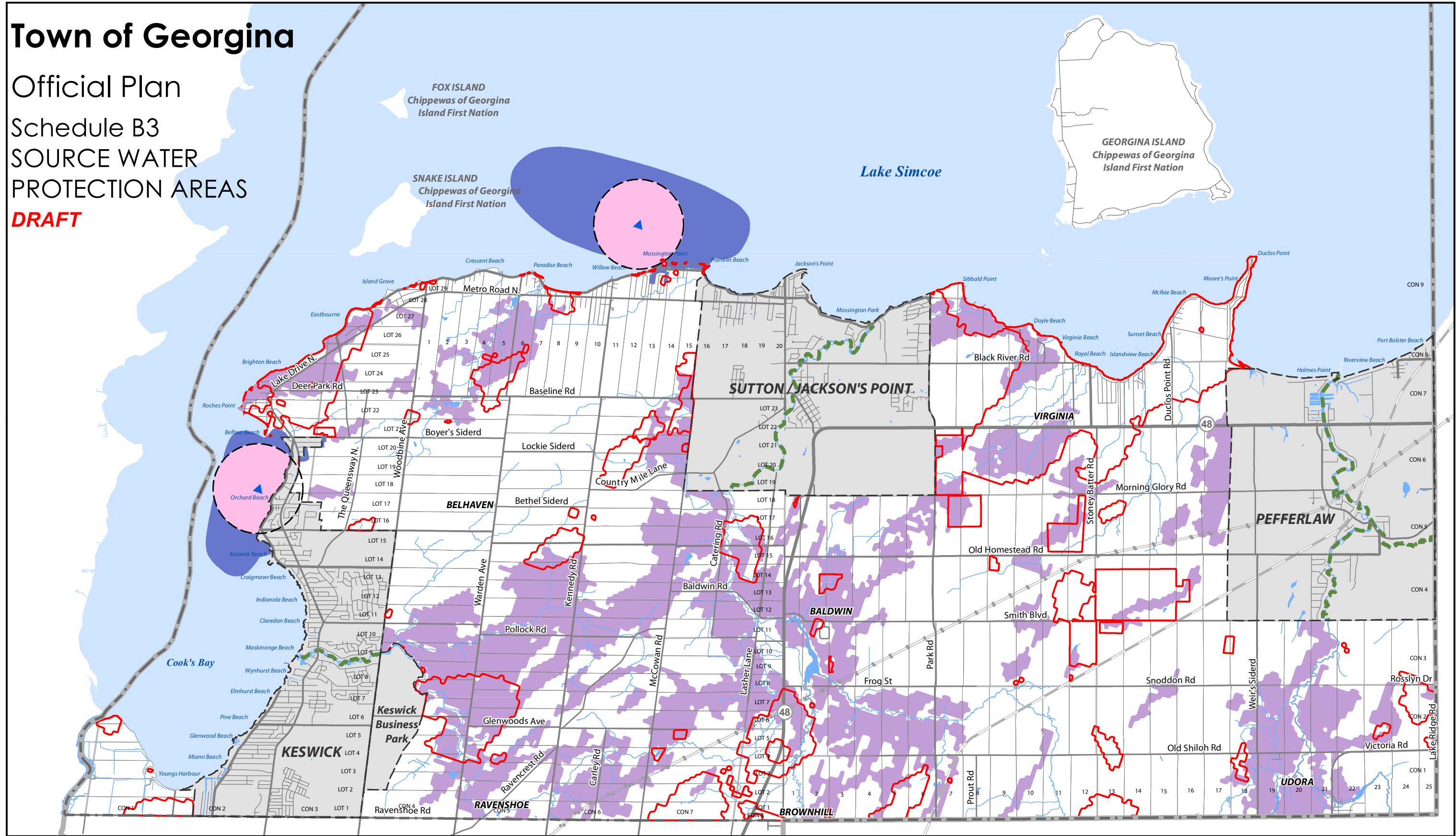
Town of Georgina







Official Plan

Schedule B3








SOURCE WATER PROTECTION AREAS

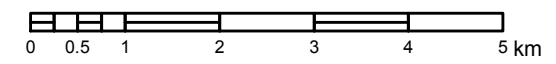
DRAFT



-  Municipal Water Intake
-  Intake Protection Zone 1
-  Intake Protection Zone 2
-  Significant Groundwater Recharge Area
-  Highly Vulnerable Aquifer
-  River Valley Connections

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
- Watercourse
- Waterbody



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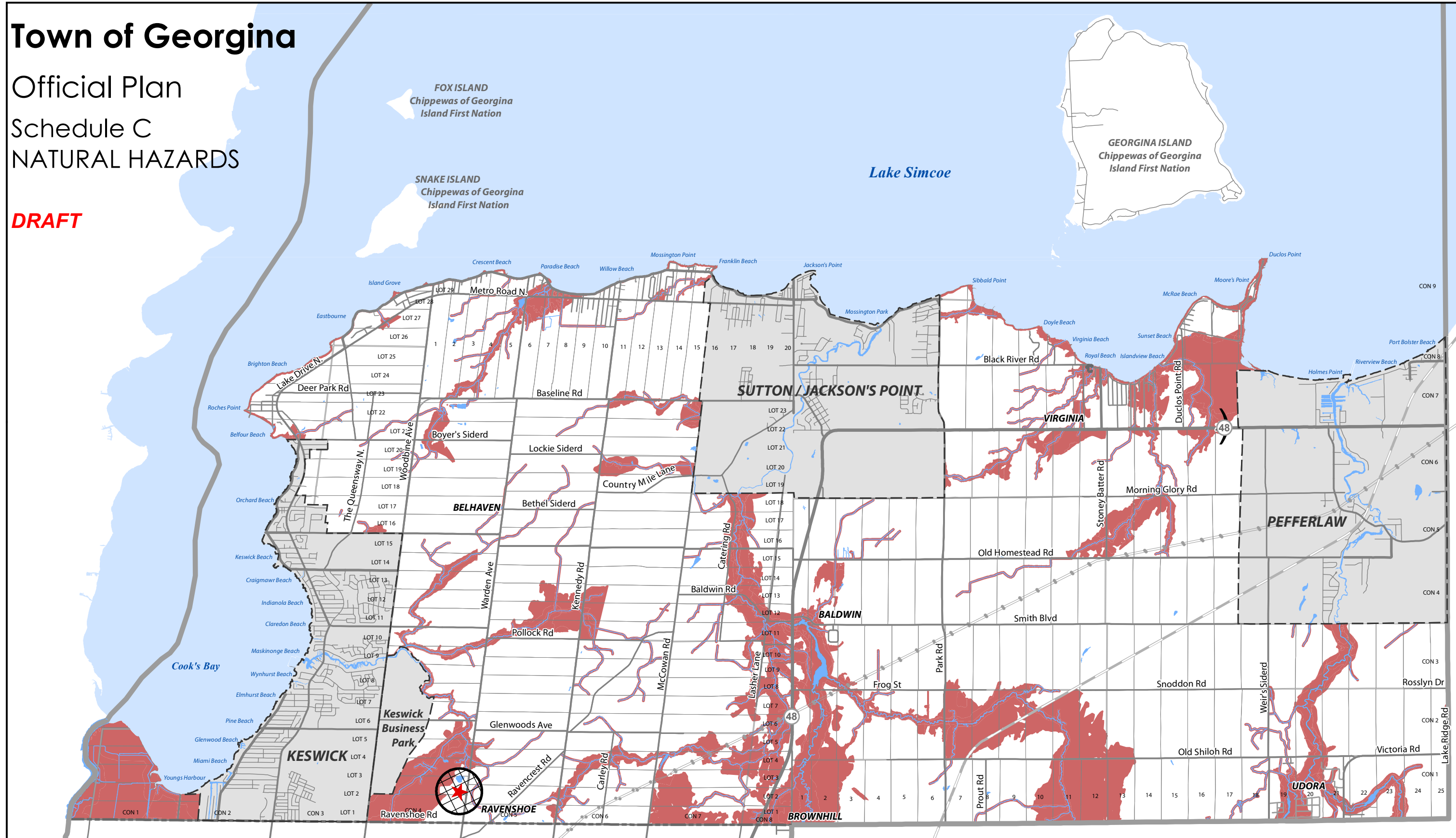
Town of Georgina

Official Plan

Schedule C

NATURAL HAZARDS

DRAFT



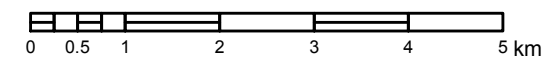
- Hazard Land*
(Floodplain, Meanderbelt, Steep Slopes, Wave Uprush)
- Waste Disposal Site Assessment Area
- Waste Disposal Site (Closed)

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



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Date: March 5, 2015

*Not all natural hazards are shown on this schedule. Detailed mapping is available from the Lake Simcoe Region Conservation Authority

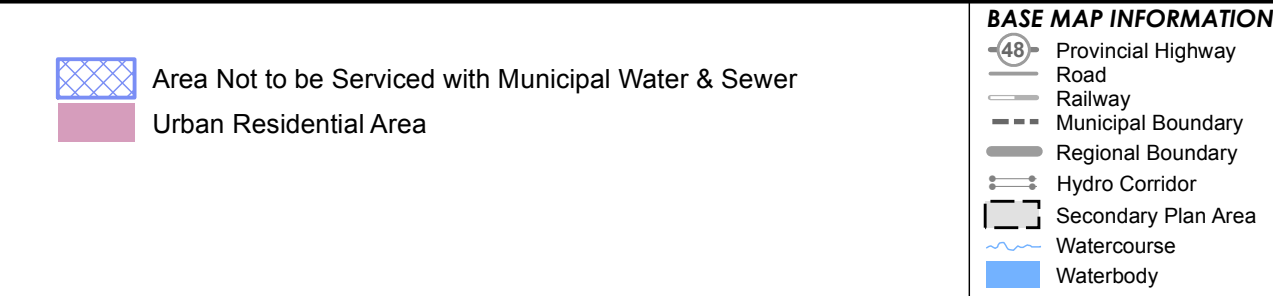
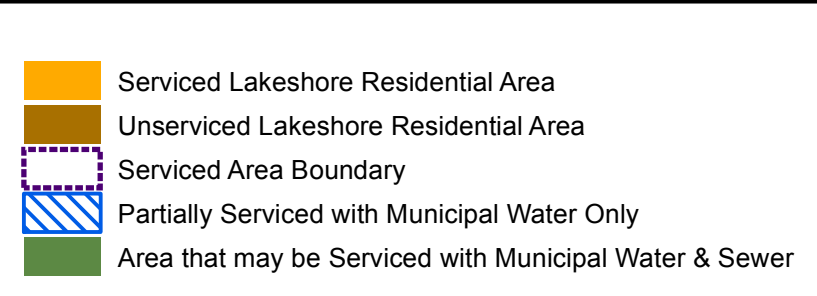
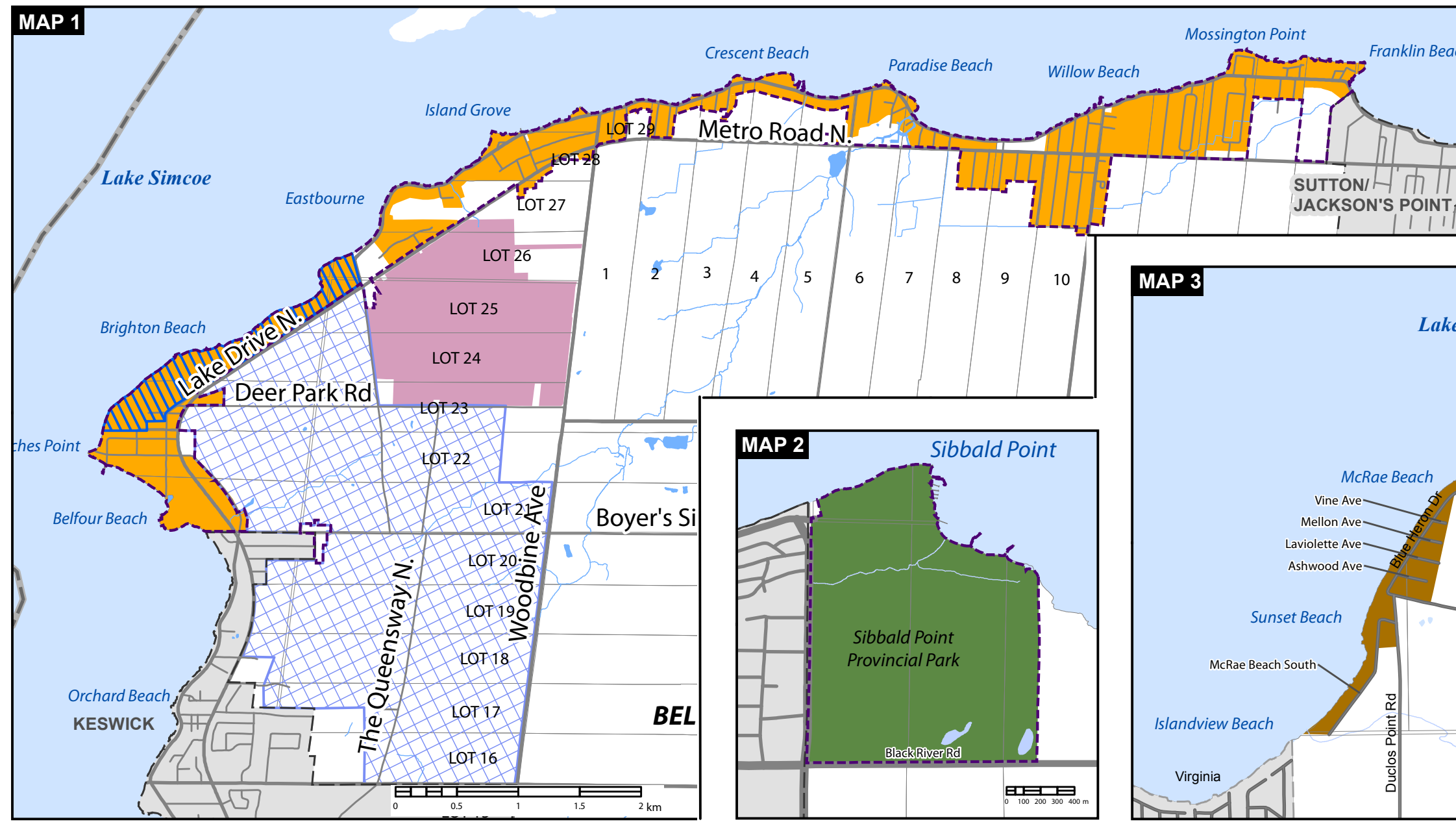
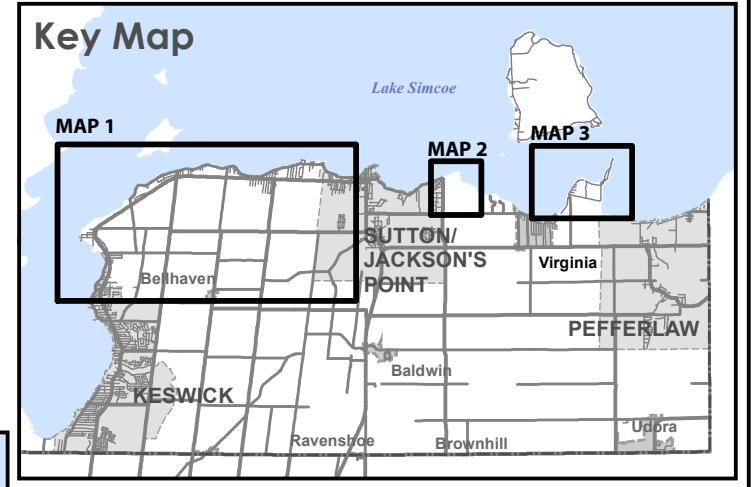
Town of Georgina


Official Plan

Schedule D

SERVICED & UNSERVICED LAKESHORE RESIDENTIAL AREAS AND SPECIAL SERVICING POLICY AREAS

DRAFT





GEORGINA

Date: March 5, 2015

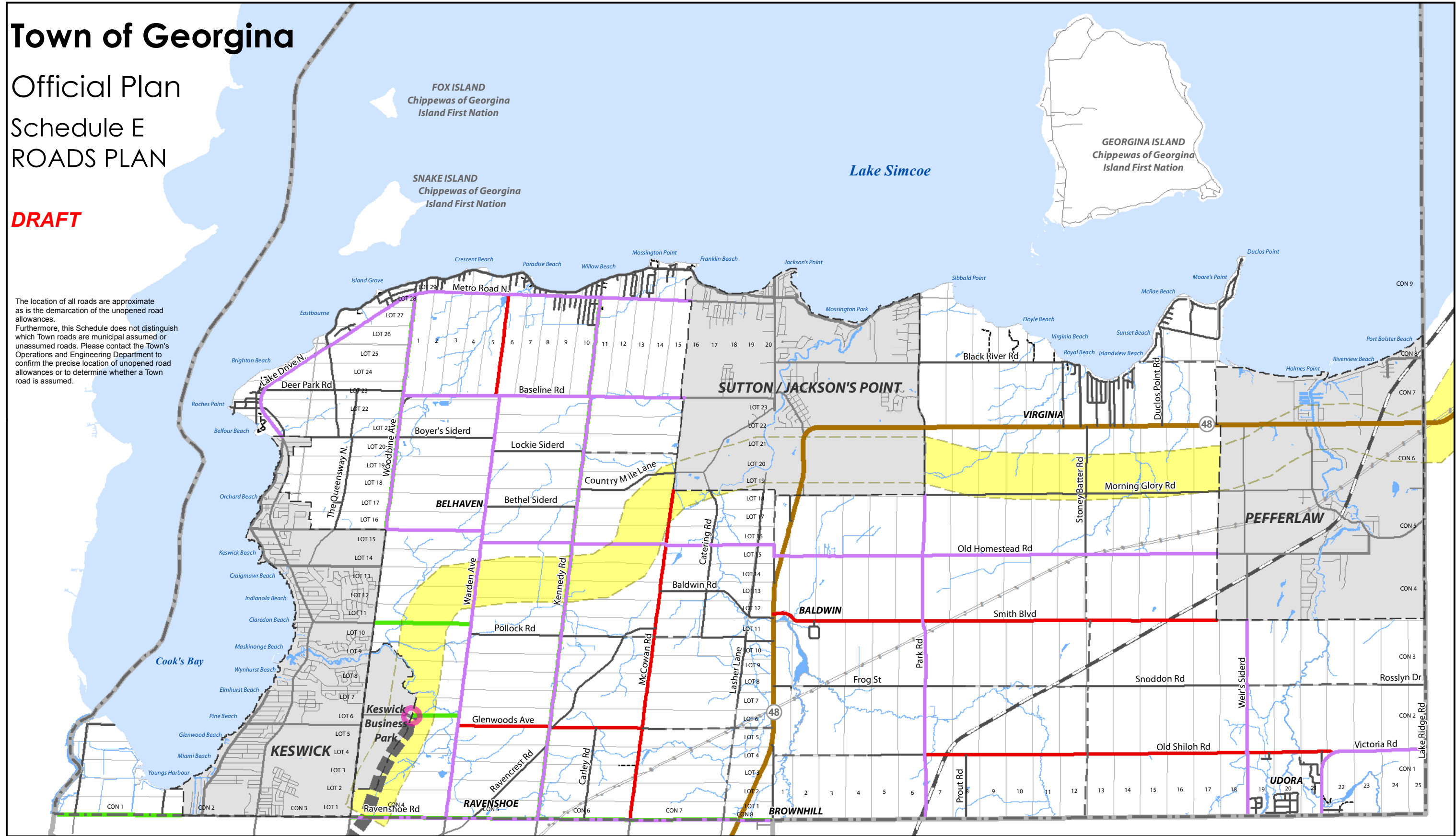
Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps, Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources, Copyright © Queens Printer 2015

Town of Georgina

Official Plan Schedule E ROADS PLAN

DRAFT

The location of all roads are approximate as is the demarcation of the unopened road allowances. Furthermore, this Schedule does not distinguish which Town roads are municipal assumed or unassumed roads. Please contact the Town's Operations and Engineering Department to confirm the precise location of unopened road allowances or to determine whether a Town road is assumed.




- TOWN ROADS***
- Major Arterial
 - Collector
 - Local Road
 - - Unopened Road Allowance

- OTHER TRANSPORTATION**
- Provincial Road
 - Regional Road**
 - - - - Private Road
 - ■ ■ ■ Key 404 Extension
 - Proposed Interchange

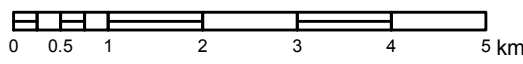

- Planned Transportation Corridor*** (proposed - EA approved)
 - Railway
 - Hydro Corridor
- *Planned Right-Of-Way widths are set out in Section 9 of this plan
 **Planned Right-Of-Way widths are set out in the York Region Official Plan
 ***Planned Corridor for future expansion of Highway 404

- BASE MAP INFORMATION**
- 48 Provincial Highway
 - Road
 - - - Municipal Boundary
 - - - - Regional Boundary
 - Secondary Plan Area
 - Watercourse
 - Waterbody



GEORGINA

Date: March 5, 2015

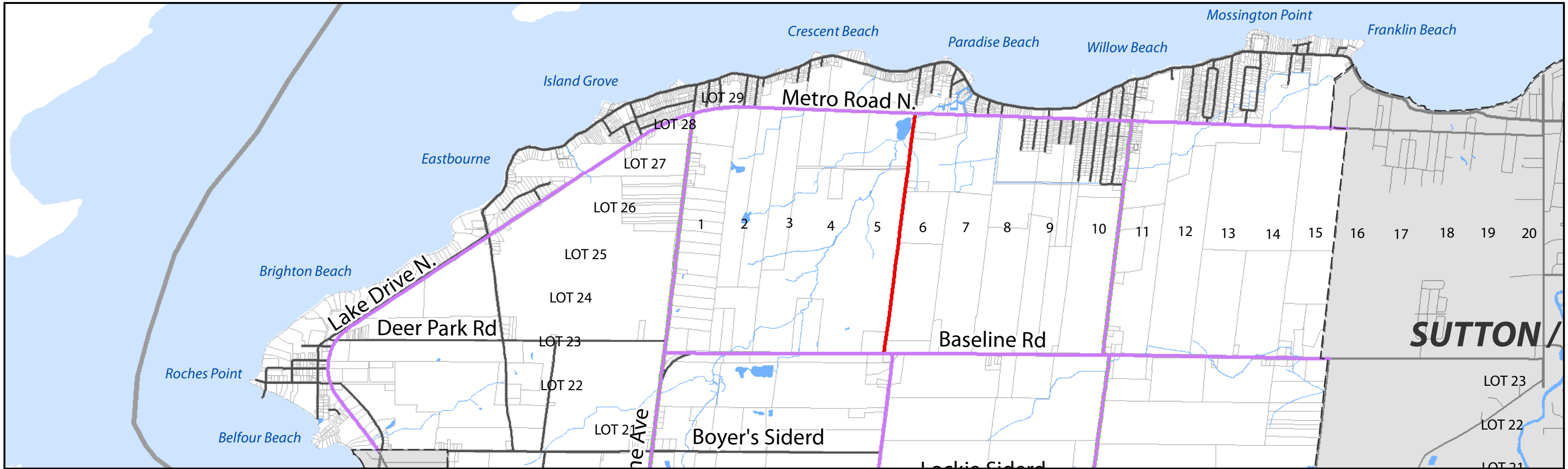
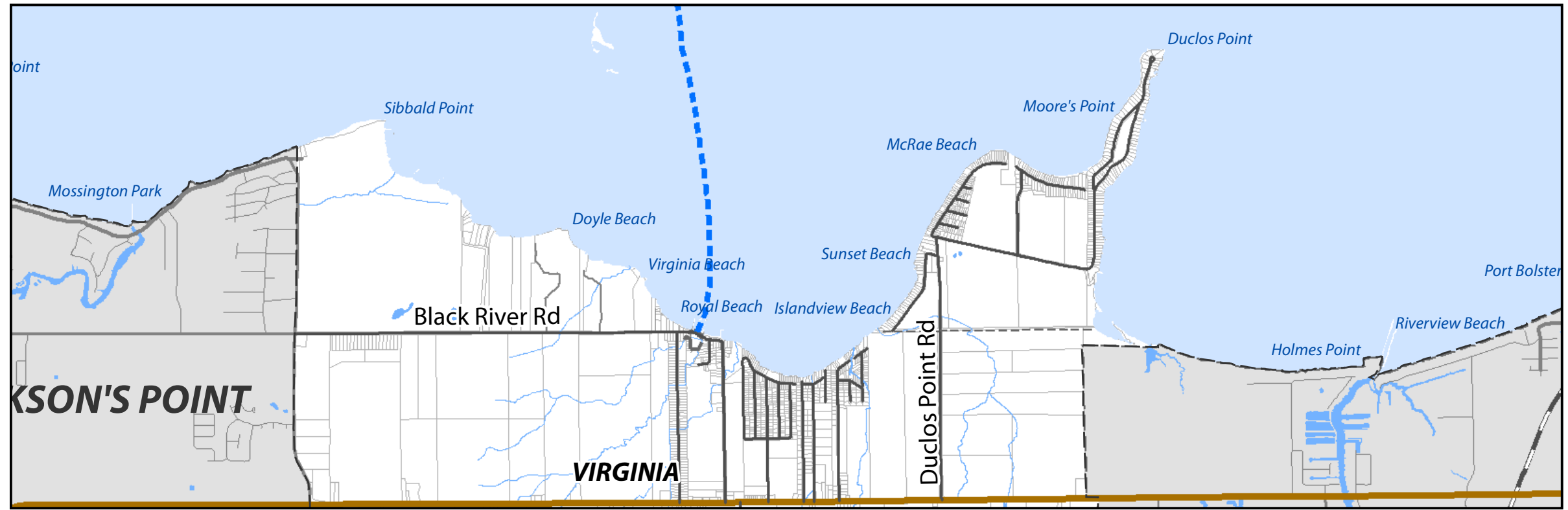
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Town of Georgina

Official Plan

Schedule E2 ROADS PLAN 2

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TOWN ROADS	OTHER TRANSPORTATION	BASE MAP INFORMATION
Major Arterial	Provincial Road	Provincial Highway
Collector	Regional Road*	Road
Local Road	Key 404 Extension	Railway
Unopened Road Allowance	Proposed Interchange	Municipal Boundary
	Planned Transportation Corridor** (proposed - EA approved)	Regional Boundary
		Watercourse
		Waterbody
		Railway
		Hydro Corridor
		Secondary Plan Area

*Planned Right-Of-Way widths on map 12, York Region Official Plan
 **Planned Corridor for future expansion of Highway 404

GEORGINA

0 0.25 0.5 1 1.5 2 2.5 km

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Town of Georgina

Official Plan

Schedule F





ACTIVE

TRANSPORTATION










PLAN

DRAFT



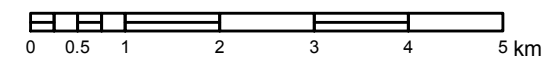
-  Existing Cycling Network
-  Proposed Cycling Network
-  Proposed Lake to Lake Route
-  Cycling Gateway

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Watercourse
-  Waterbody



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Date: March 5, 2015

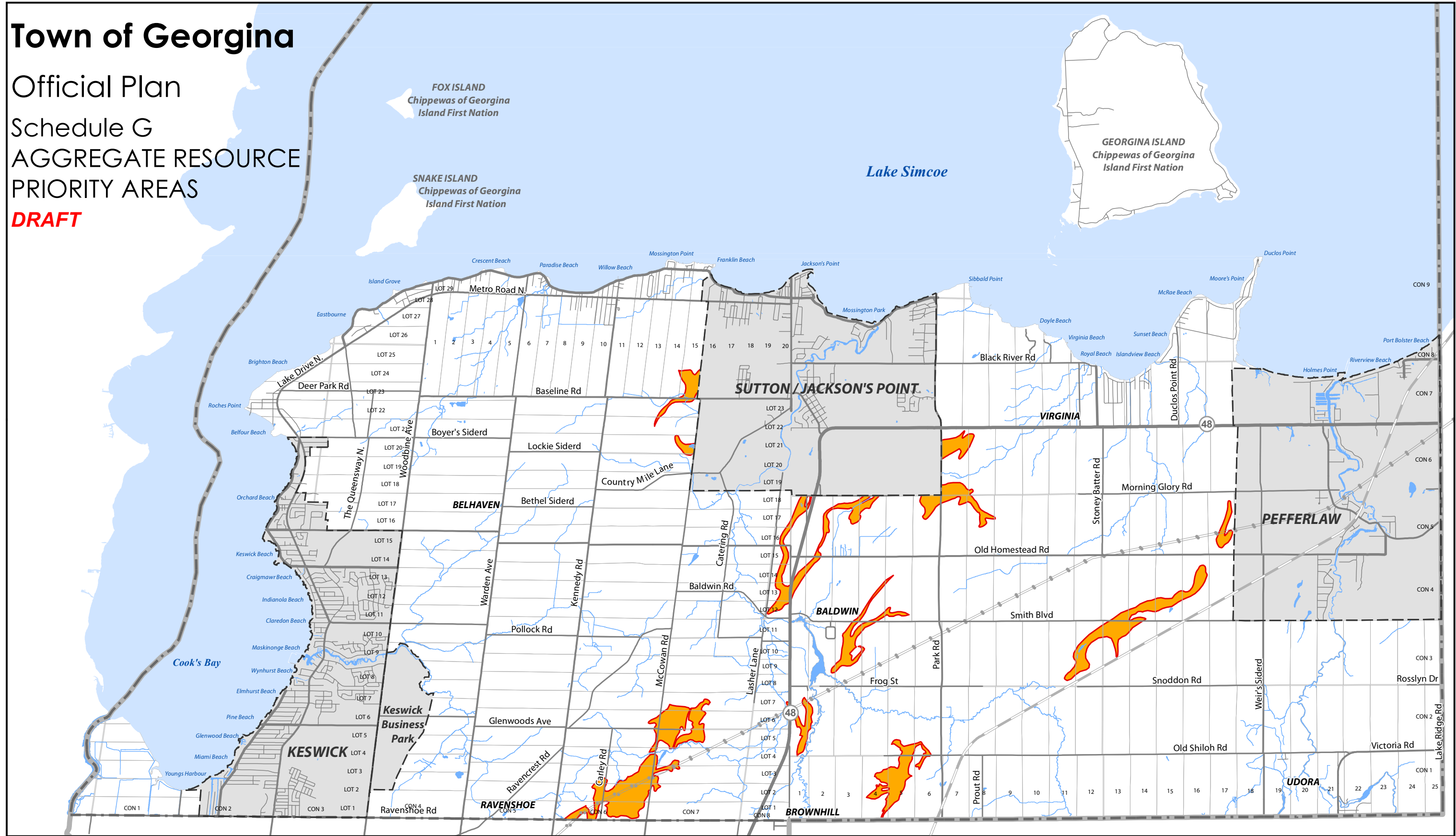
Town of Georgina

Official Plan

Schedule G










AGGREGATE RESOURCE
PRIORITY AREAS

DRAFT



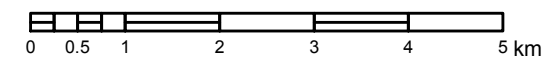
 Aggregate Resource Priority Area

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Watercourse
-  Waterbody



GEORGINA



Date: March 5, 2015

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Town of Georgina

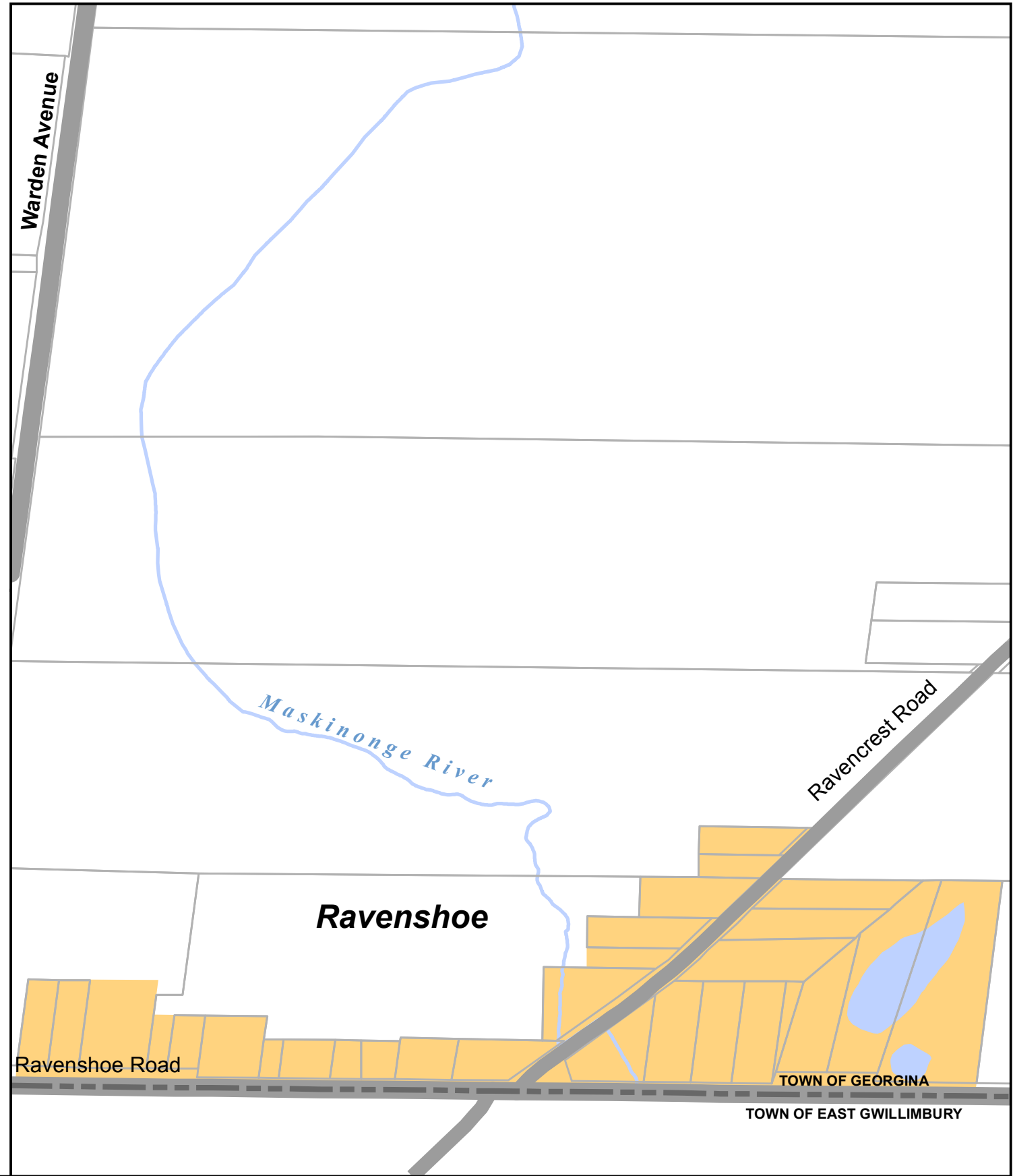
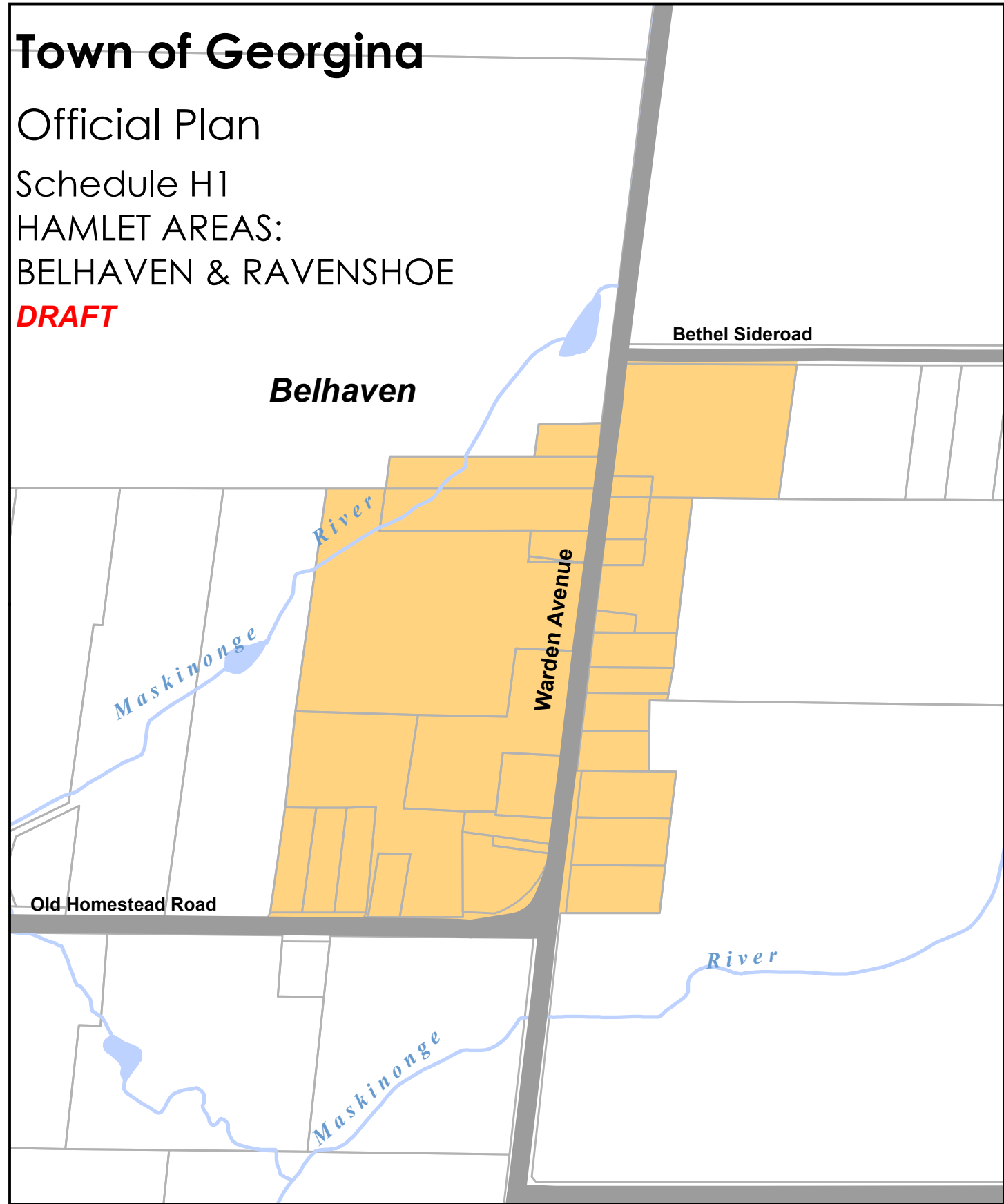
Official Plan


Schedule H1

HAMLET AREAS:








BELHAVEN & RAVENSHOE

DRAFT



 Hamlet Area

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Watercourse
-  Waterbody



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Date: March 5, 2015

Town of Georgina

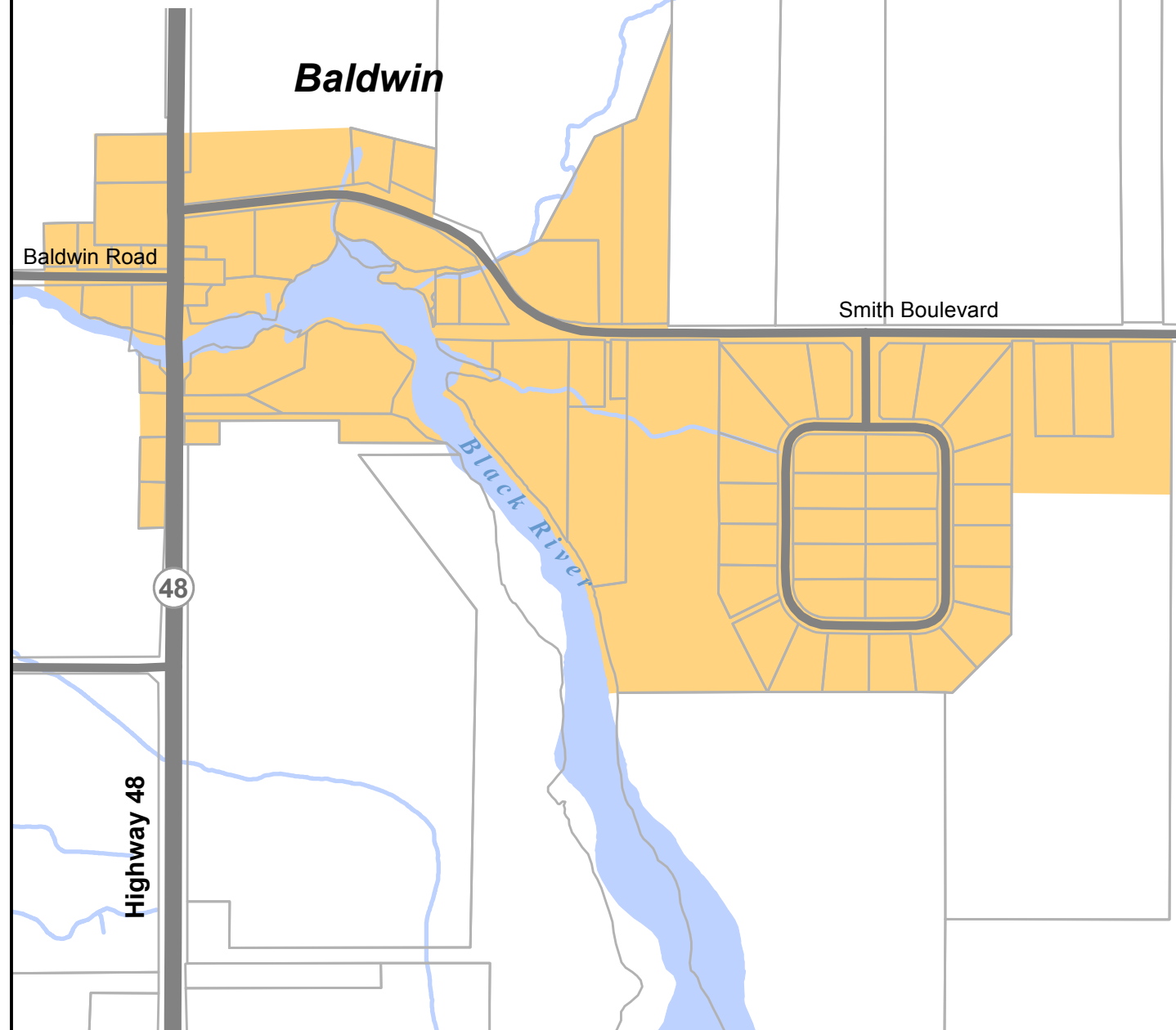
Official Plan

Schedule H2

HAMLET AREAS:








BALDWIN & BROWNHILL

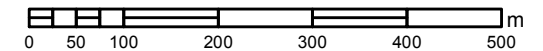
DRAFT



 Hamlet Area

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Watercourse
-  Waterbody



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Town of Georgina

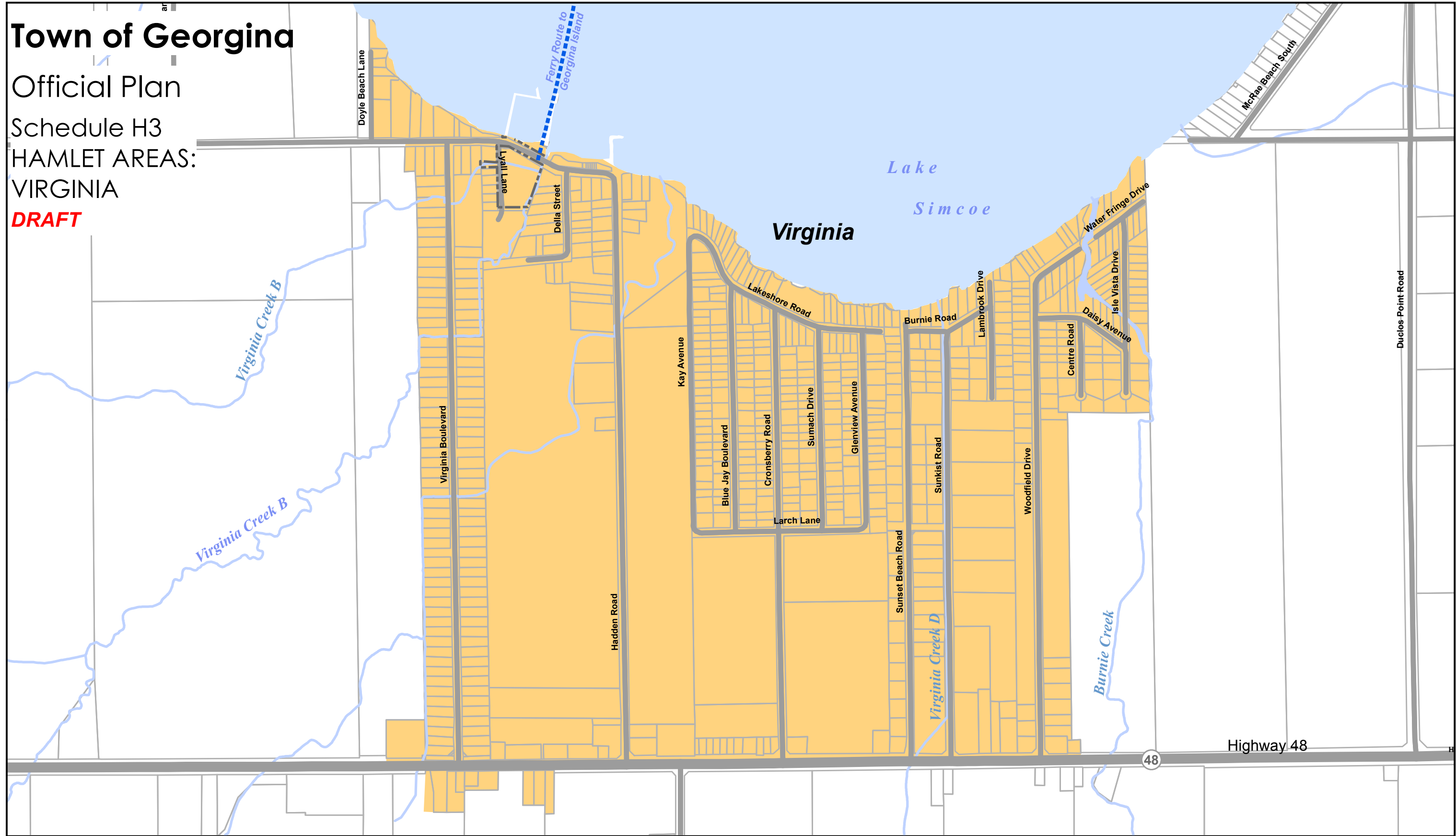
Official Plan


Schedule H3

HAMLET AREAS:








VIRGINIA

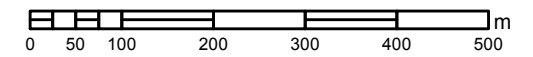
DRAFT



 Hamlet Area

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Watercourse
-  Waterbody



Date: March 5, 2015

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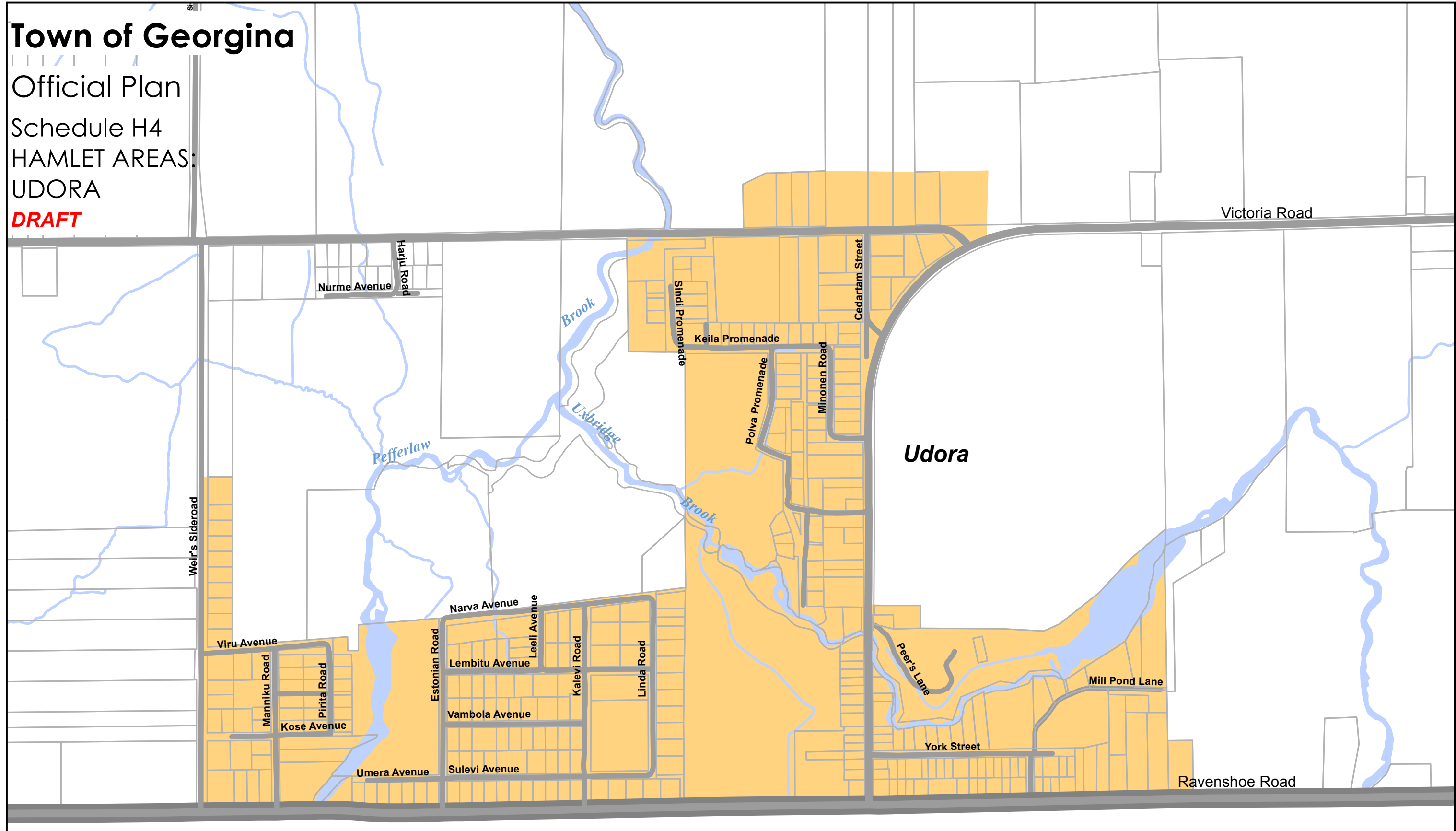
Official Plan

Schedule H4

HAMLET AREAS:










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 Hamlet Area

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Watercourse
-  Waterbody



Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps. Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources, Copyright © Queens Printer 2015

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