

Town of Georgina Official Plan Review

PLANNING POLICY REVIEW



TOWN OF
GEORGINA



Date Prepared:
March 14, 2014

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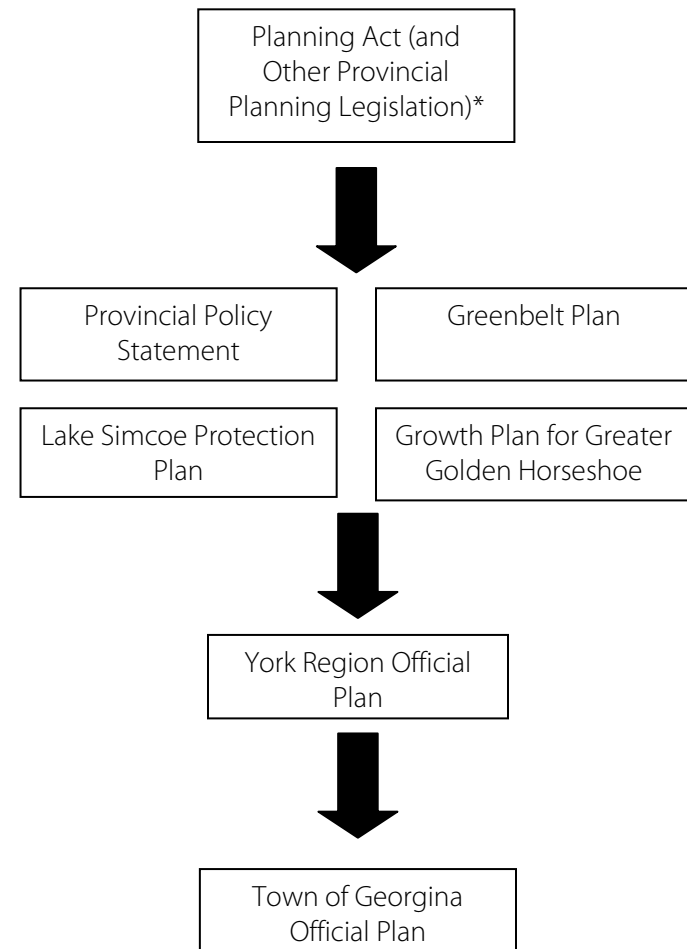
1.0 INTRODUCTION

The Official Plan for the Town of Georgina was originally approved in October 2002. Significant changes to the planning framework at Provincial and Regional levels have resulted in the Town determining that it is time to review its Official Plan. The Review is of the parent Official Plan which guides land use and growth for the areas outside of the Secondary Plan areas. As part of the Official Plan Review, the Town will consider settlement area boundary adjustments that are only permitted once through a comprehensive Official Plan Review that implements the Greenbelt Plan and Growth Plan.

The upper tier policy documents reviewed for this report and their relationship to the Town's Official Plan are illustrated in **Figure 1**. While the complete review can be found in the **Appendices**, this report summarizes the findings of the review of upper tier policy. The summary is grouped into the following themes:

- Sustainability;
- Environment;
- Growth;
- Settlement Areas;
- Agricultural and Rural Areas;
- Accessibility;
- Employment;
- Housing; and,
- Transportation.

Diagram of Upper Tier Policy Documents



**Greenbelt Act, 2005; Places to Grow Act, 2005; Lake Simcoe Protection Act, 2008*

Also presented throughout the report are a series of maps that illustrate:

- Environmental Features;
- Agricultural and Rural lands;
- Lakeshore Residential Areas; and,
- Hamlet Areas.

This report identifies policy priority areas that should be considered as part of the Official Plan Review.

2.0 SUSTAINABILITY

During the past several decades, the global community has become increasingly concerned about the ability of the planet to deal with the environmental consequences of human activities. This concern has led to efforts to build a more sustainable future. A generally accepted definition of sustainable development is:

“Development which meets the needs of current generations without compromising the ability of future generations to meet their own needs”

-Brundtland Commission

The emergence of phenomena such as acid rain, smog and climate change present tangible evidence of the consequences of unsustainable development. There are also concerns about the economic consequences of current development trends and whether the manner in which growth is occurring is equitable for all.

Section 2 of the Planning Act states that the Council of a local municipality...

“in carrying out their responsibilities under this Act, shall have regard to, among other matters of provincial interest such as, (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians”.

Municipalities are now required to give strong consideration towards the promotion of sustainable practices in all planning matters.

Sustainability is the lens through which York Region, and the Town of Georgina, formulates and implements policy. The York Region Sustainability Strategy provides a long term framework for making smarter decisions on all municipal responsibilities, including planning, by fully evaluating economic, environmental and community considerations. This strategy is known as the “triple bottom line approach”. It is proposed that the concept be a core theme of the Official Plan due to its relationship to a broad spectrum of Municipal decision making.



There are two main approaches to making sustainability a core theme. One approach is to include strong general statements about sustainable development. The other is to reference sustainability throughout the Official Plan. The Official Plan should combine both approaches. At the present time, the policies in the Official Plan directly

related to sustainability are limited. The proposed approach to addressing sustainability is to:

1. Include an emphasis on environmental, social, economic and community sustainability in the associated Official Plan sections. A key concern is the ability of the Town to accommodate growth and development in a sustainable way.
2. Establish a section on renewable energy. The section would act as a statement of preferences for the Town. It would also help guide renewable energy proponents when developing projects and engaging in dialogue with the Town.
3. Establish policy on active transportation as part of the integration of modes of transportation already encouraged by the Official Plan.
4. Section 42 (6.2) and (6.3) of the Planning Act states that:

“if land in a local municipality that is proposed for redevelopment meets the sustainability criteria set out in the official plan and the conditions set out in subsection (6.3) are met, the council shall reduce the amount of any payment required under [the] subsection [requiring payment instead of conveyance of parkland] by the value of that part”.

This provision only applies if the Official Plan contains policies relating to the reduction of payments and if no land is available to be conveyed for park or other public recreational purposes. In order to implement this opportunity the Official Plan must:

Provide policies enabling the preparation of design guidelines and sustainability criteria that could include details on:

- a) Materials sourcing;
 - b) Transportation demand management and reduced parking standards;
 - c) Low impact development standards;
 - d) Orientation of buildings; and,
 - e) Energy efficiency.
5. Include policy on climate change resiliency and emergency preparedness.

3.0 ENVIRONMENT

Environmental policies have evolved considerably over recent years. The Greenbelt Plan, Lake Simcoe Protection Plan and the Regional Official Plan establish the foundation for environmental policies in Georgina. Based on our review of the applicable environmental policy framework, we suggest that the following areas be made policy priorities for the Official Plan Review:

1. Establishing a Town Greenlands System that implements the Regional Greenlands System and builds upon the Greenbelt Natural Heritage System.

In order to fulsomely implement the Regional Greenlands System, a review of the Regional Greenlands System mapping and current Town Environmental Protection Areas is warranted. A comparison of the Regional Greenlands System and the Town Environmental Protection Areas is provided in **Map 1**, on page 6.

2. Updating the mapping of environmental features to reflect the most recent available information regarding known Key Natural Heritage Features and Key Hydrologic Features.



Key Natural Heritage Features include:

- Significant Habitat of Endangered Species, Threatened Species and Special Concern Species;
- Fish Habitat;
- Wetlands;
- Life Science Areas of Natural and Scientific Interest (ANSIs); and,
- Significant Woodlands.

Key Hydrologic Features include:

- Permanent and Intermittent Streams;
- Lakes (and their littoral zones);
- Seepage Areas and Springs; and,
- Wetlands.

While these features are generally identified by the Province, in Georgina the Lake Simcoe Conservation Authority has undertaken some detailed mapping to identify key natural heritage and hydrologic features. The Lake Simcoe Conservation Authority mapping should be included in the Official Plan. The environmental mapping should be shown on a series of two or

three maps. One map would show the entire Greenlands System, while the others would contain the natural features. An example of how this could be done is provided in **Maps 1 to 3**.

3. Revising the permitted uses in the Environmental Protection Areas and Rural Areas to better reflect the uses permitted in the Greenbelt Plan, Lake Simcoe Protection Plan and Regional Official Plan.

This would require permitting single detached dwellings only on existing vacant lots that were zoned to permit dwellings as of December 16, 2004, or on lots where a zoning by-law amendment was a condition of consent granted prior to December 14, 2003 but which application did not proceed.

4. Adapting and including the environmental definitions of the Greenbelt Plan, Lake Simcoe Protection Plan and Regional Official Plan.

For example, the Official Plan should reference Key Hydrologic Features, which is a term used in the Greenbelt Plan to group water based features. Another example is fish habitat which is used in numerous policy documents.

5. Including mapping showing Significant Groundwater Recharge Areas and Ecologically Significant Groundwater Recharge Areas, and including policies that protect, improve or restore the quality and quantity of groundwater in Significant Groundwater Recharge Areas and Ecologically Significant Groundwater Recharge Areas.

Mapping and implementing policies should be included because wells, and certain other activities, draw water from underground areas called aquifers where water fills cracks in bedrock or spaces

between grains of sand, gravel or soil. Aquifers are replenished when water from rain and melting snow soaks into the ground. Sometimes, the water also carries pollutants. It can take years, or even decades, for water to reach a well. The speed depends on the characteristics of the soil and bedrock in the area.

6. The Official Plan should also include policies that would provide for the protection of sources of municipal water, or water intakes, in Lake Simcoe.

Policies protecting municipal water intakes should be included because water intakes can be contaminated when dangerous materials are spilled into the water or on nearby land. Intakes are protected from incompatible land uses through buffers, known as Intake Protection Zones (IPZs), which surround a municipal water intake. The Intake Protection Zones are defined by Ontario Regulation 385/08 as “an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats.” Delineating areas for monitoring will help decision makers assess future threats to the municipal water supply.

A map showing the sources of municipal water along with aquifer recharge areas is provided in **Map 2**.

7. Implementing the minimum vegetation protection zone policies of the Lake Simcoe Protection Plan, and similar policies in the Greenbelt Plan.

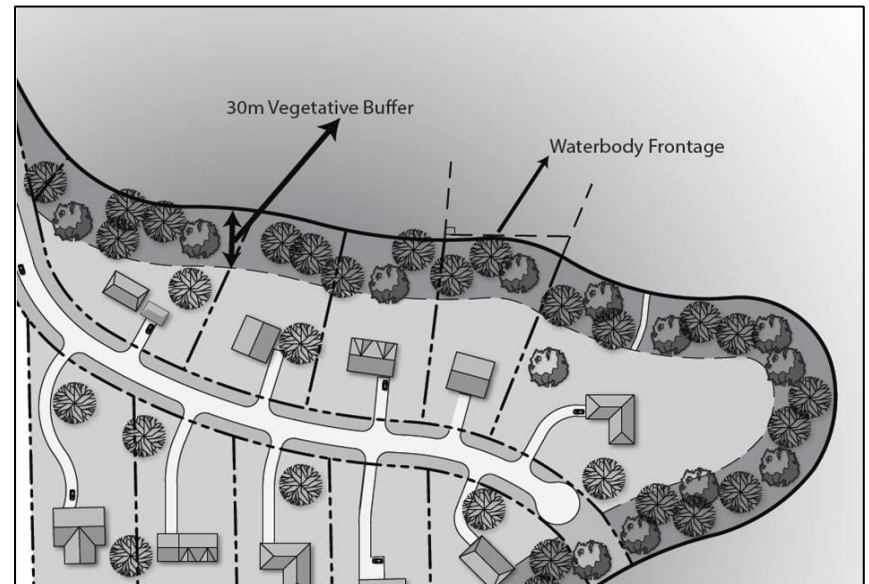
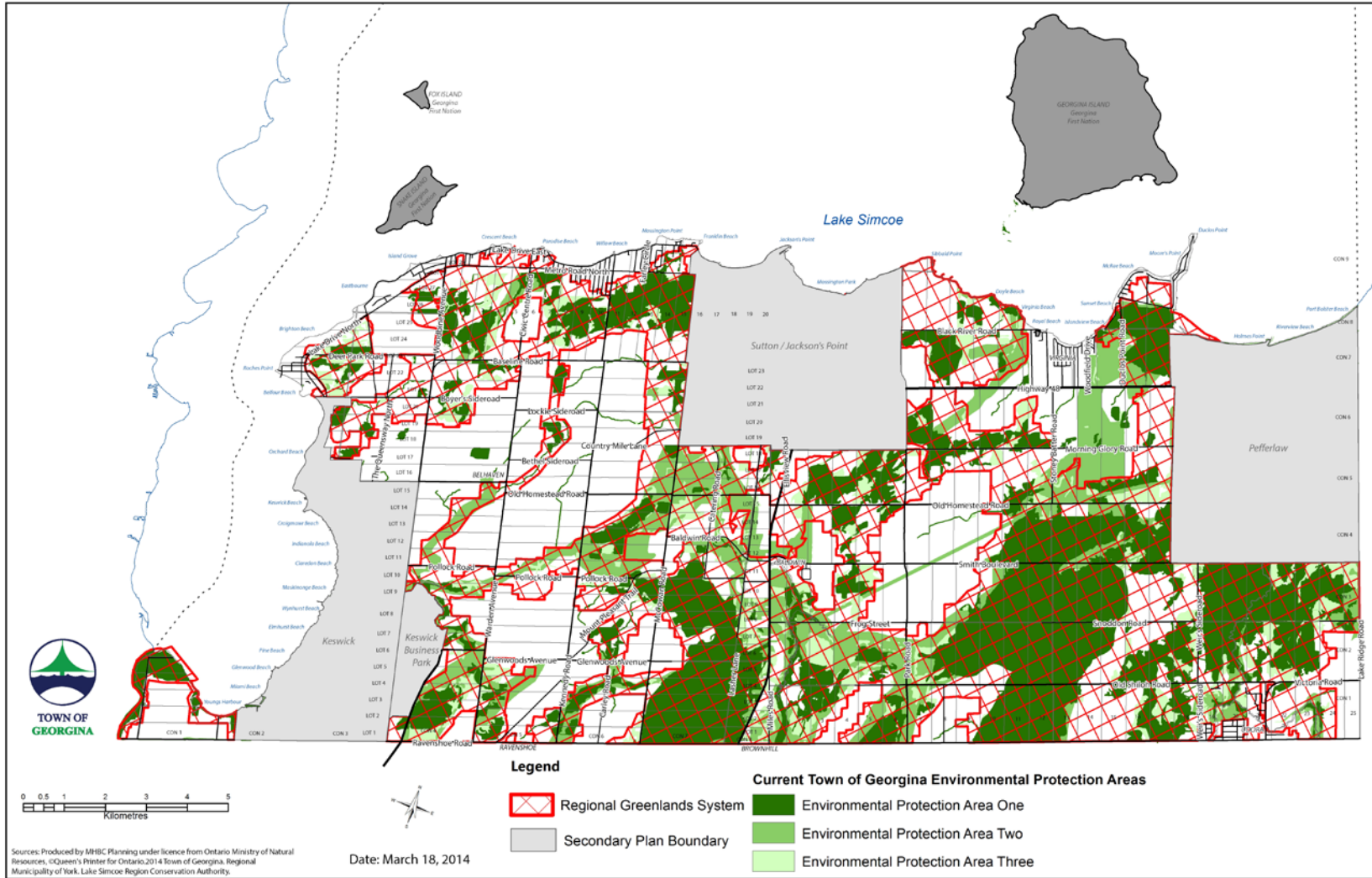
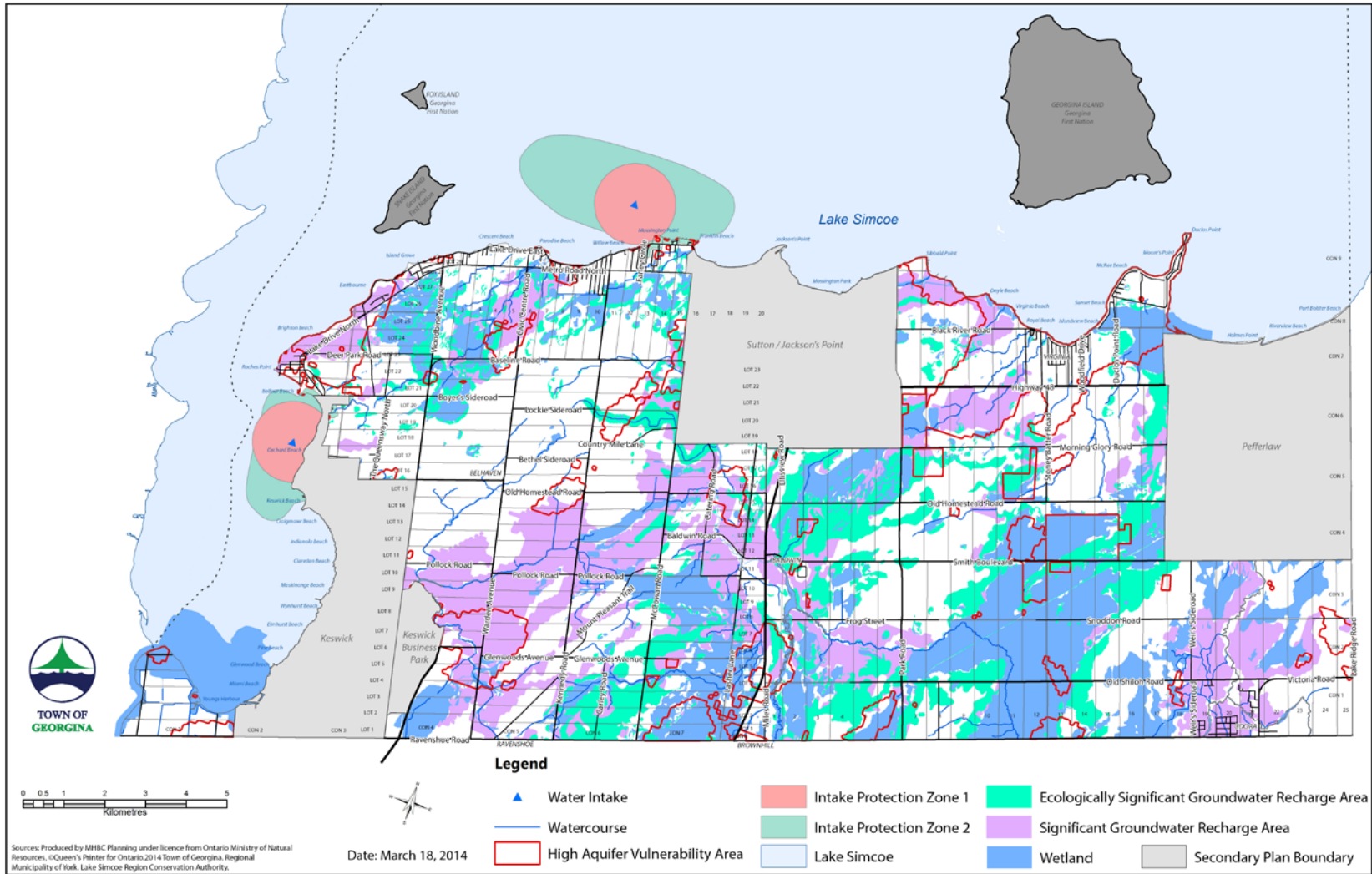


Illustration of Shoreline Vegetation Protection Zone

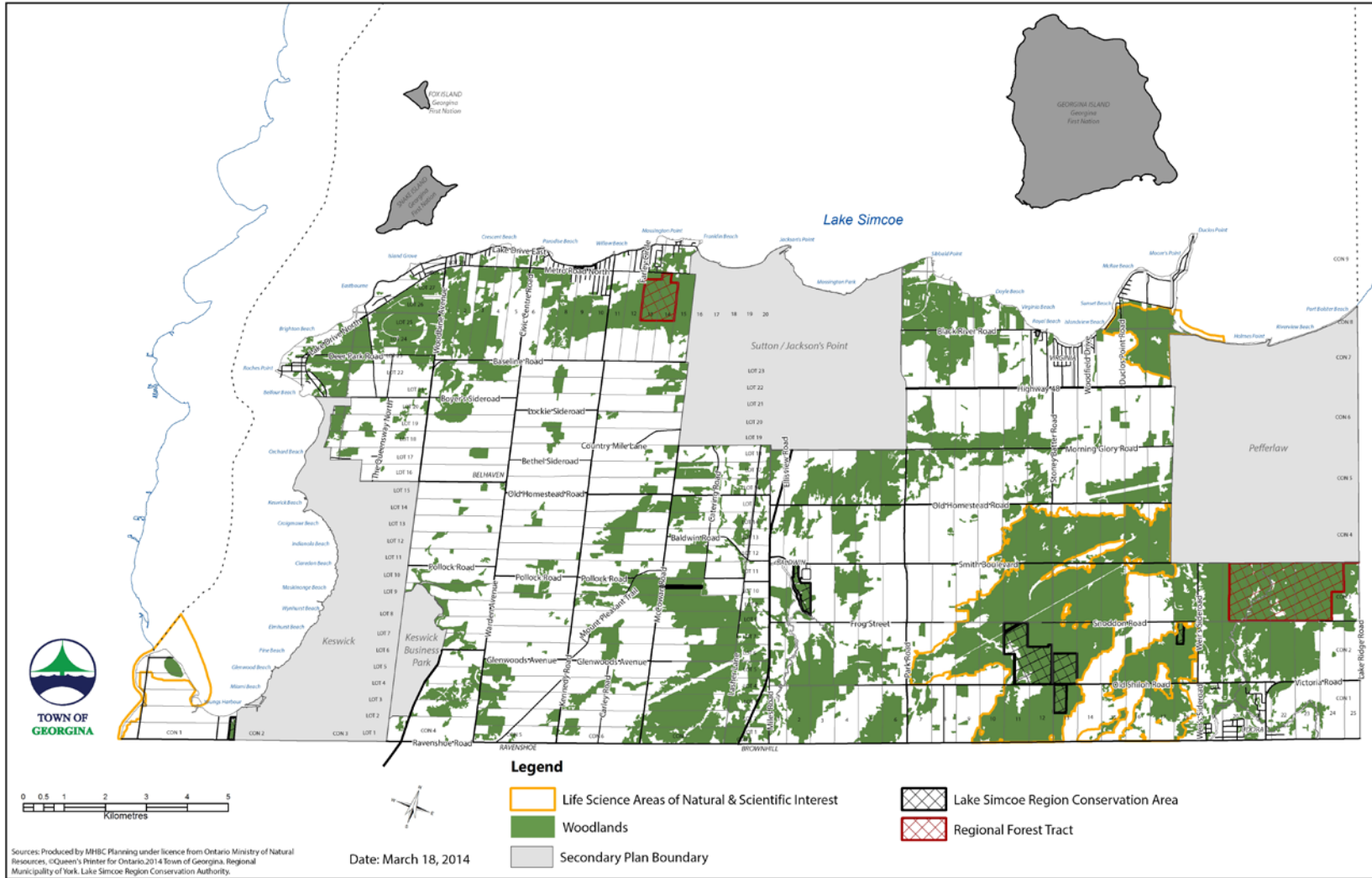
Map 1: Regional Greenlands System and Town Environmental Protection Areas



Map 2: Hydrologic Features



Map 3: Natural Heritage Features



4.0 GROWTH MANAGEMENT

A major requirement of the Town's Official Plan is to implement the population and employment growth forecasts produced by the Region as directed by the Growth Plan and Provincial Policy Statement. In accordance with the upper-tier policies, the majority of growth must continue to be directed to the existing urban serviced areas of Keswick and Sutton/Jackson's Point. A much smaller share of that growth is permitted and expected to occur in Pefferlaw, Hamlets, Lakeshore Residential Areas, Rural Areas and Maple Lake Estates [1]. This Official Plan Review will be unique since the Greenbelt Plan enables a one-time 'rounding out' of the boundaries of the Hamlets and Lakeshore Residential Areas.

4.1 Population Growth

The current population in the Town of Georgina is estimated at 47,500. **Table 1** outlines the forecasted 2031 population for the Town of Georgina. This forecast was created by the Region of York and is included in the new York Region Official Plan. The Town's population is forecasted to increase by approximately 22,800 residents by 2031, bringing the total population to 70,300 [2]. The Town's population has been growing at an average rate of 1% per year since 2006. According to Regional projections the Town will experience a 48% increase in population between 2013 and 2031, an average annual growth rate of 2.7% per year.

In 2011, the median age in Georgina was 40.8 years [3]. While it is expected that over the next 20 years there will be growth amongst all age cohorts, the older adult (ages 55-69) and senior (ages 70+) populations will make up the largest portion of the population [4].

The forecast outlined in **Table 1** also indicates the general distribution of the future population within the Town. The current Official Plan states that the majority of projected growth within the Town will be directed to the urban serviced communities of Keswick and Sutton/Jackson's Point. As can be seen in **Table 1**, the majority of the Town's future growth will continue to be directed to Keswick and Sutton/Jackson's Point. Limited growth is projected to occur within the balance of the Town. It is also important to note that there are ongoing discussions between the Town, Region, Province and the owners of Make Lake Estates, with respect to transferring the existing Maple Lake Estates development rights to other lands located south of the Maple Lake Estates site.

The policy priorities for the Town of Georgina in relation to population growth should be to:

- 1) Implement the Growth Plan and Regional Official Plan population growth forecasts shown in **Table 1**.
- 2) Accommodate growth and development in a sustainable manner that preserves the Town's natural environment, agricultural land base and rural character.
- 3) Continue to direct the majority of population growth to the existing Secondary Plan areas of Keswick and Sutton/Jackson's Point. More restricted population growth will be targeted to the community of Pefferlaw. Development in these areas will continue to be guided by their respective Secondary Plans.
- 4) Permit limited growth in the Hamlet, Rural and Lakeshore Residential Areas in a manner that preserves and protects the Town's greenland and agricultural systems.

- 5) Generally direct growth away from hazards lands and environmentally protected features.
- 6) Continue the dialogue with respect to the possible transfer of the Maple Lake Estates development rights, and consider the incorporation of special policies within the Official Plan to help guide and facilitate the implementation of this possible transfer.

[1] 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. The development of Maple Lake Estates is also subject to the availability of municipal water and sewer servicing allocation.

[2] Source: York Region Long Range Planning, Office of the CAO, 2012

[3] Source: 2011 Census, Statistics Canada

[4] Source: York Region, 2009; Statistics Canada

4.2 Employment Growth

According to York Region's 2013 Employment and Industry Report, the Town of Georgina currently contains a total employment estimate of 8,739 jobs. The Town of Georgina's economy is predominately serviced based, with the majority of jobs being in personal services and retail trade. This category accounted for almost half of the total employment base in Georgina during the years 2002-2013 and reflects the presence of tourism and population based employment in the area. The institutional sector forms the second largest share of employment in Georgina, and includes jobs within the public administration, education, health care and social assistance sectors. [1]

The number of jobs in the business sector has remained stable from 2002-2013. These jobs account for a much smaller portion of the Town's total employment in 2013. Jobs in this sector include finance/insurance, real estate, administrative and support services and technical, scientific and professional services. The primary, manufacturing, wholesale, construction, transportation and warehousing sector has also formed a small share of total employment in Georgina. However, employment in this group did increase from 2012 and 2013 by 87 jobs. [1]

It is anticipated that the number of population-related employment, including personal services and retail trade related jobs, will continue to increase in response to the Town's population growth to 2031. Georgina's tourism sector is also expected to increase as a result of the Highway 404 extension and the population growth forecasted for the Region of York and the Greater Toronto Area as a whole. The increase in personal services, retail and tourism based jobs will assist in meeting the employment growth forecast for the Town of Georgina.

Table 2 provides the 2031 employment forecast for the Town of Georgina. This forecast was derived by the Region of York during the preparation of the new York Region Official Plan. Within the Town of Georgina, employment growth is predominantly directed to Keswick and the Keswick Business Park.

In order to increase the number of job opportunities in the primary, manufacturing, wholesale, construction and transportation and warehousing category, the Town established the Keswick Business Park in 2008. The Keswick Business Park Secondary Plan was approved in 2008. The Keswick Business Park is to function in northern York Region as a key regional employment centre, and will also provide an opportunity to further contribute to the economic well-being of the Town of Georgina. The 2031 employment forecasts displayed in **Table 2** indicate that the

development of the Keswick Business Park over the next 20 years will be critical in implementing the Regional Official Plan employment growth forecast for Georgina, and in meeting the Region's goal of creating 1 job for every 2 residents region-wide.

Providing adequate lands to be utilized in accommodating the above noted employment opportunities are essential for supporting the economic development of the Town. It also increases the sustainability of the Town by reducing the distance that residents must travel for work. These types of lands are generally found in the Secondary Plan areas and a large portion of the Town's employment growth is planned to be located within the Keswick Business Park Secondary Plan Area.

It is recognized that some agriculture and farm related commercial and industrial uses may be required to locate in the rural areas; however, growth in such employment is anticipated to be minimal in comparison to that which is planned for Keswick and the Keswick Business Park Secondary Plan Area.

Based on this review, the employment policy priorities for the Official Plan include:

1. Implementing the Growth Plan and Regional Official Plan employment growth forecasts shown in **Table 2**. The Employment Growth policies should also include broad policies related to Employment that would form the foundation of more detailed policies in the Secondary Plans. The Regional Official Plan requires Official Plans to contain a policy that ancillary uses in employment areas be limited to a maximum of 15%. This policy would be best implemented through Secondary Plans, but direction should be provided through the Official Plan.
2. Policies that would not permit the conversion of municipally serviced designated employment lands to other uses unless through a

Municipal Comprehensive Review. The protection of employment lands is a major component of the Growth Plan and the Provincial Policy Statement.

3. Limiting industries on private services to existing approved sites. This is a policy that stems from the Regional Official Plan. The purpose is to focus industrial growth within Employment Areas. Such policy will need to be carefully balanced to allow uses that are agricultural related and uses that are secondary to agricultural uses.
4. Including policies that support the Town's tourism sector.

[1] Source: York Region Long Range Planning, Office of the CAO, 2012

Table 1 – Current Population Growth Forecasts

	2006	2016	2021	2026	2031
Population Forecast for Georgina (Totals) [1][2]	44,500	52,800	57,900	63,900	70,300
Keswick [2][3][4]	25,400	29,100	32,200	36,500	40,700
Sutton/Jackson's Pt. [2][3][4]	7,100	11,450	13,000	14,400	15,150
Pefferlaw/Port Bolster [2][3]	2,800	2,900	2,945	2,980	3,000
Serviced Lakeshore Residential Area [2][3]	5,300	5,350	5,370	5,390	5,420
Lakeshore Residential Area (unserviced) [2][3]	850	860	865	870	875
Hamlets [2][3]	2,200	2,270	2,290	2,320	2,355
Rural Area [2][3]	850	870	880	890	900
Maple Lake Estates [2][3][5]	0	0	350	550	1,900

[1] Source: Table 1 – York Region Population and Employment Forecast by Local Municipality (York Region Official Plan). Population figures include an adjustment for the census undercount.

[2] Population estimate based on permanent residents.

[3] Source: York Region Population Forecast by Traffic Zone, with adjustments made to coincide with the identified areas and to round to appropriate numbers.

[4] Full build out of Keswick and Sutton/Jackson's Point will require further expansions of the Keswick and Sutton Water Pollution Control Plants (sewage treatment plants).

[5] 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. The development of Maple Lake Estates is also subject to the availability of municipal water and sewer servicing allocation.

Table 2 – Current Employment Growth Forecasts

	2006	2016	2021	2026	2031
Employment Forecast for Georgina (Totals) [1]	8000	11,000	13,900	17,400	21,200
Keswick [2]	3900	5250	6100	6700	7300
Keswick Business Park [2]	0	900	2600	5200	8000
Sutton/Jackson's Pt. [2]	1800	2400	2600	2800	3100
Pefferlaw/Port Bolster [2]	400	500	600	700	800
Rural Area, Hamlets, Lakeshore Residential Areas [2]	1900	1950	2000	2000	2000

[1] Source: Table 1 – York Region Population and Employment Forecast by Local Municipality (York Region Official Plan)

[2] Source: York Region Employment Forecast by Traffic Zone (Office of the CAO, York Region Long Range Planning Branch)

5.0 SETTLEMENT AREAS

The Town of Georgina has two Urban Serviced Settlement areas, Keswick and Sutton/Jackson’s Point. These areas are subject to Secondary Plans, which are free standing Plans for those communities. A portion of the Lakeshore Residential Area is also fully serviced and could be considered an Urban Serviced Settlement Area, although the current Official Plan does not use that terminology to describe those areas. The Official Plan must address the settlement areas outside of the defined Urban Serviced Areas.

The Serviced Lakeshore Residential Area and Hamlets are shown in **Maps 4 to 10**, on pages 14 to 16. These maps illustrate the form of development in the Hamlets and Lakeshore Residential Area. The maps also show the general area where future growth and rounding out in the Rural Area could be directed. Key considerations include:

1. Rounding out the Serviced Lakeshore Residential Area based on a consideration of a number of factors, including the servicing capacity and feasibility of extension of municipal services to Shoreline Areas currently outside the Serviced Lakeshore Residential Areas.

The minor rounding out of the Lakeshore Residential Areas could occur as part of the Official Plan Review. As part of the Official Plan Review process it will be determined whether Lakeshore Residential Areas should be considered Settlement Area for future planning purposes, or as a separate designation that is part of the over-all non-urban system of the Town. Consideration of the Lake Simcoe Protection Plan and the Greenbelt Plan policies related to built-up areas and areas where growth should be directed to will assist in establishing this policy direction.

2. Implementing the Greenbelt Plan includes an opportunity to round out of the Hamlet Settlement Areas. This needs to be considered as part of the Official Plan Review.

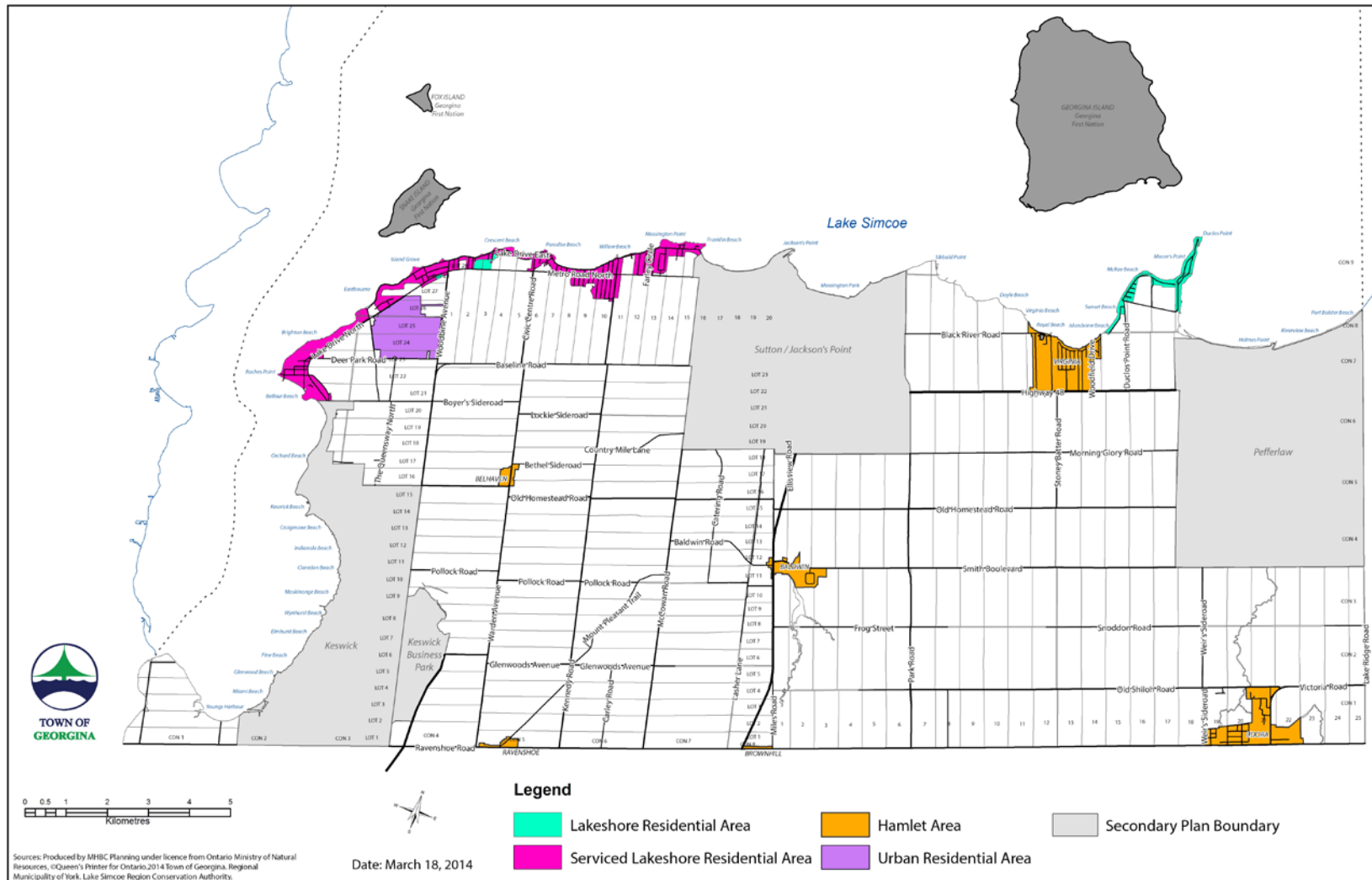
The criteria under which minor rounding out of the Hamlets may be considered include:



- a) Suitable water supply and conditions for individual private sewage systems.
- b) Compliance with Minimum Distance Separation.
- c) Avoiding impact on ecologically significant features, and significant ground water recharge areas, or surface water.
- d) Consistency with the character of the Hamlet.
- e) Adequate access to a local road.
- f) Impact of growth in hamlet areas that cross municipal boundaries.
- g) Avoiding natural hazard lands

The minor rounding out would occur as part of the Official Plan Review, and the criteria would not be included in the Official Plan. Implementation would be accomplished through mapping.

Map 4: Town of Georgina Settlement Areas outside of Secondary Plan Areas



Map 5: Map of Ravenshoe



Map 6: Map of Brownhill



Map 7: Map of Udora



Map 8: Map of Baldwin

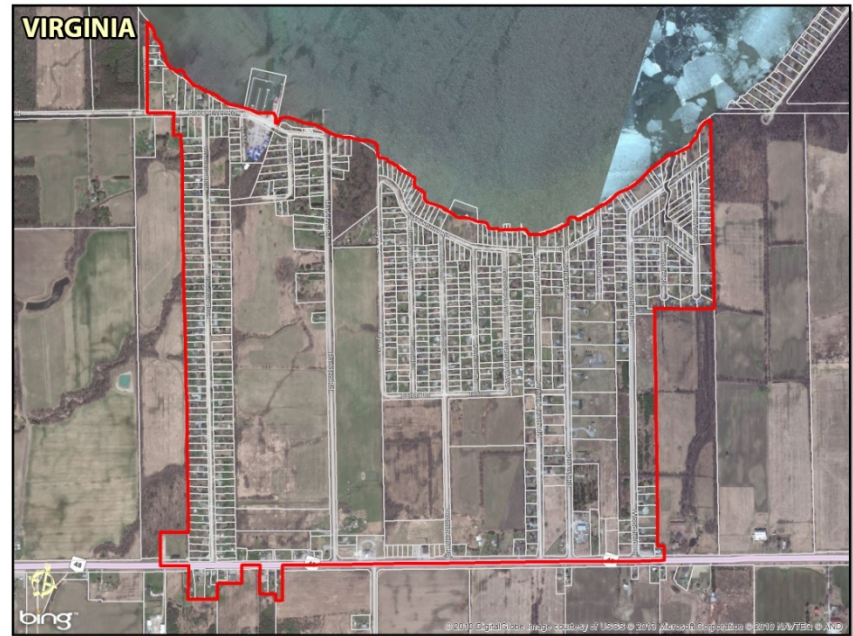


Note: Red line indicates the existing Hamlet Area boundary

Map 9: Map of Belhaven



Map 10: Map of Virginia



Note: Red line indicates the existing Hamlet Area boundary

6.0 AGRICULTURAL AND RURAL AREAS

The Greenbelt Plan and the Regional Official Plan are the primary upper-tier policy documents directing land use policy within the Agricultural and Rural parts of the Town. The following are policy priority areas which will help implement these two plans.

1. The mapping for Rural and Agricultural Areas should be updated to reflect the more recent mapping in the Regional Official Plan. An illustrative comparison of the differences between Rural Areas is provided in **Map 11**, on page 18. An illustrative comparison of differences between Agricultural Areas is provided in **Map 12**, on page 19.
2. In order to bring the Official Plan into conformity with the Greenbelt Plan, the retirement lots consent policy should be removed, while still allowing for minor lot boundary adjustments.
3. Surplus farm dwelling policies should be synchronized with the Regional Official Plan.

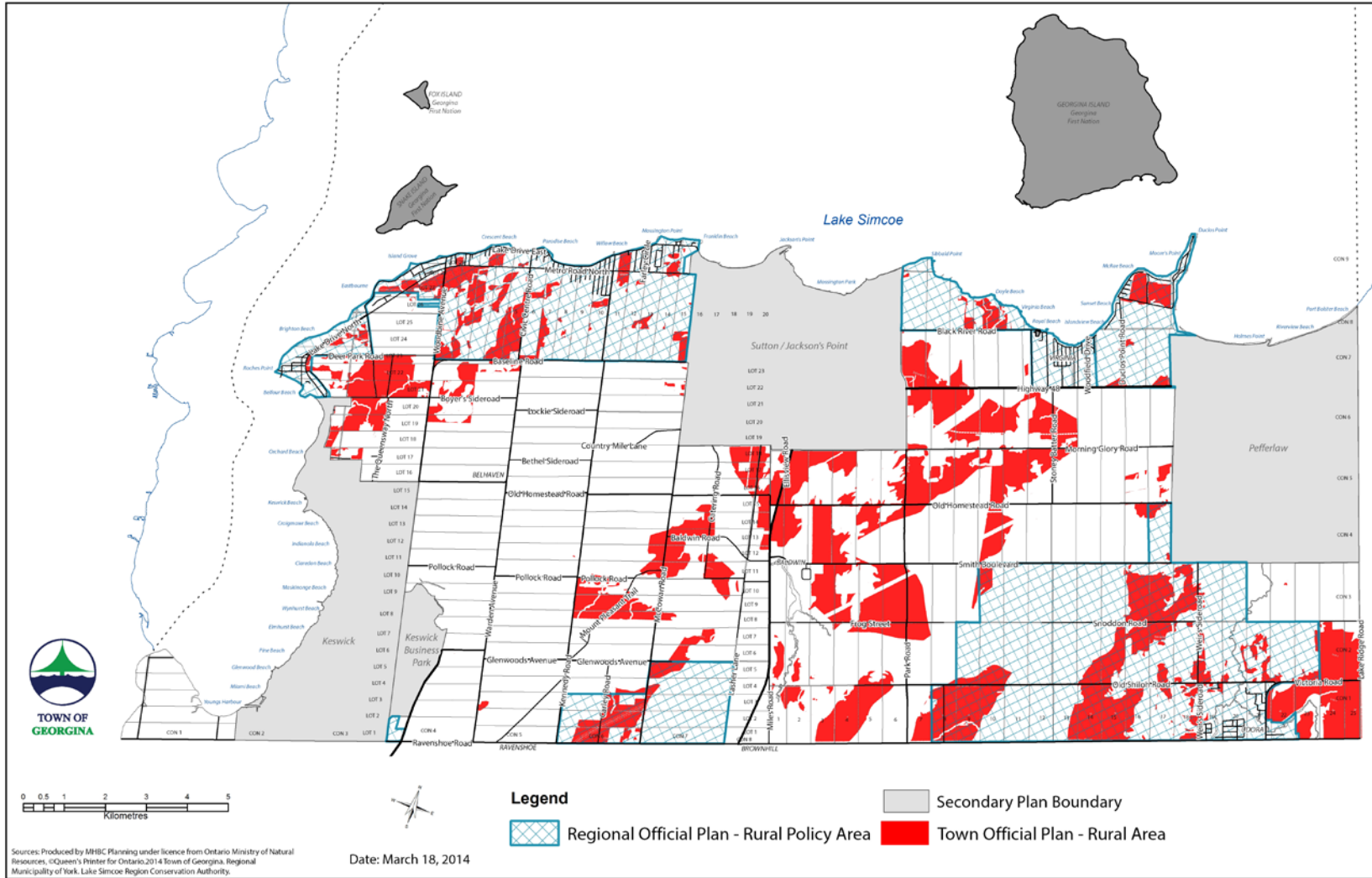
A significant Provincial and Regional policy direction requires residential subdivisions to occur within settlement areas, and that rural areas should support agriculture, recreation, tourism, resource based commercial and industrial uses, along with necessary supporting uses. In order to ensure the Official Plan implements this policy direction:

4. The Estate Residential policies of the Official Plan should be included only to describe future development of existing Estate Residential Areas.
5. The Existing Uses section of the Official Plan should be modified to more closely reflect the Greenbelt Plan.
6. It is recognized the Holland Marsh, a Specialty Crop Area is subject to flooding. The OP should include a policy direction that protects this significant agricultural resource while protecting people and property from flooding

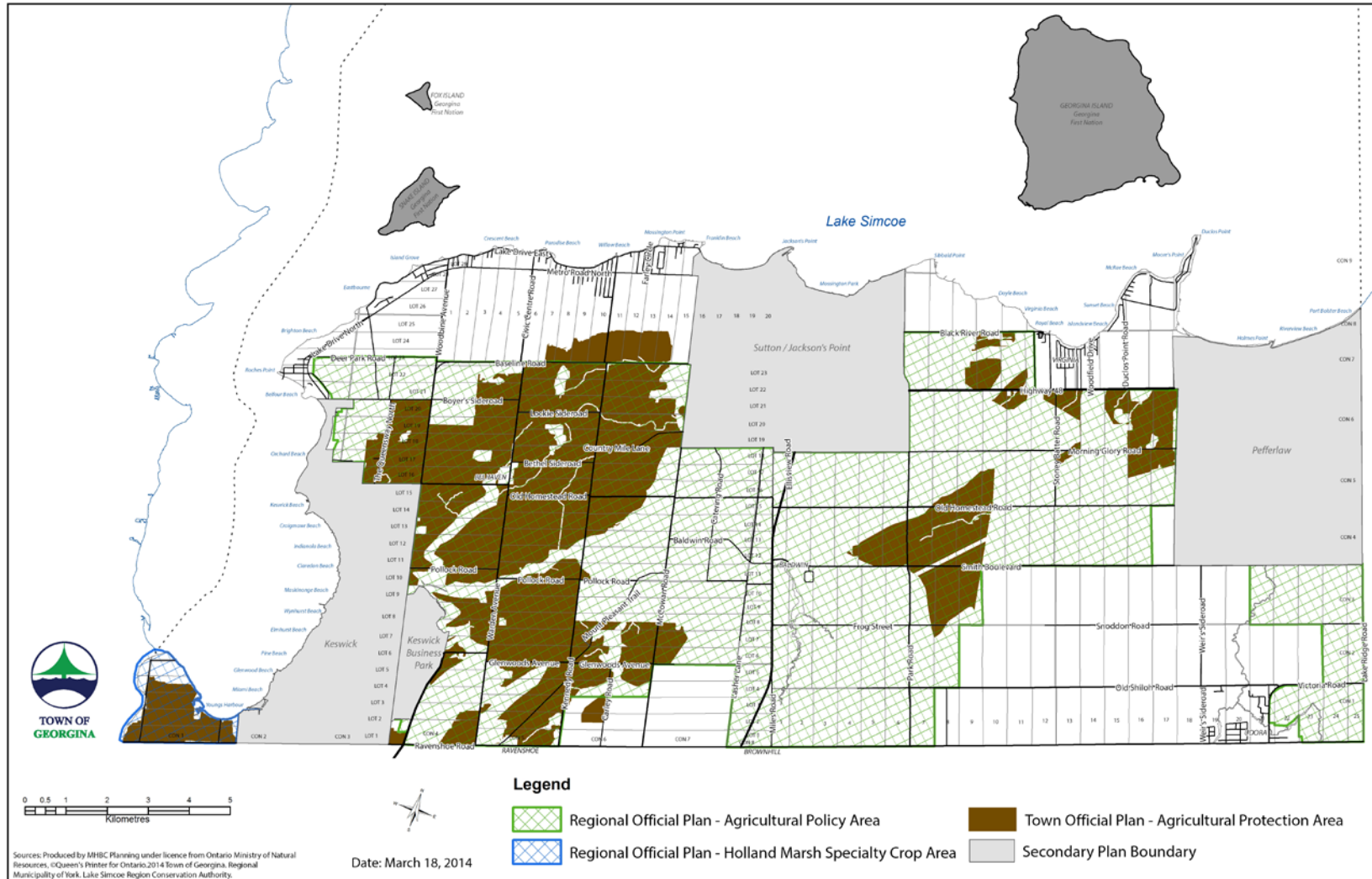
This will require, for example, removing the policy that permits Council “at its discretion, [to] zone lands to permit the continuation, extension, or enlargement of legally *existing* non-conforming uses” as it applies to the Protected Countryside.



Map 11: Map of Regional Official Plan Rural Areas and Town Official Plan Rural Areas



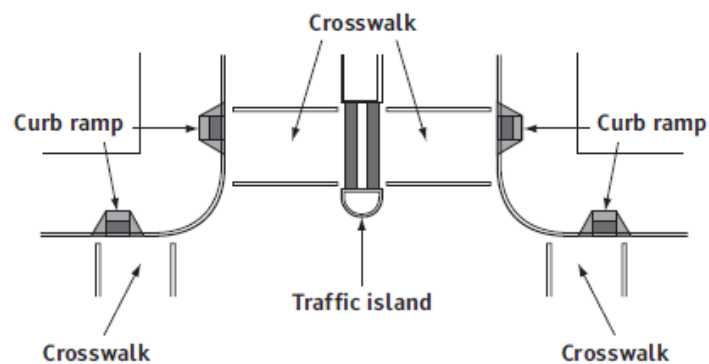
Map 12: Map of Regional Official Plan Agricultural Areas and Town Official Plan Agricultural Protection Areas



7.0 ACCESSIBILITY

Accessibility is a theme that figures prominently in the Regional Official Plan. Accessibility and the related “Duty to Accommodate” is also a human rights issue. As articulated by the Ontario Human Rights Commission the Duty to Accommodate means “accommodation must be provided in a manner that most respects the dignity of the person, if to do so does not create undue hardship.” With this in mind, the proposed approach to addressing accessibility within the Official Plan is to:

1. Include accessibility policies in the transportation, trails, parks, housing, and land use designation sections of the Official Plan.
2. Provide policies enabling the preparation of design guidelines that would include details on barrier free design and inclusion by design.



8.0 HOUSING

While the Official Plan is generally supportive of a full range and types of housing, the upper tier policy framework requires the establishment of minimum targets for the provision of housing which is affordable to low and moderate income households. More detailed policies should be included in the Secondary Plans. Based on our review, the housing policy priorities for the Official Plan would include:

1. Expanding the Official Plan to include policies on affordable housing, including setting minimum targets for affordable housing, as required by the Provincial Policy Statement.
2. Expanding the Official Plan to include policies authorizing secondary suites in accessory buildings. This is required by the Regional Official Plan as well as the Planning Act.

The Town has implemented Bill 140 to enable secondary suites within existing dwellings. However to fully implement the legislation the Town must consider policies under which accessory units may be considered in separate buildings.

3. Establish housing targets for the entire Town with allocation of housing to the Secondary Plan Areas, Hamlets, Lakeshore Residential Areas and rural areas of the Town.

9.0 CULTURAL HERITAGE

While the current Official Plan contains policies to ensure the preservation of the Town's cultural heritage and archaeological resources, the Region of York's Official Plan contains additional policies that can further strengthen the protection of these resources for current and future generations of the community. The proposed cultural heritage policy priorities include:

1. Incorporating policies from the Region's Official Plan Amendment on the management of archaeological resources.
2. Expanding policies to ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

The Chippewas of Georgina Island First Nations and the Town of Georgina have an excellent relationship built upon mutual respect and common interest. In Georgina, the First Nation's interests and contribution to the community requires special consideration in the planning process. As part of this Official Plan Review staff at the Chippewas of Georgina First Nations and the Town have met to discuss mutual interests and on-going consultation. The First Nations community has identified the following key interests in the planning and development of the Town of Georgina:

- Cultural and archeological resources
- Water quality in Lake Simcoe and its tributaries
- Fish and wildlife habitat
- Virginia Marina and ferry service
- Tourism and economic development.

Staff and the consulting team will continue consulting with the Chippewas of Georgina Island throughout the process.

10.0 TRANSPORTATION

Currently, the transportation section of the Official Plan provides a hierarchy of roads, beginning with provincial, arterial, collector, local, and lastly private roads. The Official Plan describes the widths of these roads. The Official Plan also provides for the dedication of roads in accordance with the Planning Act. Based on our review of the policy framework for transportation, and our knowledge of the area, we suggest that the following items be made transportation priorities, in addition to sustainability and access which have already been touched on:

1. Mapping should be revised to more clearly depict the hierarchy of roads within the Town, and to show the extent of the 404 corridor as it is shown in the Regional Official Plan. **Map 13**, on page 23, illustrates a draft of how the clarity of transportation mapping could be improved.
2. Highway 404 through Georgina has unique status. The preferred route of the highway has been approved through the Environmental Assessment process and the route is now defined as a controlled corridor under the Public Highways Improvement Act. However, the future route of the highway is not shown in the Growth Plan, indicating that the Province is not committed to completing the highway. As a result the mapping should show a future highway to the Town's preferred terminus at Glenwoods

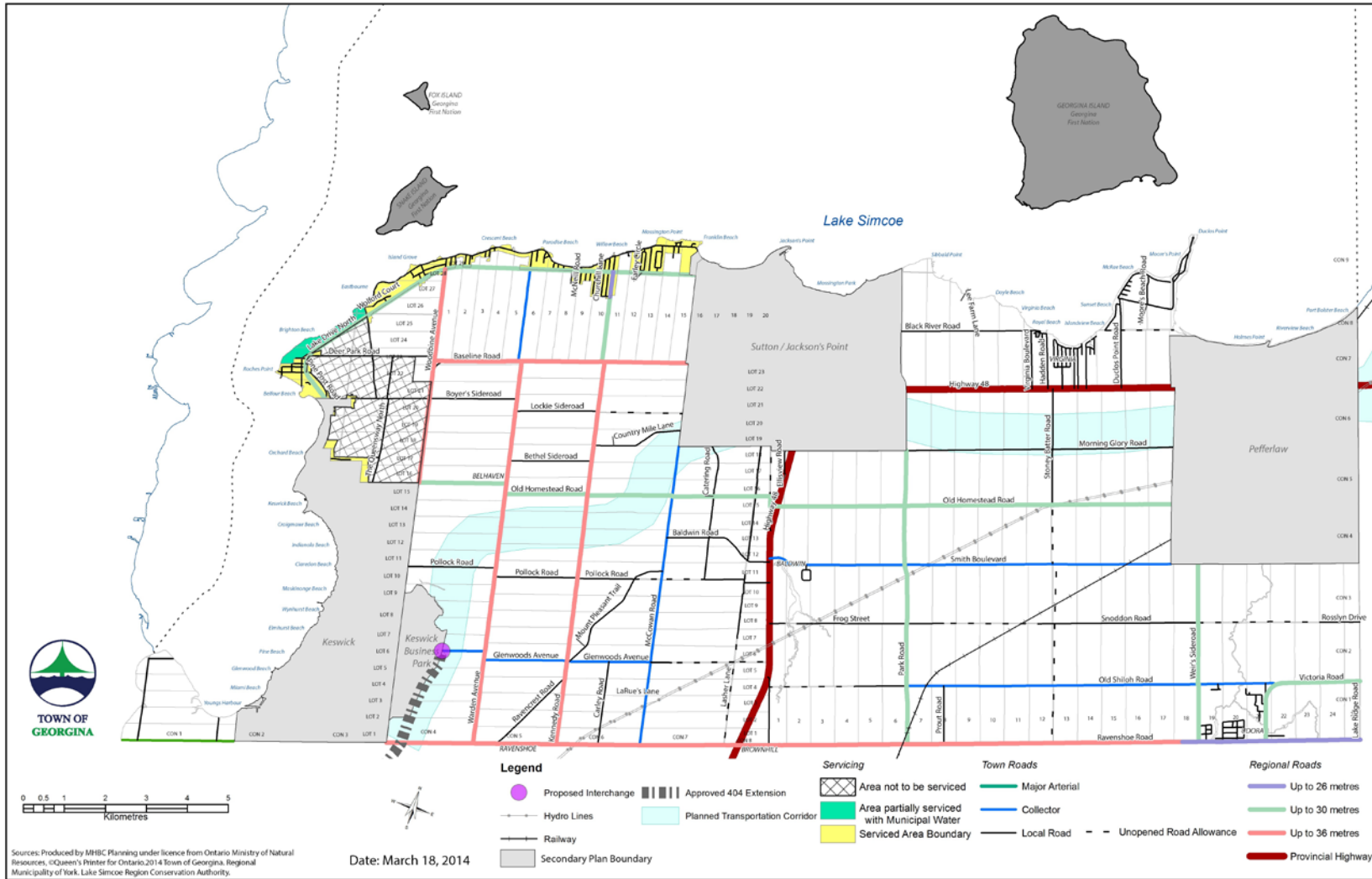
Avenue and show the remainder of the corridor simply as a controlled corridor as is done in the Regional Official Plan.

3. Policies for development on private roads and unopened road allowances.

There are many private roads in the Lakeshore Residential Areas of the Town that are not owned or maintained by the Town. There are also unmaintained municipal road allowances throughout the Town.



Map 13: Transportation and Utilities Mapping



11.0 BASIS FOR SECONDARY PLANS

The current structure of the Official Plan includes the 'parent Plan', which is the Official Plan being reviewed at the present time, and the Secondary Plans. The Parent Plan should provide the foundation on which the Secondary Plans are developed, this could be achieved by:

1. Including expanded direction in the Official Plan for the content of Secondary Plans and the relationship between the parent Plan and the Secondary Plans.

Some of the major elements to be included in Secondary Plans would include:

- Phasing of growth;
- Targets for residential and employment growth;
- Housing policies;
- Identification of local corridors and centres; and,
- Basis for urban design guidelines.

One outstanding policy issue that should be addressed through the Official Plan Review process is a review of the appropriateness of the Business Park Study Area provisions of the Official Plan in light of the Keswick Business Park Secondary Plan.

12.0 SUPPORTING MATERIAL

Based on our review, the Official Plan should also contain enabling policies for supporting documents, such as an Archaeological Management Plan. The Official Plan should also include policies that implement the following recent studies:

1. Trails Master Plan Study;
2. Recreational Facility Study; and
3. Cultural Master Plan Study.

13.0 PUBLIC WORKSHOP NUMBER ONE

The first public workshop on the Town of Georgina Official Plan Review was conducted on November 14, 2013 at the Recreational Outdoor Campus (ROC) Facility. The workshop had three primary purposes, which were:

- a) To provide participants with an overview of the process for updating the Official Plan including the legislative requirements;

- b) To review and improve the current Official Plan objectives; and,
- c) To develop a vision for the Official Plan.



By the end of the workshop, several vision statements had been prepared for consideration by attendees. Attendees determined that the vision statement that best reflected their vision was:

To become a well-balanced and vibrant community that preserves and protects our natural environment and rural character, while providing for growth and economic development in a sustainable manner.

14.0 HAMLET OPEN HOUSE EVENTS

Two Open House Events were held, one on January 22, 2014 at the Udora Community Hall, and the second on January 27, 2014 at the Egypt Community Hall. The purpose of the Open Houses was to obtain input from Hamlet residents, since a component of the Official Plan Review involves the review of the existing Hamlet policies and their boundaries. The majority of participants indicated they were satisfied with the current size of their Hamlet, however, some had indicated potential for infill and minor rounding out of the boundaries.

15.0 NEXT STEPS

A second public workshop will be held on March 24, 2014. Building on the outcomes of the visioning, objectives and guiding principles workshop, this workshop will be designed to identify the planning directions that need to be included in the Official Plan. The Planning Directions Report will then be prepared to identify specific changes required to the Official Plan. During these steps of the process, a protocol should be established to guide how Official Plan Amendments are incorporated into the revised Official Plan.

Appendix 1
Provincial Policy Statement, 2005

Note: The 2014 Provincial Policy Statement was released by the Ministry of Municipal Affairs and Housing on February 24, 2014. It is effective April 30, 2014 and applies to planning decisions made on or after that date. This chart currently reflects the 2005 PPS. An update to reflect the 2014 PPS will be released in the near future.

1.0	Building Strong Communities	Comments on Official Plan Implementation
	Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.	<ul style="list-style-type: none"> When read as a whole, the Official Plan generally promotes and supports efficient land use and development patterns.
1.1	Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns	
1.1.1	Healthy, liveable and safe communities are sustained by: <ol style="list-style-type: none"> promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns; avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; promoting cost-effective development standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. 	<ul style="list-style-type: none"> The policies of the existing Official Plan address healthy, liveable and safe communities, examples can be found in Sections 2.3, 2.5, and 2.7. Policies that directly address accessibility would strength the consistency of the Official Plan with the PPS.
1.1.2	Sufficient land shall be made available through intensification and redevelopment and if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.	<ul style="list-style-type: none"> To be implemented through conformity with the Regional Official Plan
1.1.3	Settlement Areas	
1.1.3.1	Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.	<ul style="list-style-type: none"> Settlement areas will continue to be the focus of growth.
1.1.3.2	Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3 	<ul style="list-style-type: none"> Sections 4.2.1.2, 4.6, and 5.2 generally outline efficient use of infrastructure and provide for intensification.
1.1.3.3	Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated	<ul style="list-style-type: none"> Section 4.2 of the current Official Plan provides for consideration of intensification of

	taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.	<p>housing, consistent with this section of the PPS.</p> <ul style="list-style-type: none"> • Many of these policy areas would be most appropriately addressed through the Secondary Plan process.
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.	<ul style="list-style-type: none"> • This would be most appropriately addressed through the Secondary Plan process.
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial targets shall represent the minimum target for affected areas.	<ul style="list-style-type: none"> • To be implemented through conformity with the Regional Official Plan
1.1.3.6	Planning authorities shall establish and implement phasing policies to ensure that specific targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas.	<ul style="list-style-type: none"> • The Official Plan should provide direction in the preparation of Secondary Plans to address phasing. • Phasing has been addressed through the Secondary Plan process, for example within the Keswick or Sutton/Jackson's Point Secondary Plans.
1.1.3.7	New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	<ul style="list-style-type: none"> • Current Official Plan contains appropriate policies with respect to new development in designated growth areas.
1.1.3.8	Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.	<ul style="list-style-type: none"> • The current Official Plan contains policies that establish phasing as part of the Secondary Plan process for business parks and community improvement areas. Additionally the current Official Plan contains policy enabling the use of holding zones.
1.1.3.9	<p>A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <ol style="list-style-type: none"> a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety; c) in prime agricultural areas: <ol style="list-style-type: none"> 1. the lands do not comprise specialty crop areas; 2. there are no reasonable alternative which avoid prime agricultural areas; and 3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and d) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible. 	<ul style="list-style-type: none"> • To be implemented through conformity with the Regional Official Plan

	In determining the most appropriate direction for expansion to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.	
1.1.4	Rural Areas in Municipalities	
1.1.4.1	<p>In rural areas located in municipalities:</p> <ul style="list-style-type: none"> a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses; b) development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure; c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae; d) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted; e) locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses; f) opportunities should be retained to locate new or expanding land uses that require separation from other uses; and g) recreational, tourism and other economic opportunities should be promoted. 	<ul style="list-style-type: none"> • Sections 3.9, 3.10, 3.12, and 3.13 provide the land use framework for the rural area which is consistent with this section of the PPS. • Consent policies and Estate Residential policies need to be revised.
1.1.5	Rural Areas in Territory Without Municipal Organization - NA	
1.2	Coordination	
1.2.1	<p>A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:</p> <ul style="list-style-type: none"> a) managing and/or promoting growth and development; b) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; c) infrastructure, public service facilities and waste management systems; d) ecosystem, shoreline and watershed related issues; e) natural and human-made hazards; and f) population, housing and employment projections, based on regional market areas. 	<ul style="list-style-type: none"> • The current Official Plan identifies coordination on: health, social services, fire and emergency services, heritage, transportation, waste management and shoreline and watershed related issues.
1.2.2	<p>Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:</p> <ul style="list-style-type: none"> a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist; b) identify areas where growth will be directed, including the identification of nodes and the corridors linking these nodes; c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9; 	<ul style="list-style-type: none"> • To be implemented through conformity with the Regional Official Plan

	<p>d) where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9; and</p> <p>e) identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</p>	
1.3	Employment Areas	
1.3.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) planning for, protecting and preserving employment areas for current and future uses; and</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p>	<ul style="list-style-type: none"> • The current OP already provides for and encourages a mix and range of employment uses, protecting existing employment areas and providing for required infrastructure within the Secondary Plan Areas. • The Keswick Business Park is specifically identified as an area to accommodate employment growth.
1.3.2	<p>Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<ul style="list-style-type: none"> • The Keswick Secondary Plan contains policies to restrict the conversion of employment lands (Section 9.4.7.4.3 Keswick Secondary Plan). • Similar policies should be contained in the Official Plan.
1.4	Housing	
1.4.1	<p>To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area identified in policy 1.4.3, planning authorities shall:</p> <p>a) maintain at all times through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<ul style="list-style-type: none"> • Section 4.2 of the Official Plan already encourages a full range of housing types and densities. • The current Official Plan also commits the Town to ensuring there is a ten year supply of lands designated for residential purposes and at least three year supply of lots within plans of subdivisions draft approved and registered (4.2.1.2).
1.4.2	<p>Where planning is conducted by an upper-tier municipality:</p> <p>a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1. shall be based on and reflect the allocation of population and units by the upper-tier municipality; and</p> <p>b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.</p>	<ul style="list-style-type: none"> • To be implemented through conformity with the Regional Official Plan

<p>1.4.3</p>	<p>Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipality may identify a higher targets) which shall represent the minimum targets) for these lower-tier municipalities; b) permitting and facilitating: <ul style="list-style-type: none"> 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and 2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3; c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, transportation modes and public transit in areas where it exists or is to be developed; and e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety. 	<ul style="list-style-type: none"> • There are no minimum targets for affordable housing within the current Official Plan. These targets should be set.
<p>1.5</p>	<p>Public Spaces, Parks and Open Space</p>	
<p>1.5.1</p>	<p>Healthy, active communities should be promoted by:</p> <ul style="list-style-type: none"> a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movements, including but not limited to, walking and cycling; b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and where practical, water-based resources; c) providing opportunities for public access to shorelines; and d) considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas. 	<ul style="list-style-type: none"> • Official Plan acknowledges role of recreational activities (2.5.2.2.e) • Healthy communities policies reference a need for a full range of places for active and passive recreation (2.7.2.3) • Current Official Plan pursues a program of securing additional lakefront lands (4.3.1.2.a) • Trail system policies are included in the current Official Plan (5.2.7) and (5.2.4)
<p>1.6</p>	<p>Infrastructure and Public Service Facilities</p>	
<p>1.6.1</p>	<p>Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.</p>	<ul style="list-style-type: none"> • Section 5.0 of the current Official Plan contains policy that is consistent with this Section of the PPS. • A general policy to promote the optimization of existing infrastructure and public services before consideration is given to developing new infrastructure and public services would strengthen the consistency of the current Official Plan to the PPS.
<p>1.6.2</p>	<p>The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.</p>	<ul style="list-style-type: none"> • Section 4.6 of the current Official Plan demonstrates consistency with this section of the PPS.
<p>1.6.3</p>	<p>Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency</p>	

	management services. Where feasible, public service facilities should be co-located to promote cost-effectiveness and facilitate service integration.	
1.6.4	Sewage and Water	
1.6.4.1	<p>Planning for sewage and water services shall:</p> <ul style="list-style-type: none"> a) direct and accommodate expected growth in a manner that promotes the efficient use of existing: <ul style="list-style-type: none"> 1. municipal sewage services and municipal water services ; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available; b) ensure that these system are provided in a manner that: <ul style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is financially viable and complies with all regulatory requirements; 3. protects human health and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) subject to the hierarchy of services provided in policies 1.6.4.2, 1.6.4.3 and 1.6.4.4, allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. <p>The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.</p>	<ul style="list-style-type: none"> • Policies in the current Official Plan rely on Secondary Plans to detail sewage servicing policies.
1.6.4.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.	<ul style="list-style-type: none"> • The current Official Plan is consistent with this policy (2.5.2.4).
1.6.4.3	<p>Municipalities may choose to use private communal sewage services and private communal water services, and where policy 1 6.4.4 permits, individual on-site sewage services and individual on-site water services, where</p> <ul style="list-style-type: none"> a) municipal sewage services and municipal water services are not provided; and b) the municipality has established policies to ensure that the services to be provided satisfy the criteria set out in policy 1 6.4.1 	<ul style="list-style-type: none"> • The current Official Plan contains policies regarding communal servicing consistent with this section of the PPS (5.3.1.9).
1.6.4.4	Individual on-site sewage services and individual on-site water services shall only be used for a new development of five or less lots or private residences where municipal water services or private communal sewage services and private communal water services are not provided and where site conditions are suitable for the long-term provision of such services. Despite this, individual on-site sewage services and individual on-site water services may be used to service more than five lots or private residences in rural areas provided these services are solely for those uses permitted by policy 1.1.4.1(a) and site conditions are suitable for the long-term provision of such services.	<ul style="list-style-type: none"> • Section 5.3.1.8 of the current Official Plan provides policy direction on private sewage systems.
1.6.4.5	Partial services shall only be permitted in the following circumstances:	<ul style="list-style-type: none"> • To be implemented through conformity with the Regional Official Plan

	<p>a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; and</p> <p>b) within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:</p> <ol style="list-style-type: none"> 1. the development is within the reserve sewage system capacity and reserve water system capacity; and 2. site conditions are suitable for the long-term provision of such services. 	
1.6.5	Transportation Systems	
1.6.5.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	<ul style="list-style-type: none"> • The current Official Plan contains similar policies (5.2)
1.6.5.2	Efficient use shall be made of existing and planned infrastructure.	<ul style="list-style-type: none"> • Generally implemented through Section 5.3 of the Official Plan.
1.6.5.3	Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	<ul style="list-style-type: none"> • Policies for trail linkages are included in the current Official Plan (5.2.7) • Policies for transit service linkages are included in the current Official Plan (5.2.3.2)
1.6.5.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.	<ul style="list-style-type: none"> • The current Official Plan supports transit supportive community design measures (5.2.3.3). • Section 4.9 of the Official Plan includes mixed use as an element of community design. • The current Official Plan also provides for the maintenance and enhancement of Go Bus Transit services (5.2.3.1)
1.6.5.5	Transportation and land use considerations shall be integrated at all stages of the planning process.	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan
1.6.6	Transportation and Infrastructure Corridors	
1.6.6.1	Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs.	<ul style="list-style-type: none"> • Current Official Plan provides for the protection of roads, and acquisition where necessary (5.2.2.2 & 5.2.2.3)
1.6.6.2	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purposes) for which it was identified.	<ul style="list-style-type: none"> • A similar policy should be included in Section 5.0 of the Official Plan.
1.6.6.3	The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	<ul style="list-style-type: none"> • A similar policy should be included in Section 5.0 of the Official Plan.
1.6.6.4	When planning for corridors and rights-of-ways for significant transportation and infrastructure, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	<ul style="list-style-type: none"> • A similar policy should be included in Section 5.0 of the Official Plan.
1.6.7	Airports	

1.6.7.1	Planning for land uses in the vicinity of airports shall be undertaken so that: (a) the long-term operation and economic role of airports is protected; and (b) airports and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.	<ul style="list-style-type: none"> The current Official Plan contains policies applicable to airports and aerodromes that are consistent with this section of the PPS (5.2.6)
1.6.7.2	<p>Airports shall be protected from incompatible land uses and development by</p> <ol style="list-style-type: none"> prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP, as set out on maps (as revised from time to time) that have been reviewed by Transport Canada; considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and discouraging land uses which may cause a potential aviation safety hazard. 	<ul style="list-style-type: none"> To be implemented through conformity with the Regional Official Plan
1.6.8	Waste Management	
1.6.8.1	Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Waste management systems shall be located and designed in accordance with provincial legislation and standards.	<ul style="list-style-type: none"> Section 5.4 of the Official Plan contains policies that are consistent with this section of the PPS.
1.7	Long-Term Economic Prosperity	
1.7.1	<p>Long term economic prosperity should be supported by:</p> <ol style="list-style-type: none"> optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets; promoting the redevelopment of brownfield sites; providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs; planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety; providing opportunities for sustainable tourism development; promoting the sustainability of the agri-food sector by promoting agricultural resources and minimizing land use conflicts; and providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems. 	<ul style="list-style-type: none"> Policies are currently in place to protect the economic contribution made by agricultural lands (2.6.2.1) Policies are currently in place to protect the identified Aggregate Resources (3.11.1.1) Policies to promote the protection of main streets, redevelopment of brownfield sites, and tourism should be included. Some policies directed to Secondary Plans.
1.8	Energy and Air Quality	
1.8.1	<p>Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:</p> <ol style="list-style-type: none"> promote compact form and a structure of nodes and corridors; promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed; 	<ul style="list-style-type: none"> Section 4.9 of the Official Plan provides policy directing the design of communities. Section 4.9 of the Official Plan is generally consistent with this section of the PPS.

	<p>c) focus employment, commercial and other travel-intensive land uses on sites which are served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future;</p> <p>d) improves the mix of employment and housing uses to shorten commute journeys and decrease transpiration congestion; and</p> <p>e) promote design and orientation which maximizes the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.</p>	
1.8.2	Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible.	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan.
1.8.3	Alternative energy systems and renewable energy systems shall be permitted in settlement areas, rural areas and prime agricultural areas in accordance with provincial and federal requirements. In rural areas and prime agricultural areas, these systems should be designed and constructed to minimize impacts on agricultural operations.	<ul style="list-style-type: none"> • A similar policy should be included, potentially in the Official Plan.

2.0	Wise Use and Management of Resources	
2.1	Natural Heritage	
2.1.1	Natural features and areas shall be protected for the long term.	<ul style="list-style-type: none"> • The current Official Plan generally implements this policy (2.3, 2.4, 3.5, 3.6)
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	<ul style="list-style-type: none"> • The current Official Plan generally implements this policy (2.3, 2.4, 3.5, 3.6)
2.1.3	Development and site alteration shall not be permitted in: <ul style="list-style-type: none"> a) significant habitat of endangered species and threatened species; b) significant wetlands in Ecoregions 5E, 6E and 7E; and c) significant coastal wetlands. 	<ul style="list-style-type: none"> • The Environmental Protection Area policies should be updated to better capture this policy.
2.1.4	Development and site alteration shall not be permitted in: <ul style="list-style-type: none"> a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E; b) significant woodlands south and east of the Canadian Shield; c) significant valleylands south and east of the Canadian shield; d) significant wildlife habitat; and e) significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. 	<ul style="list-style-type: none"> • The Environmental Protection Area policies should be updated to better capture this policy.
2.1.5	Development and site alterations shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan. • Mapping will be required.

2.1.6	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	<ul style="list-style-type: none"> Implemented through references to Section 6.3.4 of the Official Plan
2.1.7	Nothing in policy 2.1 is intended to limit the ability of existing agricultural uses to continue.	<ul style="list-style-type: none"> Implemented through Section 3.6.2.1 of the Official Plan
2.2	Water	
2.2.1	<p>Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <ol style="list-style-type: none"> a) using the watershed as the ecological meaningful scale for planning; b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; c) identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed; d) implementing necessary restrictions on development and site alteration to: <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water features, surface water features and sensitive ground water features, and their hydrologic functions; e) maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas; f) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and g) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. 	<ul style="list-style-type: none"> Implemented through conformity with the Regional Official Plan and the Lake Simcoe Protection Plan
2.2.2	Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measure and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	<ul style="list-style-type: none"> Implemented through conformity with the Regional Official Plan, Lake Simcoe Protection Plan, and Greenbelt Plan
2.3	Agriculture	
2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.	<ul style="list-style-type: none"> Generally, agricultural lands are identified and protected in the current Official Plan (3.9).
2.3.2	Planning authorities shall designate specialty crop areas in accordance with evaluation procedures established by the Province, as amended from time to time.	<ul style="list-style-type: none"> Implemented through conformity with the Greenbelt Plan and Regional Official Plan regarding the Holland Marsh.
2.3.3	Permitted Uses	

2.3.3.1	In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses. Proposed new secondary uses and agriculture related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.	<ul style="list-style-type: none"> • Permit appropriate primary and secondary uses in prime agricultural areas • The current Official Plan establishes some criteria for uses in the Agricultural Protection Area (3.9.3.7).
2.3.3.2	In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.	<ul style="list-style-type: none"> • The current Official Plan includes similar policy (3.9.3.1).
2.3.3.3	New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae	<ul style="list-style-type: none"> • Through-out the current Official Plan, compliance with the minimum distance separation formulae is required.
2.3.4 Lot Creation and Lot Adjustments		
2.3.4.1	<p>Lot creation in prime agricultural areas is discouraged and may only be permitted for:</p> <ul style="list-style-type: none"> a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways. 	<ul style="list-style-type: none"> • Sections 7.5.2.4 and 7.5.2.5 of the current Official Plan contain policies consistent with this section of the PPS.
2.3.4.2	Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons	<ul style="list-style-type: none"> • Implemented through Section 7.5.2.1(a) of the Official Plan
2.3.4.3	The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)	<ul style="list-style-type: none"> • Include a similar policy in the Official Plan for the purpose of clarification.
2.3.5 Removal of Land from Prime Agricultural Areas		
2.3.5.1	<p>Planning authorities may only exclude land from prime agricultural areas for:</p> <ul style="list-style-type: none"> a) expansions of or identification of settlement areas in accordance with policy 1.1.3.9; b) extraction of mineral, petroleum resources and mineral aggregate resources in accordance with policies 2.4 and 2.5; and c) limited non-residential uses, provided that: <ul style="list-style-type: none"> 1. the land does not comprise a specialty crop area; 2. there is a demonstrated need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; 3. there are no reasonable alternative locations which avoid prime agricultural areas; and 4. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. 	<ul style="list-style-type: none"> • Policy implementation within the Official Plan is not necessary.

2.3.5.2	Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.	<ul style="list-style-type: none"> • Policies in current Official Plan are consistent with this section of the PPS (3.9.3.6, 3.9.3.7)
2.5	Mineral Aggregate Resources	
2.5.1	Mineral aggregate resources shall be protected for long-term use.	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11.3.3)
2.5.2	Protection of Long-Term Resource Supply	
2.5.2.1	As much of the mineral aggregate resource as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability designation or licensing for extraction of mineral aggregate resources locally or elsewhere.	<ul style="list-style-type: none"> • The Official Plan does not need to contain a similar policy in order to be consistent with the PPS.
2.5.2.2	Extraction shall be undertaken in a manner which minimizes social and environmental impacts.	<ul style="list-style-type: none"> • A similar policy should be included in Section 3.11 of the Official Plan
2.5.2.3	The conservation of mineral aggregate resources should be promoted by making provisions for the recovery of these resources, wherever feasible.	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)
2.5.2.4	Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)
2.5.2.5	In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to the resource shall only be permitted if: <ul style="list-style-type: none"> a) resource use would not be feasible; or b) the proposed land use or development services a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed. 	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)
2.5.3	Rehabilitation	
2.5.3.1	Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)
2.5.4	Extraction in Prime Agricultural Areas	
2.5.4.1	In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site shall be carried out so that substantially the same areas and same average soil quality for agriculture are restored.	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)
	On these prime agricultural lands, complete agricultural rehabilitation is not required if:	<ul style="list-style-type: none"> • The current Official Plan contains comparable policy (3.11)

	<p>a) there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p> <p>b) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and</p> <p>c) agricultural rehabilitation in remaining areas is maximized.</p>	
2.5.5	Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants	
2.5.5.1	Wayside pads and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incapable with extraction and associated activities.	<ul style="list-style-type: none"> The current Official Plan contains comparable policy (3.11)
2.6	Cultural Heritage and Archaeology	
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	<ul style="list-style-type: none"> The current Official Plan contains comparable policy (4.8)
2.6.2	Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential of the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.	<ul style="list-style-type: none"> The current Official Plan contains comparable policy (4.8)
2.6.3	Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.	<ul style="list-style-type: none"> The current Official Plan contains comparable policy (4.8)

3.0	Protecting Public Health and Safety	
	Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.	<ul style="list-style-type: none"> Section 3.4.1 of the Official Plan identifies the types of hazard lands that may be present in the Town and limits development in those areas.
3.1	Natural Hazards	
3.1.1	Development shall generally be directed to areas outside of:	<ul style="list-style-type: none"> Section 3.4.1 of the Official Plan identifies the types of hazard lands that may be

	<p>a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p> <p>b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c) hazardous sites.</p>	<p>present in the Town and limits development in those areas.</p>
3.1.2	<p>Development and site alteration shall not be permitted within:</p> <p>a) the dynamic beach hazard;</p> <p>b) defined portions of the one hundred year flood level along connecting channels (the St. Mary's, St Clair, Detroit, Niagara and St. Lawrence Rivers);</p> <p>c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and</p> <p>d) a floodway regardless of whether the area of inundations contains high points of land not subject to flooding.</p>	<ul style="list-style-type: none"> • Section 3.6.3.11 of the Official Plan limits development within areas prone to flooding. • Should identify flood elevation and direct zoning.
3.1.3	<p>Despite policy 3.1.2, development and site alteration may be permitted in certain areas identified in policy 3.1.2:</p> <p>a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the site specific policies or boundaries applying to a Special Policy Area, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or</p> <p>b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<ul style="list-style-type: none"> • Section 3.6.3.11 of the Official Plan identifies appropriate structures within a floodway.
3.1.4	<p>Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:</p> <p>a) an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion;</p> <p>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 flood proofing measures and/or protection works and/or erosion; and</p> <p>c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</p>	<ul style="list-style-type: none"> • Section 3.4.1 of the current Official Plan could be expanded to specifically address these types of uses and their relationship to hazard lands.
3.1.5	<p>Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.</p>	<ul style="list-style-type: none"> • The two zone concept is not anticipated to be implemented at this time.
3.1.6	<p>Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:</p>	<ul style="list-style-type: none"> • The Official Plan does not require similar policy in order to be consistent with the PPS.

	<p>a) development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;</p> <p>b) vehicles and people have a way of safely entering and existing the area during times of flooding, erosion and other emergencies;</p> <p>c) new hazards are not created and existing hazards are not aggravated; and</p> <p>d) no adverse environmental impacts will result.</p>	
3.2	Human-Made Hazards	
3.2.2	Contaminated sites shall be remediate as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan to ensure contaminated sites are remediated if discovered.

Appendix 2

Greenbelt Plan

Section	Greenbelt Plan	Comments on Official Plan Implementation
3.3.2	<p>Parkland, Open Space and Trail Policies</p> <p>The Province should, in partnership with municipalities, conservation authorities, non-government organizations, and other interested parties:</p> <ol style="list-style-type: none"> 1. Encourage the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and to support the connectivity of the Natural Heritage System; 2. Encourage the development of a trail plan and a coordinated approach to trail planning and development in the Greenbelt to enhance key existing trail networks and to strategically direct more intensive activities away from sensitive landscapes; and 3. Promote good stewardship practices for public and private lands within the Greenbelt, including clear demarcation of where public access is permitted. 	<ul style="list-style-type: none"> • Generally implemented in the current Official Plan Environmental Protection and Trail System policies.
3.3.3	<p>Municipal Parkland, Open Space and Trail Strategies</p> <p>For all lands falling within the Protected Countryside, municipalities should:</p> <ol style="list-style-type: none"> 1. Provide for a full range of publicly accessible, built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based activities; 2. Develop and incorporate strategies (such as community-specific levels of provision) into official plans to guide the adequate provision of municipal recreation facilities, parklands, open space areas and trails; 3. Include the following considerations in municipal parkland and open space strategies: <ol style="list-style-type: none"> a) Providing for open space areas for current and future populations and promoting stewardship of open space areas; b) Providing facilities, parklands, open space areas and trails that particularly support an active, healthy community lifestyle; c) Identifying key areas or sites for the future development of major facilities that avoid sensitive landscapes; d) Identifying and targeting under-serviced areas for improved levels of protection; and e) Protecting the recreation and tourism values of waterfront areas as a high priority; and 4. Include the following considerations in municipal trail strategies: <ol style="list-style-type: none"> a) Preserving the continuous integrity of corridors (e.g. abandoned railway rights-of-way and utility corridors); b) Planning trails on a cross-boundary basis to enhance interconnectivity where practical; c) Incorporating the existing system of parklands and trails where practical; d) Restricting trail uses that are inappropriate to the reasonable capacity of the site (notwithstanding the ability to continue existing trails/uses); e) Providing for multi-use trail systems which establish a safe system for both motorized and non-motorized uses; f) Supporting and ensuring compatibility with agriculture; and g) Ensuring the protection of the sensitive key natural heritage features and key hydrologic features and functions of the landscape. Provincial parks and conservation authority lands are also important components in the development of parkland, open space and trail strategies. Ongoing management of these lands for publicly accessible recreation, in keeping with environmental management plans and strategies for such areas and the policies of this Plan, is important in providing access to this system. Where geographic-specific park or public land management plans exist, municipalities, agencies and other levels of government must consider such plans when making decisions on land use or infrastructure proposals. 	<ul style="list-style-type: none"> • A policy protecting and promoting the tourism/recreational value of the waterfront should be included in the Official Plan.
3.4	<p>Settlement Areas</p> <p>3.4.2 Town/Village Policies</p> <ol style="list-style-type: none"> 2. Municipalities are encouraged to continue their efforts to support the long-term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally based 	<ul style="list-style-type: none"> • Addressed in Secondary Plans. • Need to consider rounding out of hamlets.

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	<p>sewage and water services.</p> <p>5. At the 10-year Greenbelt Plan review period, modest settlement area expansions may be possible for Towns/Villages, provided the proposed growth:</p> <ol style="list-style-type: none"> Is on municipal sewage and water services; Would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis; Complies with any applicable watershed plan; Does not extend into the Natural Heritage System; Does not extend into specialty crop areas; and Appropriately implements the requirements of any other provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations. 	
3.4.3	<p>Hamlet Policies</p> <p>For lands within Hamlets in the Protected Countryside, the following policies shall apply:</p> <ol style="list-style-type: none"> Hamlets, as identified in municipal official plans and within their approved boundaries as they existed on the date this Plan came into effect, continue to be governed by municipal official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the external connections policies of section 3.2.5. This Plan permits infill and intensification of Hamlets subject to appropriate water and sewage services. Outside of specialty crop areas, minor rounding out of Hamlet boundaries at the time of municipal conformity is also permitted in keeping with the character of the Hamlet. This rounding out is only permitted subject to the infrastructure policies contained in section 4.2 of this Plan and municipal official plans. 	<ul style="list-style-type: none"> The Official Plan currently contains similar policy. Need to consider rounding out of hamlets.
4.1	<p>General Policies for the Protected Countryside</p>	
4.1.2	<p>Recreational Use Policies</p> <p>In addition to the non-agricultural use policies of section 4.1.1, recreational uses are also subject to the following policies:</p> <ol style="list-style-type: none"> Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses. An application to establish or expand a major recreational use in the Natural Heritage System will be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping, and construction measures that: <ol style="list-style-type: none"> Maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage features or key hydrologic features; Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition; Minimize the application and use of pesticides and fertilizers; and Locate new natural self-sustaining vegetation in areas that maximize the ecological value of the area. An application to expand or establish a major recreational use shall be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets. Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within key natural heritage features and key hydrologic features; however, the negative impacts on these features should be minimized. 	<ul style="list-style-type: none"> Parkland Area policies of the Official Plan will need some revision to better implement this policy. Policies for future applications need to be included.
4.1.3	<p>Shoreline Area Policies</p> <p>The shorelines of Lake Ontario, Lake Simcoe, and Lake Scugog and other inland lakes contain substantial amounts of both seasonal and permanent residential development. The shoreline areas of lakes (including the littoral zones) are particularly important and sensitive given the key natural heritage features and functions and because of the connectivity that shorelines provide for flora and fauna. For shoreline areas falling within the Protected Countryside, the following policies shall apply:</p>	<ul style="list-style-type: none"> A similar policy should be included in the Official Plan. Will be implemented with Lake Simcoe Protection. Need to consider if shoreline designation will be rounded out in this process.

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	<ol style="list-style-type: none"> 1. For the purposes of this Plan, shoreline areas are those areas where concentrations of existing or approved shoreline development are currently zoned and/or designated in municipal official plans, as of the date this Plan came into effect. 2. Subject to any municipal and agency planning requirements, minor rounding out, infill development, redevelopment and resort development is permitted in shoreline areas along Lake Ontario, Lake Simcoe, Lake Scugog and other inland lakes, subject to the following criteria: <ol style="list-style-type: none"> a) Municipalities and conservation authorities shall ensure that the development is integrated with existing or proposed parks and trails and/or does not constrain ongoing or planned stewardship and remediation efforts; b) The Natural System policies of section 3.2 of this Plan are applied; c) To the extent possible, such development enhances the ecological features and functions in shoreline areas; d) Proposals for land use conversions, redevelopments and/or resort development shall: <ol style="list-style-type: none"> i. Establish or increase the extent and width of a vegetation protection zone along a shoreline to a minimum of 30 metres; ii. Increase or expand the extent of fish habitat in the littoral zone; iii. Minimize erosion, sedimentation and the introduction of nutrient or other pollutants and promote planning, design and construction practices that maintain or improve water quality; iv. Improve the efficiency of sewage disposal facilities in order to reduce nutrient inputs to groundwater and the lake; and v. Integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the shoreline as both wildlife habitat and a movement corridor; and e) The capacity of the receiving water body shall be determined considering inputs from both existing and approved development and available capacity shall be demonstrated. Such proposals shall comply with any relevant watershed or subwatershed study and in the case of Lake Simcoe, any such analysis must be considered in the context of the Lake Simcoe Environmental Management Strategy. 	
4.2.1	<p>General Infrastructure Policies</p> <p>For lands falling within the Protected Countryside, the following policies shall apply:</p> <ol style="list-style-type: none"> 1. 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 Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives: <ol style="list-style-type: none"> a) It supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders. 2. The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, are subject to the following: <ol style="list-style-type: none"> a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure; b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt; c) Where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for southern Ontario established by Greenbelt and any provincial growth management initiatives are supported and reinforced; d) New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative; and e) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key natural heritage feature or key hydrologic feature, including related landform features, 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. 	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan in Infrastructure/Utilities.

Section	Greenbelt Plan	Comments on Official Plan Implementation
4.2.2	<p>Sewage and Water Infrastructure Policies</p> <ol style="list-style-type: none"> 1. Proposals for infrastructure within or crossing the Protected Countryside shall demonstrate that: <ol style="list-style-type: none"> a) Sewage and water servicing can be provided in a manner that does not negatively impact ecological features and functions, quality and quantity of ground and surface water, including stream baseflow, and is sufficient to accommodate the proposed use(s); b) Applicable recommendations, standards or targets within watershed plans and water budgets are reflected; and c) Any sewage and water servicing installation is planned, designed and constructed to minimize surface and groundwater disruption. 7. In the siting of new municipal and other wells, consideration shall be given to the location of vulnerable areas. 	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan.
4.2.3	<p>Stormwater Management Infrastructure Policies</p> <p>In addition to the above general infrastructure policies and the settlement area policies of section 3.4, the following policies apply to stormwater management infrastructure proposals:</p> <ol style="list-style-type: none"> 1. Storm water management ponds are prohibited in key natural heritage features or key hydrologic features or their vegetation protected zones, except for those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario. In these areas, naturalized stormwater management ponds are permitted provided they are located a minimum of 30 metres away from the edge of the river/stream and in the vegetation protection zones of any abutting key natural heritage features or key hydrologic features. 2. Applications for development and site alteration in the Protected Countryside shall be accompanied by a storm water management plan which demonstrates that: <ol style="list-style-type: none"> 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 structures 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. 3. 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: <ol style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan.
4.5	<p>Existing Uses</p> <p>For lands falling within the Protected Countryside, the following policies shall apply:</p> <ol style="list-style-type: none"> 1. All existing uses lawfully used for such purpose on the day before the Greenbelt Plan comes into force are permitted. 2. Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed. 3. Outside of settlement areas, expansions to existing buildings and structures, accessory structures and uses, and/or conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration of the following: <ol style="list-style-type: none"> a) Notwithstanding section 4.2.2.6, new municipal services are not required; and b) The use does not expand into key natural heritage features and key hydrologic features, unless there is no other alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure. 4. Expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, may be considered within key 	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan, and would add clarity to the current Greenlands structure in the Official Plan. • OP should establish how zoning will implement these policies.

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	<p>natural heritage features and key hydrologic features if it is demonstrated that:</p> <ol style="list-style-type: none"> a) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and b) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible. <p>5. Expansion, maintenance and/or replacement of existing infrastructure is permitted, subject to the infrastructure policies of section 4.2.</p>	
4.6	<p>Lot Creation</p> <p>For lands falling within the Protected Countryside, the following policies shall apply:</p> <ol style="list-style-type: none"> 1. Lot creation is permitted in the Protected Countryside for the range of uses permitted by the policies of this Plan. 2. Lot creation is also permitted in the following circumstances: <ol style="list-style-type: none"> a) Acquiring land for infrastructure purposes, subject to the infrastructure policies of section 4.2; b) Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling in specialty crop or prime agricultural areas; and 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. 3. More specifically, within the specialty crop area and prime agricultural area, lot creation is permitted for: <ol style="list-style-type: none"> a) Agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 40 acres within specialty crop area and 100 acres within prime agricultural areas; b) Existing and new agriculture-related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use; c) The severance of a residence surplus to a farming operation as a result of a farm consolidation, which residence was an existing use as of the date this Plan came into force, provided that the planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered; or d) The surplus dwelling policy in 4.6.3 (c) also applies to rural areas as defined by municipal official plans. The severance should be limited to the minimum size needed to accommodate the dwelling, including existing and reserve areas for individual sewage and water services. 	<ul style="list-style-type: none"> • The consent policies of the Official Plan should be updated to better reflect the requirements of this section (minimum parcel size for agriculture, non-profit conservation). • Matches Regional Policies.

Appendix 3

Lake Simcoe Protection Plan

Section	Lake Simcoe Protection Plan	Implementation Comments
4.1-DP	For a proposed settlement area expansion, establishment of a new settlement area or a development proposal outside of a settlement area that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the Planning Act or the Condominium Act, 1998.	Any boundary expansion proposed as part of this Official Plan update could not require an increase to existing sewage treatment plant capacity.
4.3-DP	No new municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless: <ul style="list-style-type: none"> a. the new plant is intended to replace an existing municipal sewage treatment plant; or b. the new sewage treatment plant will provide sewage services to, <ul style="list-style-type: none"> i. a development that is on partial services, or ii. a development where one or more subsurface sewage works or on-site sewage systems are failing. 	Regional issue.
4.4-DP	No new non-municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless the person applying to establish the plant can demonstrate that: <ul style="list-style-type: none"> a. the plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or b. the undertaking that the plant will serve will not add phosphorous loadings to the Lake Simcoe watershed. 	Include a similar policy in the infrastructure policies of the Official Plan.
4.7-DP	Municipalities shall incorporate into their official plans policies related to reducing stormwater runoff volume and pollutant loadings from <i>major development</i> and <i>existing settlement areas</i> including policies that: <ul style="list-style-type: none"> a. encourage implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls; b. encourage the implementation of innovative stormwater management measures; c. allow for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds; d. support implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and e. support implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls. 	Update the current stormwater management requirements of the Official Plan (5.5.1.3).
4.8-DP	An application for <i>major development</i> shall be accompanied by a stormwater management plan that demonstrates: <ul style="list-style-type: none"> a. consistency with stormwater management master plans prepared under policy 4.5, when completed; b. consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed; c. an <i>integrated treatment train approach</i> 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, how the loadings shall be minimized. 	Update the current stormwater management requirements of the Official Plan (5.5.1.3).
4.15-DP	Subject to other policies of the Plan, 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: <ul style="list-style-type: none"> a. a proposal for an on-site sewage system or subsurface sewage works that would serve an agricultural use, an agricultural-related use or a public open space; 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 applicable zoning by-law, as of the effective date of the 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 applicable zoning by-law, as of the effective date of the Plan. 	Include a similar policy in the infrastructure policies of the Official Plan.
4.20-DP	Municipalities shall ensure that the following measures are incorporated into subdivision agreements and site plan agreements: <ul style="list-style-type: none"> a. keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out <i>development</i> activity; b. removal of vegetation shall not occur more than 30 days prior to grading or construction; c. put in place structures to control and convey runoff; 	Update the subdivision and site plan subsections of the Implementation section with the agreement contents.

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	<p>d. minimize sediment that is eroded offsite during construction; e. seed exposed soils once construction is complete and seasonal conditions permit; and f. ensure erosion and sediment controls are implemented effectively.</p>	
5.6-DP	<p>An application to establish or expand a <i>major recreational use</i> shall be accompanied by a recreation water use plan that demonstrates: a. water use for maintenance or snow-making or both are kept to a minimum; b. grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable; c. crossings of intermittent and <i>permanent streams</i> are kept to a minimum; d. water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable; e. water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable; f. other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and g. stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.</p>	Update Commercial Recreation Area designation policies to include these requirements regarding water conservation measures.
6.1-DP	<p>Subject to the other policies of the Plan, <i>development or site alteration</i> outside of <i>existing settlement areas</i> is not permitted in Lake Simcoe and within a related vegetation protection zone referred to in policy 6.2, except in relation to the following: a. Forest, fish, and wildlife management; b. Stewardship, conservation, restoration and remediation undertakings; c. <i>Existing uses</i> as set out in policy 6.45; d. Flood or erosion control projects but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered; e. Retrofits of existing <i>stormwater management works</i> (i.e. improving the provision of stormwater services to existing <i>development</i> in the watershed where no feasible alternative exists) but does not include the establishment of new <i>stormwater management works</i>; f. <i>Infrastructure</i>, 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 use; ii. natural heritage appreciation; iii. unserviced camping on public and institutional land; and iv. accessory uses to existing buildings or structures.</p>	Include a similar policy in the Official Plan.
6.2-DP	<p>The minimum vegetation protection zone in a <i>shoreline built-up area</i> is 30 metres from the <i>Lake Simcoe shoreline</i>, or larger if determined appropriate by an evaluation required by policy 6.3. The vegetation protection zone for the remaining <i>Lake Simcoe shoreline</i>, outside of <i>existing settlement areas</i> and outside of <i>shoreline built-up areas</i>, is 100 metres from the <i>Lake Simcoe shoreline</i>.</p>	Include a similar policy in the Official Plan.
6.3-DP	<p>Within <i>shoreline built-up areas</i>, an application for <i>development or site alteration</i> within 120 metres of the <i>Lake Simcoe shoreline</i> shall be accompanied by a natural heritage evaluation that satisfies the requirements of policy 6.26, unless the <i>development or site alteration</i> is for a purpose specified by policy 6.1.</p>	Include a similar policy in the Official Plan.
6.4-DP	<p>Subject to the other policies in this Plan, structures shall only be permitted in a vegetation protection zone along the <i>Lake Simcoe shoreline</i> 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.</p>	Include a similar policy in the Official Plan.
6.5-DP	<p>Outside of <i>existing settlement areas</i>, a proposal for <i>development or site alteration</i> within 240 metres of the <i>Lake Simcoe shoreline</i> must demonstrate that the <i>development or site alteration</i> will maintain and, to the extent feasible, enhance or restore functional wildlife movement corridors between any key natural heritage feature or key hydrologic features identified in policies 6.21 and 6.22 that is located along the <i>Lake</i></p>	Include a similar policy in the Official Plan.

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	<i>Simcoe shoreline</i> and from the <i>Lake Simcoe shoreline</i> to another key natural heritage feature or key hydrologic feature within 240 metres of the <i>Lake Simcoe shoreline</i> .	
6.6-DP	Subject to the other policies in this Plan, a <i>shoreline built-up area</i> may only be expanded to provide for minor rounding out of the area, and only in accordance with provincial plans and the PPS.	Any boundary expansion not to result in additional sewage treatment plant rated capacity increase. Similar to Growth Plan policy. –
6.7-DP	Significant alteration of the shore of Lake Simcoe or the shore of a fresh water estuary of a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purpose of stabilizing, protecting, restoring or rehabilitating the shore or the alteration will be undertaken by a public body and the project is consistent with the objectives of this Plan. A significant alteration of the shoreline includes any alteration that has an <i>adverse effect</i> on the <i>ecological functions</i> of the shoreline.	Include a similar policy in the Official Plan
6.8-DP	No structures, including boathouses, shall be permitted in Lake Simcoe, other <i>lakes</i> or in a <i>permanent or intermittent stream</i> if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a dwelling, or if the structure or its construction harmfully alters <i>fish habitat</i> . This policy does not prohibit drainage works such as those permitted under the <i>Drainage Act</i> , those required for <i>infrastructure</i> or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.	Include a similar policy in the Official Plan.
6.9-DP	The alteration of the shore of Lake Simcoe, other <i>lakes</i> or any <i>permanent or intermittent stream</i> for the purpose of establishing or altering drainage works such as those works under the <i>Drainage Act</i> , <i>infrastructure</i> or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, <i>bioengineering</i>) that maintain the natural contour of the shoreline will be used where practical, and a vegetative <i>riparian area</i> will be established to the extent feasible. In relation of such works, lands used for agricultural purposes do not require the establishment of a vegetative <i>riparian area</i> if the land is, and will continue to be, used for agricultural purposes.	Include a similar policy in the Official Plan.
6.10-DP	Where, in accordance with the policies of the Plan, <i>development</i> or <i>site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i> , other <i>lakes</i> in the <i>Lake Simcoe watershed</i> , or any <i>permanent or intermittent stream</i> or a <i>wetland</i> , the <i>development</i> or <i>site alteration</i> should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.	Include a similar policy in the Official Plan.
6.11-DP	Where, in accordance with the policies of this Plan, a proposal for <i>development</i> or <i>site alteration</i> is permitted within 30 metres of the <i>Lake Simcoe shoreline</i> , other <i>lakes</i> in the <i>Lake Simcoe watershed</i> , or a <i>permanent or intermittent stream</i> or <i>wetland</i> outside of settlement areas and the Greenbelt area and Oak Ridges Moraine area, the proposal for <i>development</i> or <i>site alteration</i> shall comply with the following where applicable: a. maintain, and where possible, increase or improve <i>fish habitat</i> in the Lake, stream or <i>wetland</i> , and any adjacent <i>riparian areas</i> ; b. to the extent possible, enhance the ecological features and functions associated with the Lake, stream or <i>wetland</i> ; c. minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and d. integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both <i>wildlife habitat</i> and a movement corridor.	Include a similar policy in the Official Plan.
6.13-DP	Upon completion of the shoreline management strategy, municipal official plans shall be amended to ensure they are consistent with the recommendations of the strategy.	Are there applicable shoreline plans for Georgina?
6.33-DP	An application for <i>development</i> or <i>site alteration</i> shall, where applicable: a. increase or improve <i>fish habitat</i> in streams, <i>lakes</i> and <i>wetlands</i> , and any adjacent <i>riparian areas</i> ; b. include landscaping and habitat restoration that increase the ability of native plants and animals to use <i>valleylands</i> or <i>riparian areas</i> as <i>wildlife habitat</i> 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, <i>lakes</i> and <i>wetlands</i> ; and d. establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.	Include a similar policy in the Official Plan.
6.34-Dp	Where, through an application for <i>development</i> or <i>site alteration</i> , a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as <i>natural self-sustaining vegetation</i> .	Include a similar policy in the Official Plan.
6.36-DP	A significant groundwater recharge area is an area identified, a. as a significant groundwater recharge area by any public body for the purposes of implementing the PPS; b. as a significant groundwater recharge area in the assessment report required under the <i>Clean Water Act, 2006</i> for the Lake Simcoe and	Current Official Plan identifies aquifer and recharge areas. Improved mapping using Conservation Authority mapping to be included in O.P.

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	Couchiching/Black River Source Protection Area; or c. by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policy 6.37.	
6.38-DP	Once identified, municipalities shall incorporate significant groundwater recharge areas into their official plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.	Include a policy in the Aquifer and Recharge Area section to protect, improve or restore the quality and quantity of ground water.
6.39-DP	Outside of the Oak Ridges Moraine area, urban <i>settlement area</i> expansions should avoid significant groundwater recharge areas.	Need not be included in the Official Plan to be full and properly implemented.
6.40-DP	Outside of the Oak Ridges Moraine area, an application for <i>major development</i> within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.	Policy 3.8.2.1 of the Official Plan could be clarified by requiring an Environmental Impact Statement, which includes a hydrogeology component per Section 6.3.4.2 of the Official Plan.
6.45-DP	Where a policy in this Chapter permits <i>development</i> or <i>site alteration</i> in relation to <i>existing uses</i> , the following policies apply: a. All <i>existing uses</i> lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted; b. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect; c. The <i>development</i> permitted in b., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally <i>existing uses</i> which bring the use more into conformity with this Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the <i>Lake Simcoe shoreline</i> , unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure; d. The <i>expansion</i> to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the <i>Lake Simcoe shoreline</i> , if it is demonstrated that: i. there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and, ii. the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible. e. Expansion, maintenance or replacement of existing <i>infrastructure</i> is permitted.	Update the existing non-conforming use policies of the Official Plan to address Key Natural Heritage Features and Key Hydrogeologic features. Incorporate “no alternative” wording.
7.13-HR	When approving a <i>development</i> along the <i>Lake Simcoe shoreline</i> , municipalities shall ensure that public access to the Lake is maintained.	Include a similar policy in the Official Plan, add as an Objective in Section 2.4 (Lake Simcoe and its tributaries).
7.14-HR	Where, in accordance with the policies of the Plan, <i>development and site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i> or a <i>permanent or intermittent stream</i> or a <i>wetland</i> , the <i>development or site alteration</i> will be integrated with existing or proposed parks and trails to the extent feasible.	Include a similar policy in the Official Plan.
8.4-DP	Municipal official plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations.	Subwatershed assessments for Keswick Creeks; Georgina Creeks; Black River; West Holland; Jacksons Point Creeks; Pefferlaw Brook; and, Maskinonge apply.

Appendix 4
Growth Plan for the Greater
Golden Horseshoe

Section	Growth Plan for the Greater Golden Horseshoe	Comments on Official Plan Implementation
2.2.2	<p>Managing Growth</p> <ol style="list-style-type: none"> 1. Population and employment growth will be accommodated by – <ol style="list-style-type: none"> a) directing a significant portion of new growth to the built-up areas of the community through intensification b) focusing intensification in intensification areas c) building compact, transit-supportive communities in designated greenfield areas d) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments e) providing convenient access to intra- and inter-city transit f) ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness g) planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling h) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services i) directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas j) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services k) prohibiting the establishment of new settlement areas. 	<ul style="list-style-type: none"> • The Official Plan currently implements this section, predominately through its Secondary Plans and its transportation policies.
2.2.3	<p>General Intensification</p> <ol style="list-style-type: none"> 1. By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area. 2. If at the time this Plan comes into effect, an upper- or single-tier municipality is achieving a percentage higher than the minimum intensification target identified in policy 2.2.3.1, this higher percentage will be considered the minimum intensification target for that municipality. 3. If at the time this Plan comes into effect, an upper- or single-tier municipality has established in its official plan an intensification target that is higher than the minimum intensification target identified in policy 2.2.3.1, this higher target will be considered the minimum intensification target for that municipality. 5. The Minister of Infrastructure, in consultation with affected municipalities will verify and delineate the built boundary. 6. All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will – <ol style="list-style-type: none"> a) be based on the growth forecasts contained in Schedule 3, as allocated to lower-tier municipalities in accordance with policy 5.4.2.2 b) encourage intensification generally throughout the built-up area c) identify intensification areas to support achievement of the intensification target d) incorporate the built boundary delineated in accordance with Policy 2.2.3.5 e) recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification f) facilitate and promote intensification g) identify the appropriate type and scale of development in intensification areas h) include density targets for urban growth centres where applicable, and minimum density targets for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the Government of Ontario 	<ul style="list-style-type: none"> • Intensification targets should be included in the Official Plan section indicating the components of Secondary Plans or as a general policy.

Section	Growth Plan for the Greater Golden Horseshoe	Comments on Official Plan Implementation
	<p>i) plan for a range and mix of housing, taking into account affordable housing needs</p> <p>j) encourage the creation of secondary suites throughout the built-up area.</p> <p>7. All intensification areas will be planned and designed to –</p> <p>a) cumulatively attract a significant portion of population and employment growth</p> <p>b) provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods</p> <p>c) provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places</p> <p>d) support transit, walking and cycling for everyday activities</p> <p>e) generally achieve higher densities than the surrounding areas</p> <p>f) achieve an appropriate transition of built form to adjacent areas.</p>	
2.2.6	<p>Employment Lands</p> <p>1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.</p> <p>2. Municipalities will promote economic development and competitiveness by –</p> <p>a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses</p> <p>c) planning for, protecting and preserving employment areas for current and future uses</p> <p>d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.</p> <p>5. Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that –</p> <p>a) there is a need for the conversion</p> <p>b) the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan</p> <p>c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan</p> <p>d) there is existing or planned infrastructure to accommodate the proposed conversion</p> <p>e) the lands are not required over the long term for the employment purposes for which they are designated</p> <p>f) cross-jurisdictional issues have been considered.</p> <p>For the purposes of this policy, major retail uses are considered non-employment uses.</p>	<ul style="list-style-type: none"> • A policy similar to Section 2.2.6.5 should be included in the Official Plan. • Need policy to address existing Rural Employment Areas.
2.2.7	<p>Designated Greenfield Areas</p> <p>1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –</p> <p>a) contributes to creating complete communities</p> <p>b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services</p> <p>c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods</p> <p>d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.</p> <p>2. The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.</p>	<ul style="list-style-type: none"> • This policy would be best implemented through the Secondary Plans.

Section	Growth Plan for the Greater Golden Horseshoe	Comments on Official Plan Implementation
	<p>3. This density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following features where the features are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development in the features: wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat, and fish habitat. The area of the features will be defined in accordance with the applicable provincial plan or policy statement that prohibits development in the features.</p> <p>6. Municipalities will develop and implement official plan policies, including phasing policies, and other strategies, for designated greenfield areas to achieve the intensification target and density targets of this Plan.</p>	
2.2.8	<p>Settlement Boundary</p> <p>2. A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –</p> <ul style="list-style-type: none"> a) sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available: <ul style="list-style-type: none"> i. within the regional market area, as determined by the upper- or single-tier municipality, and ii. within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this Plan b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a) c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan d) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner f) in prime agricultural areas: <ul style="list-style-type: none"> i. the lands do not comprise specialty crop areas ii. there are no reasonable alternatives that avoid prime agricultural areas iii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas g) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible 	<ul style="list-style-type: none"> • A similar policy should be included in the Official Plan.
2.29	<p>Rural Areas</p> <ol style="list-style-type: none"> 1. Rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses. 2. Development outside of settlement areas, may be permitted in rural areas in accordance with Policy 2.2.2.1(i). 3. New multiple lots and units for residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in a municipal official plan, as of the effective date of this Plan. 4. For lands within the Greenbelt Area, the applicable policies in the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans apply. 	<ul style="list-style-type: none"> • A policy that clarifies what the growth expectations are for the Maple Lake Estates, Rural, Hamlet, and Shoreline areas should be included in the Official Plan. Preliminary calculations indicate an approximate 1,850 person increase by 2031 in these areas.

Appendix 5
York Region Official Plan

1.2.2	A minimum of 40% residential intensification within the built-up area.	
York ROP		
Section	Greenlands System	Comments on Official Plan Implementation
2.1.9	That <i>development</i> and <i>site alteration</i> be prohibited within the Regional Greenlands System and that <i>development</i> and <i>site alteration</i> applications within 120 metres of the Regional Greenlands System shall be accompanied by an <i>environmental impact study</i> . The requirement for, content and scope of the study will be determined through the pre-consultation meeting and a terms of reference shall be submitted to the approval authority early in the application process. The <i>environmental impact study</i> shall also address any requirements of the local municipality. Within the Oak Ridges Moraine, the Greenbelt and the <i>Lake Simcoe watershed</i> , <i>environmental impact studies</i> shall meet the requirements of those Plans.	<p>This policy should be added to the existing Greenland policies in Section 3.5 of the Current Official Plan.</p> <p>Necessary modifications should be made to Section 3.6, especially 3.6.1 being the permitted uses within an Environmental Protection Area 1, which currently includes “single detached dwelling”. Site Plan control should be used to ensure implementation of this policy.</p>
2.1.10	<p>That notwithstanding policy 2.1.9, within the Regional Greenlands System, the following uses may be permitted subject to meeting the requirements of applicable Provincial Plans:</p> <ul style="list-style-type: none"> a. stormwater management systems/facilities, and passive recreational uses, such as non-motorized trails and community gardens in accordance with an approved <i>environmental impact study</i> which demonstrates that they can be constructed without negative impact, and a Greenlands System Plan, as required in policy 2.1.11 of this Plan; b. legally existing land uses, that conform with in-force local official plans, zoning by-laws and <i>Ministerial Zoning Orders</i>, at the time this Plan is approved, may be permitted to continue to the extent provided for in local official plans, zoning by-laws and <i>Ministerial Zoning Orders</i>; c. the full range of existing and new <i>agricultural, agricultural related</i> and <i>secondary agricultural uses</i> and <i>normal farm practices</i> is permitted; d. new buildings or structures for <i>agriculture, agricultural-related</i> and <i>secondary agricultural uses</i> subject to Section 2.2 of this Plan; and, e. new infrastructure required to service the community including water and wastewater systems, and streets if: <ul style="list-style-type: none"> i. no other reasonable alternative location exists and if an approved <i>environmental impact study</i> demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the Greenbelt Plan, where applicable; or, ii. authorized through an <i>Environmental Assessment</i>. 	<p>Section 3.6 of the Official Plan currently anticipates a range of uses within the Core, Corridors, and Links, whereas the ROP prohibits development and site alteration, and allows development and site alteration within 120m if certain conditions are met. A similar approach should be taken.</p>
2.1.11	To require a Greenlands System Plan as a component of secondary plans that is consistent with policy 5.6.14 of this Plan.	A list of secondary plan components should be included in the Current Official Plan under Section 3.19.
2.1.12	That infrastructure design and construction be sensitive to the features and functions of the greenlands system, and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid <i>key natural heritage features</i> and <i>key hydrologic features</i> where possible and shall be subject to the policies of applicable	A similar policy should be included either in Section 3.5 (Greenlands System) of the Current Official Plan or Section 5 (Servicing and Infrastructure).

	Provincial Plans.	
2.1.13	That the planning, design and construction of infrastructure projects within the Regional Greenlands System shall enhance the Regional Greenlands System, including providing passive recreational amenities and environmental restoration where appropriate.	A similar policy should be included either in Section 3.5 (Greenlands System) of the Current Official Plan or Section 5 (Servicing and Infrastructure).
2.1.20	<p>To ensure that within the portions of the Regional Greenlands System that are identified as the Natural Heritage System of the Protected Countryside within the Greenbelt:</p> <ul style="list-style-type: none"> a. the full range of existing and new agricultural, agricultural related and secondary agricultural uses and normal farm practices is permitted; b. new buildings or structures for agriculture, agricultural-related and secondary agricultural uses are not subject to policy 2.1.20.c, but are subject to Section 2.2 of this Plan; c. new development or site alteration permitted by the Greenbelt Plan shall demonstrate that: <ul style="list-style-type: none"> i. there will be no negative effects on key natural heritage features or key hydrologic features or their functions; ii. 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; iii. 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, iv. the disturbed area of any site does not exceed 25%, and the impervious surface does not exceed 10%, of the total developable area, except where otherwise permitted within the Greenbelt Plan. With respect to golf courses, the disturbed area shall not exceed 40% of the site. d. where permitted non-agricultural uses are proposed within the Natural Heritage System of the Protected Countryside, applicants shall demonstrate that: <ul style="list-style-type: none"> i. at least 30% of the total developable area of the site will remain or be returned to natural self-sustaining vegetation; ii. connectivity between <i>key natural heritage features</i> or <i>key hydrologic features</i> located within 240 metres of each other is maintained or enhanced; and, iii. 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 setting. 	A similar policy should be included in Section 3.5 (Greenlands System) of the Current Official Plan.
2.1.21	<p>To prohibit batching/asphalt plants and new waste disposal sites within the Regional Greenlands System as identified on Map 2. Mineral aggregate operations or wayside pits or quarries are permitted within:</p> <ul style="list-style-type: none"> a. those portions of the Regional Greenlands System designated as Natural Linkage Area and Countryside Area on Map 1, excluding lands identified as an <i>Environmentally Significant Area</i> or <i>Life Science Area of Natural and Scientific Interest</i> on Map 3 of this Plan, and are subject to all 	A similar policy should be included in the Official Plan.

	<p>applicable provisions of the Oak Ridges Moraine Conservation Plan;</p> <p>b. the portions of the Regional Greenlands System within the Natural Heritage System of the Protected Countryside, and are subject to the applicable policies of the Greenbelt Plan; and,</p> <p>c. the portions of the Regional Greenlands System within the Protected Countryside but outside of the Natural Heritage System, subject to policy 2.2.4 of this Plan. Within this area, such uses are prohibited in:</p> <p>i. provincially significant wetlands; and,</p> <p>ii. the significant habitat of endangered or threatened species.</p>	
Natural Heritage		
2.2.1	<p>That key natural heritage features and key hydrologic features within York Region include:</p> <p>a. significant habitat of endangered and threatened species;</p> <p>b. fish habitat;</p> <p>c. wetlands;</p> <p>d. Life Science Areas and Earth Science Areas of Natural and Scientific Interest;</p> <p>e. Environmentally Significant Areas;</p> <p>f. significant valleylands;</p> <p>g. significant woodlands;</p> <p>h. significant wildlife habitat;</p> <p>i. sand barrens, savannahs and tallgrass prairies;</p> <p>j. lakes and their littoral zones;</p> <p>k. permanent and intermittent streams;</p> <p>l. kettle lakes;</p> <p>m. seepage areas and springs deemed vulnerable or sensitive surface water features; and,</p> <p>n. Lake Simcoe Shoreline.</p>	A similar policy should be included in the Official Plan.
2.2.4	<p>To prohibit development and site alteration within key natural heritage features, key hydrologic features, and adjacent lands, unless:</p> <p>a. it is demonstrated through a natural heritage evaluation, hydrological evaluation, or <i>environmental impact study</i> that the <i>development</i> or <i>site alteration</i> will not result in a negative impact on the natural feature or its ecological functions; or,</p> <p>b. authorized through an <i>Environmental Assessment</i>.</p>	Section 3.6 of the Official Plan should be modified to include a similar policy.

2.2.5	That an application for <i>development</i> and <i>site alteration</i> within 120 metres of a <i>key natural heritage feature</i> or <i>key hydrological feature</i> shall be accompanied by an <i>environmental impact study</i> . The requirement for, content and scope of the study will be determined through the preconsultation meeting and a terms of reference shall be submitted to the approval authority early in the application process. The <i>environmental impact study</i> shall also address any requirements of the local municipality. Within the Oak Ridges Moraine, the Greenbelt and the <i>Lake Simcoe watershed</i> , <i>environmental impact studies</i> and natural heritage and/or hydrologic evaluations shall meet the requirements of the applicable Provincial Plans.	A similar policy should be included in the Official Plan (expand beyond applying just to wetlands). Map Key Natural Heritage Features. Map Key Hydrologic Features. Define Environmental Impact Study requirements.
2.2.6	That passive recreational uses, such as trails, may be permitted within <i>key natural heritage features</i> and <i>key hydrologic features</i> and their associated <i>vegetation protection zones</i> subject to the requirements of policy 2.2.4 of this Plan and, if applicable, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the Lake Simcoe Protection Plan.	A similar policy should be included in the Official Plan.
2.2.8	That notwithstanding policy 2.2.4 of this Plan <i>development</i> and <i>site alteration</i> is not permitted within <i>fish habitat</i> except in accordance with federal and provincial requirements.	A similar policy should be included in the Official Plan. Map fish habitat if available.
2.2.10	That where a <i>woodland, wetland, or Life Science Area of Natural and Scientific Interest</i> identified for protection is located both within and outside the boundary of the Oak Ridges Moraine, the <i>Lake Simcoe watershed</i> , or the Natural Heritage System of the Protected Countryside in the Greenbelt, and more than 50% of the feature is located within that boundary, the <i>vegetation protection zone</i> that is most protective of the feature shall generally apply to the portion outside of the Provincial Plan area unless an <i>environmental impact study</i> demonstrates that a lesser buffer is appropriate. The <i>vegetation protection zone</i> outside of the Provincial Plan area shall not be less than that required by Section 2.2 of this Plan.	A similar policy could be included in the Official Plan.
Greenbelt and Lake Simcoe Features		
2.2.14	That notwithstanding policy 2.2.4 of this Plan, development or site alteration is not permitted in key natural heritage features and key hydrologic features or associated vegetation protection zone on the Oak Ridges Moraine, in the Greenbelt, and in the Lake Simcoe watershed, except as provided in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan.	A similar policy should be included in the Official Plan. Greenlands System Mapping to include vegetative protection zone.
2.2.16	That in the <i>Lake Simcoe watershed</i> , outside of existing settlement areas as defined by the Lake Simcoe Protection Plan, the <i>vegetation protection zone</i> shall be a minimum of 30 metres for <i>wetlands, significant woodlands, significant valleylands, permanent streams, intermittent streams</i> , lakes other than Lake Simcoe and natural areas abutting Lake Simcoe.	A similar policy should be included in the Official Plan. Need policy for existing buildings.
2.2.17	That the minimum <i>vegetation protection zone</i> for the Lake Simcoe Shoreline within a shoreline built-up area is 30 metres from the shoreline, and for areas of Lake Simcoe Shoreline outside of existing settlement areas, as defined in the Lake Simcoe Protection Plan, and outside of shoreline built-up areas, shall be 100 metres from the shoreline.	A similar policy should be included in the Official Plan.
2.2.18	That within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan, the <i>vegetation protection zone</i> shall be a minimum of 30 metres for <i>wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands</i> .	A similar policy should be included in the Official Plan. Map features.
2.2.19	That significant alteration of the Lake Simcoe Shoreline, or the shore of a fresh water estuary of a stream connected to Lake Simcoe, is not permitted except as provided in the Lake Simcoe Protection Plan.	A similar policy should be included in the Official Plan.

2.2.20	That an application for <i>development</i> or <i>site alteration</i> in the <i>Lake Simcoe watershed</i> that is within 120 metres of a <i>key natural heritage feature</i> , a <i>key hydrologic feature</i> or the Lake Simcoe Shoreline outside of existing settlement areas as defined by the Lake Simcoe Protection Plan, shall provide for the establishment and maintenance of natural self sustaining vegetation to the extent and width of the associated <i>vegetation protection zone</i> required by the policies of the Lake Simcoe Protection Plan, except in relation to uses and structures in the <i>vegetation protection zone</i> that are permitted by the policies of Chapter 6 of the Lake Simcoe Protection Plan.	A similar policy should be included in the Official Plan.
2.2.21	That outside existing settlement areas as defined by the Lake Simcoe Protection Plan, a proposal for <i>development</i> or <i>site alteration</i> within 240 metres of the Lake Simcoe Shoreline must demonstrate that it will maintain, enhance or restore functional wildlife movement corridors between <i>key natural heritage features</i> or <i>key hydrologic features</i> .	A similar policy should be included in the Official Plan. Should the 240 meter line be mapped?
2.2.22	That within the <i>Lake Simcoe watershed</i> , an application for <i>development</i> or <i>site alteration</i> within settlement and rural settlement areas, as defined by the Lake Simcoe Protection Plan, where applicable, shall: <ul style="list-style-type: none"> a. increase or improve <i>fish habitat</i> in streams, lakes and <i>wetlands</i>, and any adjacent riparian areas; b. include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors; c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and <i>wetlands</i>; and, d. establish or increase the extent and width of a self-sustaining <i>vegetation protection zone</i> adjacent to Lake Simcoe to a minimum of 30 metres where feasible. 	A similar policy should be included in the Official Plan. Review for consistent wording in the Greenbelt Plan.
2.2.23	That refinements to the extent or presence of <i>key natural heritage features</i> and <i>key hydrologic features</i> resulting from site-specific studies conducted in accordance with the requirements in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and updated information from the Province or the appropriate conservation authority, will not require an amendment to this Plan. However, where there is a boundary refinement to a <i>wetland</i> , <i>Life Science Area of Natural and Scientific Interest</i> , <i>Earth Science Area of Natural or Scientific Interest</i> , or significant habitat of <i>endangered or threatened species</i> , confirmation will be required from the Province prior to any <i>development</i> or <i>site alteration</i> occurring in these areas. In regard to changes to <i>Environmentally Significant Areas</i> , approval will be required from the appropriate conservation authority.	A similar policy should be included in the Official Plan. Some flexibility in boundaries required.
2.2.24	That <i>Environmentally Significant Areas</i> on the Oak Ridges Moraine or within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan, which have been identified by a conservation authority, are also considered to be <i>key natural heritage features</i> , subject to the same requirements for protection and study as those identified in the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for Life Science Areas of Natural and Scientific Interest.	A similar policy should be included in the Official Plan. Conservation Authority mapping to be incorporated.
2.2.25	That within the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan Areas, no new <i>agricultural uses</i> , <i>agriculture-related uses</i> , or accessory uses shall be permitted within <i>key natural heritage features</i> and <i>key hydrologic features</i> and their associated minimum <i>vegetation protection zones</i> if the lands were not being used for that use on November 15, 2001, and February 28, 2005	A similar policy should be included in the Official Plan.

	respectively.	
	Species at Risk	
2.2.30	That notwithstanding policy 2.2.4 of this Plan, development and site alteration is not permitted within significant habitat of endangered and threatened species.	Currently implemented by Section 3.6.3.13.1 of the Official Plan.
2.2.32	That notwithstanding policy 2.2.4 of this Plan, within the Natural Heritage System of the Protected Countryside of the Greenbelt, development or site alteration is not permitted within significant habitat of special concern species.	A similar policy should be included in the Official Plan.
	Wetlands	
2.2.36	That a <i>vegetation protection zone</i> be required for wetlands identified on Map 4 of this Plan. The width of the <i>vegetation protection zone</i> shall be determined through an <i>environmental impact study</i> , but shall be no less than 30 metres from any part of the feature for provincially significant and Provincial Plan Area wetlands as identified on Map 4 of this Plan, and generally no less than 15 metres from other evaluated wetlands as identified on Map 4 of this Plan.	Implemented through Section 3.6.3.15.2 of the Official Plan. The Section should be updated to reflect the minimum buffer distances provided in the Regional Official Plan.
2.2.37	To permit <i>development</i> and <i>site alteration</i> within 120 metres of <i>wetlands</i> identified on Map 4, but not within the <i>vegetation protection zone</i> , subject to an approved <i>environmental impact study</i> that demonstrates no negative impacts to the wetland feature or its ecological functions. Notwithstanding the aforementioned, within the <i>vegetation protection zone</i> , <i>development</i> and <i>site alteration</i> may be permitted in accordance with policies 2.1.10.a and 2.1.10.e of this Plan.	Implemented through Section 3.6.3.15.2 of the Current Official Plan. The Official Plan should be updated to include the requirement of a finding for “no negative impact”.
2.2.39	That applications for <i>development</i> and <i>site alteration</i> within 120 metres of <i>wetlands</i> not shown on Map 4 of this Plan shall be accompanied by an <i>environmental impact study</i> that determines their importance, functions and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the approval authority.	Implemented through Section 3.6.3.15.2 and 3.6.3.15.3 of the Current Official Plan; however, the policy could be synchronized by adopting the same study criteria.
2.2.40	That Provincial boundary refinements or reclassification of wetlands as shown on Map 4 will not require an amendment to this Plan.	A similar provision should be included in the Official Plan.
2.2.42	That where newly identified <i>wetlands</i> are determined to be provincially significant, they will be subject to policies 2.2.35, 2.2.36 and 2.2.37 of this Plan, where they are not provincially significant they will be subject to policy 2.2.39 of this Plan. Where newly identified <i>wetlands</i> are within the Oak Ridges Moraine, the Greenbelt, or the <i>Lake Simcoe watershed</i> , they will be subject to the requirements of those plans.	A similar provision should be included in the Official Plan. Recognize wetlands of regional and local significance.
	Woodlands	
2.2.43	To increase woodland cover to a minimum of 25% of the Region’s total land area.	A similar goal could be included as part of the Woodlands Section of the Official Plan. Check current woodland cover.
2.2.45	That <i>significant woodlands</i> be verified on a site-by-site basis and shall include those <i>woodlands</i> meeting one of the following criteria: a. is 0.5 hectares or larger and: i. directly supports <i>globally or provincially rare plants</i> , <i>i. animals or communities</i> as assigned by the Natural Heritage Information Centre; or,	A similar policy should be included as part of the Woodlands section of the Official Plan or defer to regional criteria.

	<ul style="list-style-type: none"> ii. directly supports <i>threatened or endangered species</i>, with the exception of specimens deemed not requiring protection by the Province (e.g. as is sometimes the case with Butternut); or, iii. is within 30 metres of a provincially significant <i>wetland</i> or <i>wetland</i> as identified on Map 4, <i>waterbody, permanent stream or intermittent stream</i>; <p>b. is 2 hectares or larger and:</p> <ul style="list-style-type: none"> i. is located outside of the Urban Area and is within 100 metres of a Life Science Area of Natural and Scientific Interest, a provincially significant <i>wetland</i> or <i>wetland</i> as identified on Map 4, significant valleyland, Environmentally Significant Area, or fish habitat; or, ii. occurs within the Regional Greenlands System; <p>c. is south of the Oak Ridges Moraine and is 4 hectares or larger in size;</p> <p>d. is north of the Oak Ridges Moraine and is 10 hectares or larger in size;</p> <p>e. on the Oak Ridges Moraine the <i>woodland</i> will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or,</p> <p>f. on lands in the Greenbelt Natural Heritage System, the <i>woodland</i> will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers; or,</p> <p>g. on lands in the <i>Lake Simcoe watershed</i>, outside of the Greenbelt, the Oak Ridges Moraine Conservation Plan, and existing settlement areas, the <i>woodland</i> will be evaluated for significance based on the requirements of the Lake Simcoe Protection Plan and associated technical papers.</p>	
<p>2.2.47</p>	<p>That a <i>vegetation protection zone</i> be required for <i>significant woodlands</i>. The width of the <i>vegetation protection zone</i> shall be determined through an <i>environmental impact study</i> but shall be no less than 30 metres from the dripline of <i>significant woodlands</i> within the Oak Ridges Moraine, the Greenbelt and the <i>Lake Simcoe watershed</i> as detailed in policies 2.2.15, 2.2.16 and 2.2.18 of this Plan, and no less than 10 metres from the dripline of <i>significant woodlands</i> outside of those plan areas.</p>	<p>A similar policy should be included as part of the Woodlands section of the Official Plan. Vegetation protection zone to be included in designation.</p>
<p>2.2.48</p>	<p>That within the Urban Area or within the existing settlement areas as defined in the Lake Simcoe Protection Plan, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, a <i>woodland</i>, or portions thereof, which would be defined as <i>significant woodland</i> in accordance with policy 2.2.45 of this Plan, is not considered significant if all of the following are met:</p> <ul style="list-style-type: none"> a. the <i>woodland</i> is located outside of the Regional Greenlands System as shown on Map 2 of this Plan; b. the <i>woodland</i> is located in an area strategic to the achievement of the community objectives of Section 5.2 and 5.6 of this Plan or is identified within an intensification area detailed in a local municipal intensification strategy, and is evaluated through an official plan amendment process, or other appropriate study; c. the <i>woodland</i> does not meet the criteria in policy 2.2.45.a of this Plan; and, d. the <i>woodland</i> is a <i>cultural and regenerating woodland</i> to the satisfaction of York Region, in 	<p>A similar policy should be included as part of the Woodlands section of the Official Plan.</p>

	consultation with the conservation authority and local municipality.	
2.2.49	That should policy 2.2.48 apply, <i>development</i> and <i>site alteration</i> may be permitted within all or part of the <i>woodland</i> if the <i>development</i> or <i>site alteration</i> does not affect the ability of the retained portion of the <i>woodland</i> to remain significant in accordance with the criteria in policy 2.2.45 of this Plan. A <i>woodland</i> compensation plan shall be required for removed <i>woodland</i> deemed not significant, that would otherwise have been significant in accordance with policy 2.2.45 of this Plan. The woodland compensation plan shall be prepared to the satisfaction of York Region in consultation with the conservation authority and the local municipality and shall demonstrate a net gain in woodland area.	A similar policy should be included as part of the Woodlands section of the Official Plan.
2.2.50	That local municipalities shall develop an Urban Forest Management Plan, together with York Region, that may include additional locally significant woodlands.	A similar policy could be included in the Official Plan as a component of the Secondary Plans.

Section	Landform Conservation	
2.2.53	To prohibit <i>site alteration</i> prior to the approval of development applications, and to require local municipalities to adopt <i>site alteration</i> by-laws in conformity with the Municipal Act and the Lake Simcoe Protection Plan to prevent runoff, sedimentation, and the removal of topsoil or vegetation, and to control erosion.	A similar policy should be included in the Official Plan. Does a By-law currently exist?
	Water System	
2.3.2	That development and site alteration be designed with the goal of protecting, improving or restoring ground and surface water quality and quantity and biological and hydrological characteristics of key hydrologic features. Efforts to maintain these characteristics and functions shall be demonstrated through master environmental servicing plans, or other appropriate technical studies, which include strategies and techniques to address the goal.	A similar policy could be included in the Official Plan as a component of the Secondary Plans.
2.3.3	To maintain linkages and related functions among surface water features, groundwater features, hydrologic function and key natural heritage features.	A similar policy should be included in the Official Plan and shown on mapping.
2.3.4 ROPA #5 (formerly 2.3.6)	To implement Source Protection Plans as required by Provincial legislation, with the Province, local municipalities, and conservation authorities to protect the quality and quantity of Regional water supply from incompatible uses and sources of contamination.	Policy should be included in the Official Plan Aquifer and Recharge Area (Section 3.8). Mapping will also be required.
2.3.5 ROPA #5 (formerly 2.3.7)	To amend mapping and policies to reflect new requirements, assessments and recommendations from the Assessment Reports, Source Protection Plans and Oak Ridges Moraine Conservation Plan by amendment to this Plan.	Official Plan shall show revised mapping
2.3.6 ROPA #5	That <i>significant groundwater recharge areas</i> are identified on Map 13.	Mapping to reflect ROP mapping

(new)		
2.3.7 ROPA #5 (new)	That in <i>significant groundwater recharge areas</i> development will maintain pre-development recharge rates to the fullest extent possible.	Include as general development policy
2.3.8 ROPA #5 (formerly 2.3.5)	An application for <i>major development</i> within <i>significant groundwater recharge areas</i> shall be accompanied by an <i>Infiltration Management Plan</i> that demonstrates pre-development recharge rates will be maintained for industrial, commercial, institutional, medium and high density residential development, as deemed necessary by the local municipality.	Generally implemented through Section 3.8.2 in the current Official Plan though the language used should be updated.
2.3.9 ROPA #5 (new)	That <i>highly vulnerable aquifers</i> are identified on Map 14.	Will be shown on Official Plan Schedules
2.3.10 ROPA #5 (new)	An application for <i>major development</i> within <i>highly vulnerable aquifers</i> (as shown on Map 14) involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a <i>Contaminant Management Plan</i> , as deemed necessary by the local municipality.	General Development or specific Source Water section could include policies.
2.3.11 ROPA #5 (new)	That in <i>wellhead protection areas, intake protection zones, significant groundwater recharge areas and highly vulnerable aquifers</i> best management practices are encouraged for all development proposals that involve: <ul style="list-style-type: none"> a. manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquid (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. 	General Development or specific Source Water section could include policies.
2.3.6	To prepare Source Water Protection Plans as required by Provincial legislation, with the Province, local municipalities, and conservation authorities to protect the quality and quantity of Regional water supply from incompatible uses and sources of contamination.	OP to recognize Source Water Protection Plans Will need a new section in the Plan.
2.3.9	To continue monitoring the quantity and quality of groundwater and surface water systems in York Region, in co-operation with local municipalities and conservation authorities, in order to: <ul style="list-style-type: none"> a. assess the sustainability of current activities and land uses; and, b. identify those areas that are susceptible to, or currently experiencing, water quality and quantity problems. 	Sufficient in Regional Official Plan – Regional responsibility.
2.3.10	To protect, improve or restore aquatic and riparian habitats in cooperation with the Province and conservation authorities through the implementation of Fisheries Management Plans, watershed plans and other resource management plans.	Generally implemented through Section 2.4.2; however, a similar policy should be included in the Official Plan.

2.3.11	To require local municipalities to establish policies and programs to protect, improve or restore surface and groundwater systems.	Generally implemented through Section 2.4 of the Current Official Plan.
2.3.12	To work with the Province, local municipalities, conservation authorities and other relevant agencies within the Permit to Take Water process to ensure the conservation, protection and wise use and management of the water resources in the Region.	A similar policy should be included in Section 2.4 or new source water section of the Official Plan.
2.3.13	To require the preparation of comprehensive master environmental servicing plans as part of secondary plans to protect, improve or restore water quality and quantity including hydrologic function of water systems. Such plans will incorporate best management practices with a goal that water balance and hydrologic functions will be maintained as much as possible. These plans will emphasize water conservation and may include water reuse and innovative technologies.	A list of secondary plan components should be included in the Current Official Plan under Section 3.19.
Natural Hazards		
2.3.18	To direct development and site alteration away from hazardous lands and hazardous sites.	Similar wording could be included in Section 3.4.1 of the Current Official Plan.
2.3.22	To prohibit new lot creation in hazardous lands and hazardous sites.	A similar policy should be included under the Hazard Lands section of the current Official Plan.
2.3.23	To require setbacks, buffers and/or access allowance from hazardous lands and hazardous sites based on a minimum buffer where defined by the local municipality in consultation with the conservation authority, or such distance as may be determined through technical studies or to conform to provincial regulations. Where hazardous lands and hazardous sites have been defined to include setbacks, buffers and/or access allowance, this Plan shall not require additional lands.	An implementing policy should be included under the Hazard Lands section of the current Official Plan.
2.3.24	That the dedication of hazardous lands and hazardous sites to public agencies through the development approvals process be encouraged. Where hazardous lands and hazardous sites are held in private ownership, nothing in this Plan requires that these lands be free and available for public use.	A similar policy should be included under the Hazard Lands section of the current Official Plan.
2.3.25	To require local official plans and zoning by-laws to contain policies and/or mapping to: <ul style="list-style-type: none"> a. address floodplains, hazardous lands, hazardous sites and regulated lands; b. identify permitted uses and the requirement for setbacks or buffers; c. address land use within and adjacent to hazardous lands and hazardous sites; and, d. identify approved Special Policy Areas and include their associated site-specific policies related to development and redevelopment. 	Implementing policy should be included under the Hazard Lands section of the current Official Plan. It is noted that Section 3.6.3.1.1 of the Official Plan addresses Flood Hazards.
2.3.27	To work with the conservation authorities and local municipalities to identify remediation and mitigation opportunities for <i>hazardous lands</i> and <i>hazardous sites</i> .	A similar policy could be included under the Hazard Lands section of the current Official Plan.
2.3.28	To work with the Province, local municipalities and conservation authorities to prepare for climate change impacts by ensuring public health and safety, infrastructure security, emergency services, and that evacuation routes are maintained during flood events.	Emergency planning does not currently form part of the Official Plan. The addition of such policies could be considered in light of this Regional Official Plan policy.
2.3.29	That emergency management plans be updated regularly and reflect disaster response best practices for severe weather events, including flooding.	Emergency planning does not currently form part of the Official Plan. The addition of such policies could be considered in light of the Regional Official Plan policy.

2.3.30	To work with local municipalities, conservation authorities and other partners to develop tools and strategies to address impacts on infrastructure and hazard land management resulting from the effects of climate change.	Climate change resiliency does not currently form part of the Official Plan. The addition of such policies should be considered in light of the Regional Official Plan policy and included in Secondary Plans.
2.3.31	To work with the Lake Simcoe Region Conservation Authority, local municipalities, and the agricultural industry within the Holland Marsh to ensure floodplain management for <i>development</i> and <i>site alterations</i> .	Generally implemented through Section 3.6.3.11 (Flood Plains) of the current Official Plan.
Watershed Planning		
2.3.33	To work in partnership with local municipalities, conservation authorities, adjacent municipalities and other agencies to co-ordinate watershed planning initiatives and implement watershed plan objectives that: <ul style="list-style-type: none"> a. protect, improve or restore river system function and linkages; b. achieve water quality and quantity objectives for the watershed; c. address the long term cumulative impact of <i>development</i> on the watershed through regional monitoring, reporting and adaptive management as necessary; d. protect, improve and restore <i>key natural heritage features, key hydrologic features</i> and their functions; e. provide guidelines for sustainable development, design and construction; and, f. provide retrofits of existing neighbourhoods to ensure better hydrologic function. 	Similar policies should be included in the Official Plan.
Stormwater Management		
2.3.37	To require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	Similar policy should be included in the Official Plan outlining the requirements for Secondary Plans.
Healthy Communities		
3.1.2	To promote healthy active lifestyle choices and disease prevention through education, information and supportive communities.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan.
3.1.3	To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan or Design Guidelines.
3.1.4	To encourage citizen engagement and shared responsibility in decisions affecting individual and community health and well-being.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan.
3.1.7	To design communities to be more resilient to the effects of climate change.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan or Design Guidelines.

3.1.8	To support locally grown and produced agricultural products.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan.
3.1.9	To encourage a strong sense of community and belonging through volunteerism.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan.
3.1.10	To support local municipal dark sky or light pollution abatement initiatives and investigate the creation of Regional light pollution abatement standards.	Similar policy should be included in the Objectives section of Healthy Communities 2.7.2 of the Official Plan.
Provision of Human Services		
3.2.5	To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems.	A similar policy should be included in 5.2 Healthy Communities, and identified for inclusion in Secondary Plans.
3.2.11	That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors.	A similar policy should be included in the Official Plan, potentially in Section 4.9
Cultural Heritage		
3.4.5	To ensure that identified <i>cultural heritage resources</i> are evaluated and conserved in capital public works projects.	A similar policy should be included in the Official Plan.
3.4.6	To require that <i>cultural heritage resources</i> within secondary plan study areas be identified, and any significant resources be conserved.	A similar policy should be included in the Official Plan outlining the components of Secondary Plans.
3.4.9	To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.	Policy could be implemented in 4.8 Heritage Conservation and Archaeological Preservation. Not applicable to Rural/Shoreline Areas.
3.4.11	That prior to approval of <i>development</i> or <i>site alteration</i> on lands containing significant or potentially significant archaeological resources, a plan for the protection and/or management of these resources will be developed, in co-operation with the local municipality and the Region, in accordance with provincial legislation and guidelines. If the archaeological resources pertain to First Nations and/or Métis Nation heritage, the protection and/or management plan will be developed in consultation with appropriate First Nations and Métis Nation communities. In situations where archaeological resources are to be preserved on-site, the Region in consultation with local municipalities shall consider regulatory tools such as zoning restrictions and heritage easements.	Policy could be implemented in the Official Plan in Section 4.8 Heritage Conservation and Archaeological Preservation.
3.4.12	To investigate the potential for a secure re-internment site and interpretation centre for First Nations and the Métis Nation artifacts and remains, where preservation in their current location is not possible.	Policy could be implemented in section 4.8 of the Official Plan. Consult with First Nations on this matter.
3.4.13	To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.	Similar policy could be implemented in section 4.8 of the Official Plan
3.4.14	To require local municipalities to adopt official plan policies to conserve significant <i>cultural heritage resources</i> and ensure that <i>development</i> and <i>site alteration</i> on <i>adjacent lands</i> to <i>protected heritage properties</i> will conserve the <i>heritage attributes</i> of the <i>protected heritage property</i> .	Similar Policy could be implemented in Section 4.8 of the Official Plan

Housing our Residents		
3.5.6	That a minimum 25% of new housing units across the Region be <i>affordable</i> , be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. <i>Affordable</i> 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.	Include in Section 4.2 - Housing
3.5.7	That in addition to policy 3.5.6, a minimum 35% of new housing units in Regional Centres and <i>key development areas</i> be <i>affordable</i> , offering a range of affordability for low and moderate income households.	Include in Section 4.2 - Housing
3.5.8	To encourage the development of intrinsically <i>affordable</i> housing, which includes modest amenities, standard materials, minimal details and flexibility within units.	A Similar policy should be included in the Official Plan
3.5.10	To work with local municipalities, the private sector and other stakeholders to consider innovative financial arrangements to encourage and support the development and maintenance of non-profit and <i>affordable</i> housing, such as: <ul style="list-style-type: none"> a. height and density incentives; b. Community Improvement Plans; c. grants in lieu of development charges; and, d. reduced municipal fees and charges. 	Integrate affordable housing into existing implementation sections such as the height and density bonus provisions. Refer to Secondary Plans.
3.5.11	That <i>affordable</i> housing initiatives be given priority on publicly owned lands with a focus on locations on or near transit corridors.	A similar policy should be included in the Official Plan
3.5.13	To encourage the construction of new non-profit housing.	A similar goal should be included in the Official Plan
3.5.14	To encourage that <i>special needs housing</i> , emergency, <i>affordable</i> , and seniors' housing be located in proximity to rapid transit and other human services.	A similar goal should be included in the Official Plan or in Secondary Plans.
3.5.15	To encourage local municipalities to adopt policies for an equitable distribution of social housing types, including: <ul style="list-style-type: none"> a. municipal and private non-profit and co-operative developments; b. <i>special needs housing</i>; and, c. group, rooming, boarding and lodging homes. 	Implementing policy should be included in the Official Plan
3.5.20	To encourage the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units.	A similar policy should be included in the Official Plan
3.5.21	To require local municipalities to adopt official plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, including provisions that would prohibit demolitions or conversions resulting in a rental vacancy rate of less than 3% in the local municipality.	Implementing policy should be included in the Official Plan
3.5.22	To require local municipalities to adopt official plan policies and zoning by-law provisions that	OPA approved for accessory units in houses need to consider accessory buildings in Official Plan.

	<p>authorize secondary suites as follows:</p> <ul style="list-style-type: none"> a. the use of two residential units in a house if no ancillary building or structure contains a residential unit; and, b. the use of a residential unit in a building or structure ancillary to a house if the house contains a single residential unit. 	
Economic Vitality		
4.1.1	To invest in infrastructure to support job creation, strengthen the Regional economy and ensure an equal integration between economic vitality, the natural environment and healthy communities.	A similar policy should be included in the Official Plan.
4.1.2	To create high-quality employment opportunities for residents with the goal of 1 job for every 2 residents.	A similar goal should be included in the Official Plan.
4.1.3	To create vibrant and healthy communities that attract and retain youth, a highly skilled labour force, and quality employers.	A similar goal should be included in the Official Plan.
4.1.8	To encourage and support the development of a green industry cluster through training programs, business attraction, export development, and other support programs.	A similar goal should be included in the Official Plan.
Planning for Employment Lands		
4.3.8	<p>That the conversion of employment lands to non-employment land uses is not permitted. For the purposes of this policy:</p> <ul style="list-style-type: none"> a. employment lands are lands that are designated for employment uses including land designated as industrial and business park in local official plans; and, b. uses not permitted on employment lands include residential, <i>major retail</i> and other retail and commercial non <i>ancillary uses</i>. 	A similar policy should be included in the Official Plan as general policy. More specific policies in Secondary Plans.
4.3.9	That notwithstanding policies 4.3.6, 4.3.8, 4.3.13 and 4.4.6 of this Plan, the conversion of employment lands to non-employment land uses may only be considered, at the time of a <i>municipal comprehensive review</i> in accordance with the applicable policies and population/employment forecasts of the Region.	A similar policy should be included in the Official Plan.
4.3.10	To require local municipalities to include employment land conversion policies within local official plans and secondary plans that are consistent with the employment land conversion policies of the Province and the Region.	A similar policy should be included in the Official Plan.
4.3.11	To allow a limited amount of <i>ancillary uses</i> on employment lands, provided that the proposed uses are intended to primarily service businesses in the employment lands and that <i>ancillary uses</i> collectively do not exceed 15% of an employment area as defined in the local official plan.	A similar policy should be included in the Official Plan.
4.2.13	That local municipalities include official plan and secondary plan policies and zoning provisions to allow only employment and <i>ancillary uses</i> on Local Corridors and other major streets within employment lands.	A similar policy should be included in the Official Plan or Secondary Plans. May not be applicable to Rural and Shoreline Areas.

4.2.16	That development on fully serviced employment lands be compact and achieve a region-wide average minimum density of 40 jobs per hectare in the <i>developable area</i> . This target is expected to be higher for lands adjacent to centres and corridors.	A similar policy should be included in the Official Plan or Secondary Plans.
4.2.22	That industries on private services be limited to existing approved sites.	A similar policy should be included in the Official Plan. Need to consider current approved sites.
Financial Management		
4.5.2	To ensure that development proponents provide the funds required to deliver the additional services and costs related to growth consistent with Regional plans and policies.	Implemented through Section 7.7.2 of the Official Plan
4.5.4	To use financial mechanisms such as development charges, tax increment financing and user rates to offset the financial impact of development and to ensure that development proceeds in a fiscally responsible manner.	A similar goal could be included in the Official Plan
4.5.5	To consider innovative infrastructure financing initiatives including public/private partnerships and tax increment financing.	A similar goal could be included in the Official Plan. Town deals only with transmission not treatment – needs to be reflected in policy.
4.5.15	That all agreements required to provide servicing infrastructure, including financial and development agreements, be in place before any development proceeds.	Implemented through Section 7.7.2 of the Official Plan
4.5.17	To ensure the most efficient and effective use of infrastructure, and to design and implement the urban services to meet the capacity requirements of the Urban Area, and where it can be demonstrated that there are long term social, environmental or economic benefits, permit the oversizing of services where it is deemed prudent by Council and it is financially feasible.	A similar policy should be included in the Official Plan or Secondary Plans.
Forecasting and Phasing Growth		
5.1.2	That the population and employment forecasts in Table 1 be used as the basis for planning of new <i>development</i> .	Table 1 will be used to update Section 1.7 of the Official Plan
5.1.4	That local official plans shall not designate more than a 20-year supply of land for <i>development</i> .	An implementing policy should be included in the Official Plan
5.1.5	To maintain a housing supply of 3 to 7 years in registered and draft approved plans of subdivision, condominium plans and/or site plans.	Modify Section 4.2.1.2 of the Official Plan to include the reference to a three to seven year supply.
Sustainable Cities, Sustainable Communities		
5.2.2	That local municipalities, in co-operation with the Region, are required to develop and monitor growth management strategies that implement the policies of this Plan.	The growth management strategy of the Official Plan could be expanded upon, and further detailed.
5.2.3	That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.	Include a similar policy in the Official Plan. Could be added to Section 4.9 Community Design or Sustainability Section.
5.2.6	To encourage <i>development</i> to incorporate live-work opportunities through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.	Section 4.9.1.1 promotes a “mix of uses”, and has the same effect. Secondary Plan level of detail.
5.2.7	That communities be designed to ensure accessibility to people of all ages, cultures and abilities.	A similar policy should be included in the Official Plan Community Design section.

5.2.10	<p>That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards that include:</p> <ul style="list-style-type: none"> a. reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses; b. shared parking requirements, where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis; c. on-street parking; d. site design that orients the main building entrance(s) to face the public street(s), provides a pedestrian friendly urban form, and where appropriate, as determined by the local municipality, does not permit the placement of surface parking spaces between the main building entrance and the major street; e. the design of surface parking to support redevelopment and retrofitting; and, f. preferential locations for carpooling and car-sharing spaces and bicycle storage requirements. 	<p>Include a similar policy in the Official Plan, in the Secondary Plan section, which will serve to outline the components of a Secondary Plan.</p>
5.2.12	<p>That <i>renewable energy projects</i> and <i>alternative energy systems</i> shall be permitted throughout the Region in accordance with provincial and federal requirements, and that these permissions be incorporated into local official plans and zoning by-laws. Local municipalities shall specify in more detail where renewable projects that are not exempt from the Planning Act and alternative technologies will be permitted. Those renewable energy undertakings that are exempted from Planning Act approvals are subject to the Green Energy Act and Green Economy Act, 2009.</p>	<p>A section on Renewable Energy will need to be created in order to implement this policy and reflect current legislation. Policies on consultation process should be included.</p>
5.2.14 York ROP	<p>To require that the <i>designated greenfield area</i> achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the <i>developable area</i>.</p>	<p>Refer to Secondary Plans</p>
5.2.17	<p>That local municipalities shall develop official plan policies and associated procedures for <i>development</i> on contaminated or potentially contaminated sites, including the use of community improvement plans where appropriate to promote <i>brownfield site</i> redevelopment.</p>	<p>An implementing policy should be included in the Official Plan.</p>
5.2.20	<p>To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for non-residential buildings.</p>	<p>Include in Sustainability policies – Section 4</p>
5.2.22	<p>To work with local municipalities and the development community to achieve 10% greater water conservation than the Ontario Building Code (as amended to O. Reg. 315/11, January 1, 2012) for all new buildings.</p>	<p>Include in Sustainability policies – Section 4</p>
5.2.24	<p>To encourage that new buildings be designed and certified to LEED® Silver, Gold or Platinum standards, and to provide complementary incentive programs to achieve the successful implementation of LEED® buildings across York Region.</p>	<p>Include in Sustainability policies – Section 4</p>
5.2.26	<p>That <i>development</i> shall include a <i>solar design strategy</i> which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).</p>	<p>Include in Sustainability policies – Section 4</p>
5.2.31	<p>To restrict the use of potable water for outdoor watering.</p>	<p>Include in Sustainability policies – Section 4</p>

5.2.35	To encourage the use of locally/regionally sourced building materials and to support the building and land development industry on the availability of local building materials.	A similar goal should be included in the Official Plan as part of the sustainability provisions.
5.2.36	To ensure that all new development reduces construction waste and diverts construction waste from landfill consistent with policy 7.4.14 of this Plan.	A similar goal should be included in the Official Plan as part of the sustainability provisions.
5.2.40	To require local municipalities to develop programs to ensure the successful implementation of the sustainable building policies of this Plan.	Implementing policy should be included in the design provisions or sustainability Section of the Official Plan.
5.2.41	To support local municipal initiatives in sustainable community planning and sustainable building policy and implementation to achieve building standards greater than the policies of this Plan and the Ontario Building Code.	Implementing policy should be included in the design provisions of the Official Plan.
Intensification		
5.3.1	That by the year 2015 and for each year thereafter, a minimum of 40% of all residential <i>development</i> will occur within the built-up area as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.	Include a similar policy in the Growth Management Section of the Official Plan
5.3.3	<p>That local municipalities shall complete and adopt their own <i>intensification</i> strategies based on the York Region 2031 Intensification Strategy and on the Region’s Intensification Guide. The local municipal <i>intensification</i> strategies, developed in co-operation with the Region, shall:</p> <ul style="list-style-type: none"> a. plan to meet and/or exceed <i>intensification</i> targets identified in Table 2. [Georgina – 2,690] 2006-2031 b. identify the role for each of the following: <ul style="list-style-type: none"> i. Regional Centres and Corridors; ii. GO Transit train stations and bus terminals, and subway stations; iii. Local Centres and Corridors; iv. Other major streets; v. Local infill; and, vi. Secondary suites. c. identify and map <i>intensification areas</i> and provide targets for each area; d. identify appropriate density ranges for <i>intensification areas</i> that support the Intensification Matrix Framework; e. incorporate employment opportunities into <i>intensification areas</i>; f. plan for a range and mix of housing, taking into account <i>affordable</i> housing needs; and, g. identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets. 	An intensification strategy will be required in the Official Plan to set the general requirement that Secondary Plans would be required to fulfill.
5.3.4	That the distance to a transit stop in the Urban Area is within 500 metres (a 5-to-10-minute walk) for 90% of the residents and no more than 200 metres for 50% of residents.	Implementing policy should be included in the design provisions of the Official Plan.
5.3.5	That <i>intensification areas</i> are planned and designed to meet: a. the York Region Transit-Oriented	Implementing policy should be included in the design provisions of the Official Plan.

	Development Guidelines; and, b. the Region’s implementation guidelines for Regional Centres and Corridors.	
5.3.6	That <i>intensification areas</i> be planned and designed to achieve an appropriate transition of built form to adjacent areas.	Implementing policy should be included in the design provisions of the Official Plan.
5.3.7	That open spaces shall be provided that include: a. active recreational facilities; b. passive parks and open spaces; c. meeting places and urban squares that incorporate art, culture and heritage; and, d. opportunities for community gardening.	Section 3.7 of the Official Plan implements this policy.
5.3.8	That the Regional Greenlands System shall be protected and enhanced and include pedestrian-accessible green spaces and passive parks, where appropriate.	Section 3.7 of the Official Plan implements this policy.
5.3.11	That human services facilities be located in close proximity to public transit.	Similar policies are required elsewhere in this Plan.
5.3.13	To encourage the redevelopment of <i>brownfield sites</i> to revitalize lands that may be contaminated, underutilized, derelict or vacant.	Requires the identification of Brownfield sites in order to be implemented.
Local Centres and Corridors		
5.4.6e	a minimum requirement that 35% of new housing units be <i>affordable</i> , offering a range of compact housing forms and tenures, and intrinsically <i>affordable</i> units for low and moderate income households;	Include in Section 4.2 - Housing
5.4.20g	a long term resident-to-employee target ratio of 1:1.	This is a high ratio for Georgina – suggest 2:1 Include in Objectives Section 2.8
5.5.1	That local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.	Applies to Secondary Plan areas based on preamble to the policies in this Section of the Regional Official Plan.
5.5.2	To require local official plans to identify and designate the location of Local Centres and Corridors within the Urban Area.	This policy requires that Secondary Plan areas be identified as a Local Centre.
5.5.4	That <i>development</i> , secondary plans, or other appropriate studies in the Local Corridors address the following criteria: a. to identify the function of each section of the corridors, considering the historic function and preservation and revitalization of historic mainstreet areas; b. to establish a range of residential and commercial land uses, including retail uses, office, mixed-use, human services and other amenities; c. that new employment uses be generally located within 200 metres of transit stops; d. to establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way; e. be consistent with the urban design and built form policy 5.2.8; f. to encourage pedestrian activity through the arrangement and design of land <i>development</i> sites and related streetscaping treatments; and,	Should be included in a list of items to be considered for the Secondary Plans.

	g. be consistent with Regional streetscaping policies.	
5.5.6	That Local Corridors located on existing or planned rapid transit corridors consider the Regional Corridor policies of Section 5.4 of this Plan.	Secondary Plan issue.
Building Complete, Vibrant Communities		
5.6.3	That <i>new community areas</i> shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the <i>developable area</i> .	Should be included in Section 3.19 of the Official Plan to provide direction to Secondary Plans.
5.6.5	That <i>new community areas</i> shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.	Could be included in Section 3.19 of the Official Plan to provide direction to Secondary Plans.
5.6.12	That mobility plans shall be completed to ensure that: <ul style="list-style-type: none"> a. communities are designed to have interconnected and accessible mobility systems, with a priority on pedestrian movement, and on transit use and access; b. communities are designed to include a system of pedestrian and bicycle paths linking the community internally and externally to other areas, and providing access to the transit system; c. a transit plan is completed in consultation with York Region Transit, which identifies transit routes and corridors, co-ordinates transit with land use patterns and ensures the early integration of transit into the community; d. the distance to a transit stop in the Urban Area is within 500 metres of 90% of residents, and within 200 metres of 50% of residents; e. all schools and community centres shall be integrated into the community mobility system and provide the ability to walk, cycle, transit and carpool to these locations; f. the street network includes continuous collector streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network; g. <i>new community areas</i> are designed to meet the York Region Transit-Oriented Development Guidelines; h. planned rapid transit corridors, and/or transit terminals that connect to a rapid transit corridor, are included in the community; i. parking standards, consistent with policy 5.2.10, encourage and support transit use and include reduced minimum and maximum parking standards; and, j. trip-reduction strategies consistent with the policies of Section 7.1 are promoted. 	Similar policies should be included in either the Community Design or develop a new Accessibility Section. Detail to be included in Secondary Plans.
5.6.13	That <i>new community areas</i> shall be designed to implement the York Region Pedestrian and Cycling Master Plan.	Should be included in either the Community Design or develop a new Accessibility Section to include a similar policy.
Towns and Villages		
5.6.23	That Local Centres located within Towns and Villages should meet the following criteria, in addition to	This policy should be included in Section 3.19 to provide direction in the preparation of Secondary Plans. The policy would then be implemented through the Secondary Plans.

	<p>the policies of Section 5.5 of this Plan:</p> <ul style="list-style-type: none"> a. identify the area of the commercial core; b. protect the significant natural features of the community such as rivers, lakes, etc.; c. recognize the potential for commercial and tourist activity; d. recognize the servicing capacity of the community; and, e. provide human services for surrounding rural and agricultural areas. 	
Hamlets		
5.6.28	That residential infilling shall be encouraged to occur in depth rather than along strips and should complement the historic character of the settlement. Any increase in the number of residents through infilling must not change the rural nature of the Hamlet.	A similar policy should be added to the Official Plan.
The Greenbelt Plan		
6.1.5	That new multiple units or multiple lots, as defined in the Greenbelt Plan, for residential dwellings, such as estate residential developments, adult lifestyle, and retirement communities are prohibited, except in the Serviced Lakeshore Residential Area in the Town of Georgina existing at the date of approval of this Plan.	Implemented through Section 3.18A of the Official Plan.
6.1.6	That transportation, infrastructure and utilities are permitted in the Greenbelt Plan Area, in all land use designations shown on Map 8, and <i>key natural heritage features</i> and <i>key hydrologic features</i> , where the provisions of the Greenbelt Plan have been met. Demonstrated need for a project and conformity with the Greenbelt Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Greenbelt Plan will be met through Planning Act, Condominium Act, Local Improvement Act processes, or other applicable approval processes.	A similar policy could be added to Section 5 of the Official Plan.
6.1.7	That where there is a conflict between policies of this Plan, local official plans and the Greenbelt Plan, the more restrictive policy shall apply, with the exception of lot creation policies as set out in the Greenbelt Plan. Local official plans and zoning by-laws shall not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.	A similar policy should be included in the Official Plan. Note requirements for agriculture and aggregates.
Agricultural and Holland Marsh Specialty Crop Areas		
6.3.2	That within the Agricultural Area and Holland Marsh Specialty Crop Area, <i>normal farm practices</i> and a full range of <i>agricultural uses</i> , <i>agriculture-related uses</i> and <i>secondary agricultural uses</i> are supported and permitted.	Establish the Holland Marsh Specialty Crop Area, and include a similar policy.
6.3.5	That temporary farm related uses such as farm-gate sales of produce or goods primarily grown or made on the farm shall be permitted subject to local municipal requirements.	A similar policy should be included in the Official Plan.
6.3.7	That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area in the following instances: <ul style="list-style-type: none"> a. acquisition of land by a public body for infrastructure projects; b. conveyances to public bodies or non-profit agencies for natural heritage or conservation 	A similar policy should be included in the Official Plan. Current policies will be replaced.

	<p>purposes, providing no separate residential lot is created;</p> <p>c. minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in <i>specialty crop</i> or <i>prime agricultural areas</i> and there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>;</p> <p>d. agricultural uses where both the subject and retained lands are a minimum size of 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and 40 hectares (100 acres) in the Agricultural Area;</p> <p>e. existing or new <i>agriculture-related uses</i>, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or,</p> <p>f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on the retained farmland.</p>	
6.3.9	That additional residential structures for farm help required for <i>agricultural uses</i> on the farm, may be permitted, subject to local municipal requirements and if grouped with existing farm structures. A consent to sever these structures from the main <i>agricultural use</i> is prohibited.	A similar policy, if included in the Official Plan, would allow for the regulation of additional residential structures through the Zoning By-law. Needs to be considered in conjunction with Bill 140.
6.3.14	That <i>alternative energy systems</i> and <i>renewable energy systems</i> shall be permitted within the Agricultural Area, but not within the Holland Marsh Specialty Crop Area except in accordance with provincial and federal requirements. Any such systems not exempt from Planning Act approvals within the Greenbelt shall be subject to the policies of the Greenbelt Plan and shall be designed to minimize disturbance on agricultural operations.	A similar policy should be included in the Official Plan.
Local Agriculture		
6.3.16	To support local food production and procurement through means such as a Local Food Charter, buying and production co-operatives, farm-to-table programs, and farmers' markets at key locations in York Region communities.	Could be included in the Official Plan. Not required.
6.3.17	<p>To support York Region's agricultural industry and assist the industry in responding to changing conditions and markets, by considering:</p> <p>a. supporting local farm organizations in promoting the availability of local food and value-added products, including the development of local farm markets and farm-gate sales, subject to public health and safety standards;</p> <p>b. promoting a variety of agricultural products originating within the Region and where possible assisting local farmers in diversifying agricultural products;</p> <p>c. encouraging continuing agriculture on lands adjacent to all communities in York Region as a source of local food;</p> <p>d. encouraging the provision of community gardens and other urban agriculture practices, but not including animal agriculture in new and existing communities;</p> <p>e. developing local food-sourcing policies for Regional facilities and encouraging other public sector</p>	A similar policy should be included in the Agricultural Section of the Official Plan

	<p>agencies within the Region to adopt similar policies; and,</p> <p>f. encouraging dialogue with other levels of government, local farmers and farm organizations in York Region to ensure that the agricultural industry remains competitive, sustainable and viable in the long term.</p>	
Rural Area		
6.4.1	To recognize and protect the Rural Area on Map 8, as a natural resource of major importance to the economic and social viability of the Region.	An implementing policy should be included in the Official Plan. Mapping to reflect Regional Plan.
6.4.6	That non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.	An implementing policy should be included in the Official Plan.
6.4.8	<p>That notwithstanding policy 6.4.5, new <i>cemeteries</i> and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing <i>cemeteries</i>, but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to an amendment to this Plan and the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:</p> <p>a. the area and capacity of the <i>cemetery</i> and the accessory uses are appropriate for the Rural Area and intended to serve the Region’s population, as demonstrated by a demand analysis based on the 2031 planning horizon;</p> <p>b. the proposal demonstrates opportunities for alternative internment or burial practices meeting the needs of a diverse cultures and efficient use of the land area;</p> <p>c. lands are not available for <i>cemetery</i> uses in the existing Urban Area, Towns and Villages or Hamlets in the Regional market area;</p> <p>d. the <i>cemetery</i> and accessory uses will not create the need to develop other uses, such as a freestanding place of worship on the site in the future;</p> <p>e. appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality and quantity of ground and surface water on or nearby the site or a <i>Wellhead Protection Area</i>;</p> <p>f. the proposal has no adverse traffic, parking or visual impacts on the surrounding land uses or residents and maintains the rural character of the area;</p> <p>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, including opportunities for memorial groves and the establishment of arboreta, improvements to connectivity between key natural heritage features and key hydrologic features, provides for the development of a forest canopy; and,</p> <p>h. the use conforms with the policies in Chapter 2 of this Plan.</p>	A similar policy could be included in the Official Plan. Town <u>can</u> be more restrictive if it desires.
6.4.9	That consents may be permitted in the Rural Area subject to the criteria contained in policy 6.3.7, and local official plans and zoning by-laws.	A similar policy should be included in the Official Plan as revised.
6.4.11	That lands within the Rural Area generally to the west of the community of Sutton along the Lake	Mapping to be updated. Limited policy change except to implement Lake Simcoe Protection Plan.

	Simcoe shoreline are subject to the Lakeshore Residential Policies of the Georgina Official Plan.	
6.4.12	That <i>alternative energy systems</i> and <i>renewable energy systems</i> shall be permitted within the Rural Area in accordance with provincial and federal requirements. Any such systems within the Greenbelt Plan Area shall be subject to the policies of the Greenbelt Plan.	A similar policy should be included in the Official Plan.
Mineral Aggregate Resource Areas		
6.5.2	To recognize and provide for the continued operation of currently licensed pits and quarries and to encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of this Plan and local official plans and by-laws.	A similar policy should be included in the Official Plan.
6.5.3	To protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses may be considered within these areas only if it can be shown through detailed studies that: <ul style="list-style-type: none"> a. the proposed land use would not significantly preclude future extraction of mineral aggregate resources; b. the proposed land use would serve the long term interest of the public better than would aggregate extraction; and, c. aggregate extraction would not be economically, socially or environmentally feasible. 	Currently implemented through Section 3.11.3.4 of the Official Plan, but should be updated.
6.5.6	To encourage local municipalities to enact by-laws that: a. regulate truck traffic to minimize adverse impacts on surrounding residents; and, b. regulate the removal of topsoil.	A similar policy could be included in the Official Plan to enable By-law.
6.5.11	To encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of existing aggregate supply.	A similar goal should be included in the Official Plan.
Reducing the Demand for Services		
7.1.1	To require that appropriate Transportation Demand Management measures to reduce single occupancy automobile trips are identified in transportation studies and in <i>development</i> applications.	Best implemented through the secondary plan process. Include a general direction in Section 3.19 of the Official Plan.
7.1.9	To require that new institutional, commercial and industrial <i>development</i> applications include a Transportation Demand Management strategy that considers preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.	Include a similar policy in Section 5.2 of the Official Plan.
7.1.15	To encourage retailers and community facilities to provide discounts and incentives to those using transit and active forms of transportation.	Include a similar policy in Section 5.2 of the Official Plan.
Moving People and Goods		
7.2.4	To develop an integrated Regional cycling network connecting people to places of recreation, services and employment and transit.	A similar policy should be included in Section 5.2.4 of the Official Plan.
7.2.5	To provide safe, comfortable and accessible pedestrian and cycling facilities that meet the needs of York Region's residents and workers, including children, youth, seniors and people with disabilities.	A similar policy should be included in Section 5.2.4 of the Official Plan.
7.2.9	To ensure the safe year-round operation of Regional pedestrian, cycling and transit facilities through design, signage, enforcement and effective maintenance.	A similar policy should be included in Section 5.2.4 of the Official Plan.
7.2.10	That the construction of proposed pedestrian and cycling paths will protect and enhance the	A similar policy should be included in Section 5.2.4 of the Official Plan.

	Regional Greenlands System.	
7.2.13	To co-ordinate Regional and local pedestrian and cycling networks with trail connections to the Regional Greenlands System trails network, where appropriate.	A similar policy should be included in Section 5.2.4 of the Official Plan.
7.2.20	To develop effective transit services to connect rural communities.	Regional Transit – not required in Town Plan.
7.2.27	To work with local municipalities to provide multi-use paths, sidewalks and street lighting along Regional streets serviced by transit.	A similar policy could be included in Section 5.2.4 of the Official Plan
7.2.28	To work with local municipalities to ensure that sidewalks and street lighting are provided on both sides of all streets within the Urban Area, and Towns and Villages that are serviced by transit.	A similar policy could be included in Section 5.2.4 of the Official Plan
7.2.34	To provide accessible and integrated public transit to people with disabilities.	A similar policy could be included in Section 5.2.3 of the Official Plan, alternatively, this could be part of a Section on Accessibility. Ultimately a Regional responsibility.
	Streets	
7.2.51	To restrict vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties. Exceptions may be made to this policy in Regional Centres and Corridors, and mainstreets.	A similar policy should be provided after Section 5.2.2.5 of the Official Plan.
7.2.52	To plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities as determined through the Environmental Assessment process, or identified in Provincial Plans to meet current and projected needs and not permit <i>development</i> in such <i>Planned Corridors - Transportation</i> that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or is actively being planned. Transportation and land use considerations shall be integrated and coordinated at all stages of the planning and Environmental Assessment process.	A similar policy should be included in Section 5.2 of the Official Plan. Need policy on 404 extension.
7.2.54	To work with the Province and local municipalities to plan for and protect for the following corridors and facilities: ... b. Highway 404 north beyond Ravenshoe Road to the Highway 48/Highway 12 junction; ... Local municipalities, in consultation with and to the satisfaction of the Province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities. Some of the above facilities (clauses (b) and (c)) are not recognized as priorities for the Province within the Growth Plan horizon to 2031.	An implementing policy should be included in the Official Plan
7.2.63	To plan and co-ordinate cross-boundary transportation needs with adjacent municipalities and appropriate agencies.	A similar policy should be included in Section 5.2 of the Official Plan
	Goods Movement	
7.2.67	To promote an interconnected goods movement network that links local municipalities and surrounding areas, utilizing Provincial highways, Regional streets and rail corridors.	A similar policy should be included in the Official Plan.
7.2.68	To work with Metrolinx, the Province, local municipalities, and surrounding jurisdictions to plan for an effective and integrated goods movement system throughout the Greater Toronto and Hamilton	A similar policy should be included in the Official Plan.

	Area.	
7.2.69	To support the optimization of the existing transportation network for goods movement, through methods such as access management and intelligent transportation systems	A similar policy should be included in the Official Plan.
7.2.73	To encourage freight and logistics uses to locate in clusters that create synergies within the goods movement industry.	A similar policy should be included in the Official Plan.
7.2.76	To recognize that Provincial highways and Regional streets are generally corridors for goods movement, subject to existing truck and load restrictions.	A similar policy should be included in the Official Plan.
7.2.78	To work with other levels of government, agencies and the private sector to minimize risks and ensure the safe and efficient movement of goods by either rail or streets in the Region.	A similar policy should be included in the Official Plan.
7.2.79	To direct the movement of hazardous goods to rail and roadways outside of the Urban Area, where possible.	A similar policy should be included in the Official Plan.
7.2.82	To encourage businesses to move towards more energy efficient and effective freight modes and technologies.	A similar policy should be included in the Official Plan.
7.2.83	To encourage rail and truck operators to investigate new technologies and increase the efficiency of the design and operations of their facilities.	A similar policy should be included in the Official Plan.
Water and Wastewater Servicing		
7.3.8	To require local official plans to identify Regional wastewater treatment plants, and appropriate buffer areas according to Provincial guidelines.	An implementing policy should be included in Section 5.3 of the Official Plan. To be mapped on Schedules.
7.3.9 ROPA #5	To require local official plans to identify all Regional wells, <i>wellhead protection areas, intake protection zones, significant groundwater recharge areas and highly vulnerable aquifers</i> to protect drinking water quality and quantity.”	An implementing policy should be included in Section 5.3 or Source Water section of the Official Plan. To be mapped on Schedules.
7.3.10	That where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity.	A similar policy should be included in the Official Plan. Need to review growth potential of Virginia based on this policy.
7.3.11	That where the protection of public health is an issue, in areas of existing groundwater contamination as determined by a Medical Officer of Health, and where full municipal water and wastewater services cannot be provided, communal water supply and wastewater treatment systems may be considered. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Region and the Province.	A similar policy should be included in the Official Plan.
7.3.21	To protect surface water quality by addressing both point and non-point sources of pollution in partnership with local municipalities and conservation authorities.	A similar policy should be included in the Official Plan.
7.3.22	To encourage local municipalities to promote safe and effective maintenance of individual private wastewater systems in order to protect and improve groundwater and surface water quality.	A similar policy should be included in the Official Plan.
7.3.23	That no new on-site wastewater system will be permitted within 100 metres of the Lake Simcoe Shoreline, other lakes, or any permanent streams within the <i>Lake Simcoe watershed</i> except as provided	A similar policy should be included in the Official Plan.

	for under the provisions of the Lake Simcoe Protection Plan.	
7.3.24	To work with local municipalities to reduce the amount of inflow and infiltration in both local and Regional wastewater systems.	A similar policy should be included in the Official Plan.
7.3.25	To ensure that wastewater effluent is managed to minimize impacts on the quality of the receiving water.	A similar policy should be included in the Official Plan.
Wellhead and Intake Protection		
7.3.35	That <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> are shown on Map 6.	To be shown on Schedules to Official Plan
7.3.36	To require local municipalities to incorporate <i>Wellhead Protection Area</i> and <i>Intake Protection Zone</i> policies and mapping into local official plans and zoning by-laws, in consultation with the Region.	New section of the Official Plan will be required
7.3.37	To update wellhead studies and modeling at least every 5 years to refine the location and extent of <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> for all municipal water supplies. Changes to the <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> or policies will require an amendment to this Plan.	Mapping required. To be shown on Schedules.
7.3.38	That in <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> , a <i>Source Water Impact Assessment and Mitigation Plan</i> will be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of: <ul style="list-style-type: none"> a. petroleum-based fuels and or solvents; b. pesticides, herbicides, fungicides or fertilizers; c. construction equipment; d. inorganic chemicals; e. road salt and contaminants as identified by the Province; f. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities; g. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and, h. snow storage and disposal facilities. 	To be included in new section of Official Plan.
7.3.39 (formerly 7.3.41)	That in <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> , where existing land uses involve the storage, manufacture or use of materials detailed in policy 7.3.38, a <i>Source Water Impact Assessment and Mitigation Plan</i> may be required.	To be included in new section of Official Plan.
7.3.40 (formerly 7.3.42)	That activities involving the storage or use of <i>pathogen threats</i> by new land uses, except for the storage of manure for personal or family use, is: <ul style="list-style-type: none"> a. prohibited within the 100m pathogen zone (WHPA-A) around each municipal well; b. may be restricted within the 100m to 2-year <i>time of travel</i> (WHPAB); and c. prohibited within the 1 kilometre zone of the municipal intake and up to 120m inland from the Lake Simcoe shoreline (IPZ-1), as shown on Map 6. 	To be included in new section of Official Plan.
7.3.41 (formerly 7.3.43)	That expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m (WHPA-A) pathogen zone is prohibited around each municipal well, as shown on Map 6.”	To be included in new section of Official Plan.

7.3.42	That the expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m to 5 year <i>time of travel</i> zone (WHPA-B), as shown on Map 6, will be discouraged subject to an approved <i>Source Water Impact Assessment and Mitigation Plan</i> ."	To be included in new section of Official Plan.
7.3.43	Redevelopment of incompatible activities, as outlined in policy 7.3.38, within <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> to more compatible uses is encouraged subject to an approved <i>Source Water Impact Assessment and Mitigation Plan</i> ."	To be included in new section of Official Plan.
7.3.44	To investigate the need for undertaking risk management planning, including spills response, contaminant recovery, aquifer rehabilitation plans and public education in consultation with other partners, where existing land uses involve the storage of contaminants identified in policy 7.3.38 in <i>Wellhead Protection Areas</i> and <i>Intake Protection Zones</i> ."	Consider Emergency Planning policies in the Official Plan.
Waste Management		
7.4.2 a,b,c York ROP	To surpass waste management regulatory requirements by: a. achieving at least 80% diversion from landfill by 2010; b. achieving over 90% diversion from landfill by 2016; and, c. eliminating the disposal of unprocessed waste in landfill by 2020.	Include in Section 5.4 of Official Plan
7.4.8	To achieve ISO 14001 environmental management system certification for Regional waste operations by 2012.	Regional Issue
7.4.9	To require that all new multi-unit residential buildings incorporate three-stream waste collection capabilities.	Include in Section 5.4 of Official Plan
7.4.20	To pursue partnerships with local municipalities and other jurisdictions for shared infrastructure and resources to optimize efficiencies and provide consistent waste management programs across municipal boundaries.	An acknowledgement of this goal should be included in the Official Plan.
Energy and Utilities		
7.5.3	To work with municipalities to identify and protect existing and proposed infrastructure corridors as determined through the Environmental Assessment process where applicable or identified in Provincial Plans to support expected growth within the Region and its neighbouring municipalities.	A similar policy should be included in the Official Plan.
7.5.4	To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans.	An implementing policy should be included in Section 5.0.
7.5.16	To demonstrate leadership in energy efficiency and the use of <i>renewable energy systems</i> and <i>alternative energy systems</i> in York Region operations, by: a. implementing progressively higher LEED® standards for all new Regional buildings, and re-examining these standards periodically; b. retrofitting existing Regional buildings to improve energy conservation and incorporate renewable energy sources; c. preparing an energy conservation and demand management plan; d. purchasing a portion of electricity used in Regional buildings from clean and emissions-free sources;	A similar policy could be implemented by the Town, and could be part of a new Sustainability Section of the Official Plan.

	<ul style="list-style-type: none"> e. investigating methods to reduce electricity use during normal and high-demand periods; f. incorporating energy efficient technologies and alternative fuels into the Regional fleet, including transit, police and public works vehicles; g. developing and operating an energy-from-waste system for York Region; and, h. developing a tracking system to monitor and set a target to reduce greenhouse gas emissions from Regional operations. 	
7.5.17	To encourage local municipalities, schools boards and conservation authorities to adopt sustainable building policies for all buildings and facilities.	This policy could be implemented by the Town, and could be part of a new Sustainability Section of the Official Plan.
7.5.18	To permit on-site alternative energy systems and renewable energy systems for residential, commercial, institutional and industrial buildings and to work with local municipalities on design requirements.	A similar policy should be included in either a new Renewable Energy or Sustainability Section.

Table 1: Regional Population and Employment Growth Targets

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