

PROPOSED GEORGINA OFFICIAL PLAN – TRACKED CHANGES
April 2016

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**THE FOLLOWING SCHEDULES, FIGURES, TABLES FORM PART OF THIS
OFFICIAL PLAN**

SCHEDULES:

Schedule A1 – Municipal Structure Plan

Schedule A2 – Land Use Plan

Schedule A2 – Land Use Plan (West)

Schedule A2 – Land Use Plan (East)

Schedule B1 – Key Natural Heritage Features

Schedule B1 – Key Natural Heritage Features (West)

Schedule B1 – Key Natural Heritage Features (East)

Schedule B2 – Key Hydrologic Features

Schedule B2 – Key Hydrologic Features (West)

Schedule B2 – Key Hydrologic Features (East)

Schedule B3 – Source Water Protection Areas

Schedule C – Natural Hazards

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

Schedule E2 – Roads Plan 2

Schedule E3 – Roads Plan 3

Schedule F – Active Transportation

Schedule G – Aggregate Resource Priority Areas

Schedule H1 – Hamlet Areas – Belhaven & Ravenshoe

Schedule H2 – Hamlet Areas – Baldwin & Brownhill

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Schedule H3 – Hamlet Areas – Virginia

Schedule H4 – Hamlet Areas – Udora

Schedule I – Special Provisions

The Schedules for each Secondary Plan is listed in Section 13.

Figure 1 – Planning Area

TABLES:

Table 1 (Section 3.1.7) – Population Growth Forecast

Table 2 (Section 3.1.8) – Employment Growth Forecast

APPENDICES:

Appendix A – Figure 1 (Maple Lake Estates)

The Appendices for each Secondary Plan is listed in Section 13.

Organization

The Official Plan is organized into the following sections:

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

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

Section 2, Vision, Guiding Principles and Objectives, reflect the values and principles of the residents of Georgina, and focus on sustainability, the natural environment, growth management, the rural and agricultural areas, healthy and complete communities, economic development and tourism. define the spirit and intent of the Official Plan. The land use designations, policies and any official plan amendments are to be consistent with these Guiding Principles and Objectives.

The Land Use Policies, Section 3 of the Official Plan provide land use designation and policies to achieve a well balanced community that offers a variety of urban and rural places to live and work, diverse recreational opportunities, and the protection and enhancement of the significant environmental features, functions and attributes.

All future growth and development in the Town of Georgina shall be evaluated based on an ecosystem approach to planning. This ecosystem approach is intended to ensure that balanced decisions are made taking into consideration environmental, economic and social implications and to ensure that all

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~~components of the ecosystem which include air, water, land and living organisms are considered as a whole.~~

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

Section 3, Growth Management, provides policies regarding population and employment growth that is projected with Georgina over the planning period.

Section 4, General Land Use and Development, outlines land uses that are permitted and prohibited in all designations, as well as provides policies for site alteration, natural hazards, contaminated lands, home-based businesses, minimum distance separation formulae, renewable energy systems, kennels and mineral aggregate resources and operations.

Section 5, Sustainable Natural Environment, provides policies to ensure the protection of key natural heritage features and key hydrological features, as part of a Sustainable Greenlands System. This section contains the Environmental Protection Area designation policies, as well as policies to address Lake Simcoe, source water protection, external connections, subwatershed planning, ecological offsetting and existing uses.

Section 6, Countryside Area, provides the permitted uses and policies for the Agricultural Protection Area and Specialty Crop Area, Rural Area, Rural Industrial Area, Rural Commercial Area, Commercial Recreation Area and Parkland Area designations.

Section 7, Settlement Areas, contains policies that shall be addressed in the Town's Secondary Plan Areas, which include Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw. This section also provides the permitted uses and policies for the Urban Residential Area, Hamlet Area, Lakeshore Residential Area and the Serviced Lakeshore Residential Area designations.

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

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

Section 10, Development Review, outlines the pre-consultation process, information necessary for the review of development applications, including the submission of a complete application, the procedures for peer reviews, and outlines the requirements relating to amendments to this Official Plan.

Section 11, Implementation, sets out the various powers, procedures and mechanisms conferred to Council by the *Planning Act*, *Municipal Act* and by other statutes or regulations, which will be used to implement the policies of this Plan. This Section also contains policies on Town Advisory Committees and monitoring and measuring performance.

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

Section 13, Secondary Plans ~~and Schedules~~, provide detailed land use plans and policies for each of the three centres of Keswick, Sutton/Jackson's Point and Pefferlaw, as well as for the Keswick Business Park Secondary Plan area. This Section also contains the schedules that accompany the Plan. Where appropriate, portions of schedules in this Plan have been enlarged to show greater detail (east and west), Schedule B1 (east and west), Schedule B2 (east and west), and Schedule E2).

The accompanying schedules and appendices are located at the end of the Plan. The reader should also take note that Schedules A2, B1, B2 and E have been enlarged in order to see information more easily.

SECTION 1 – INTRODUCTION

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

*R. Alex Sim:
Land and Community Crisis in Canada's Countryside, 1988*

1.1 Purpose of the Plan

~~This document is the Official Plan for the Town of Georgina. This Official Plan replaces the Official Plan for the Town of Georgina Planning Area, approved by the Ministry of Municipal Affairs and Housing on March 12, 1982. All of the approved Official Plan amendments are incorporated into this Official Plan. The text and Schedules constitute the Official Plan. The *Planning Act* requires local municipalities to adopt an Official Plan, and this document is the Official Plan for the Town of Georgina. This Official Plan is the result of a comprehensive review and update of the previous Official Plan, originally approved by the Regional Municipality of York (York Region) on October 17, 2002.~~

~~The purpose of the Official Plan is to manage land use and direct future growth to ensure the development of a healthy and sustainable community for the present and future residents of Georgina. The policies will be used to assist in the decision-making process that affects the use of land. An ecosystem approach to planning will ensure that environmental, economic and social factors are balanced in the decision-making process.~~

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

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

social factors are considered and balanced in the decision making process that affects the use and development of land, water and air.

1.2 Legislative Authority and Legal Effect

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

Upon approval of this Plan, it shall replace the 2002 Official Plan, and any amendments thereto, save and except for the Keswick Secondary Plan, Sutton/Jackson's Point Secondary Plan, Pefferlaw Secondary Plan, and the Keswick Business Park Secondary Plan, and amendments thereto.

1.3 How to Read the Official Plan

Commented [AF1]: Majority of this material has been obtained from the 2014 Provincial Policy Statement

Necessity to Read the Entire Official Plan

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

Consider Specific Policy Language

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

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Town.” Other policies use enabling or supportive language, such as “should”, “promote” and “encourage.”

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

Defined Terms and Meanings

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

Guidance Material

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

Relationship with Secondary Plans

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

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

1.4 Planning Area

The Town of Georgina is the northern most municipality in York Region. It is bounded to the north by Lake Simcoe, to the east by the Township of Brock, to the west by Cook’s Bay and the Town of Bradford-West Gwillimbury and to the south by the Town of East Gwillimbury and the Township of Uxbridge. The total land area of the municipality is 28,959 hectares (71,557 acres). ~~The Town’s 2014-2015~~ year end estimated permanent population is approximately 47,000.

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

~~In specific circumstances, some policies may apply only to particular parts of the municipality. For example, Secondary Plans containing detailed policies apply to Keswick, Sutton and Pefferlaw.~~

1.5 Planning Horizon

The land use planning period for the Official Plan is to the year ~~2024~~ 2031, which is consistent with York Region's 2010 Official Plan. ~~In accordance with the provisions of the Planning Act, a review of the Official Plan, including the Secondary Plans, will be conducted every five years from the date of the approval of the respective Plans by the final approval authority. A review of the Official Plan, in whole or in part, including the Secondary Plans, will be conducted in accordance with the provisions of the Planning Act, or as otherwise directed by Council.~~

1.6 Planning Framework

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

1.7 Municipal Structure

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

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

- Urban Area (Keswick and Keswick Business Park)

Key Provincial Policy Documents

- The Provincial Policy Statement (2014)
- Growth Plan for the Greater Golden Horseshoe (2006)
- Lake Simcoe Protection Plan (2009)
- The Greenbelt Plan (2005)

Regional, Municipal, and Conservation Authority Policy and Guideline Documents

- The York Region Official Plan (2010)
- The Town of Georgina's Trail and Active Transportation Master Plan (2014)
- The Town of Georgina's Recreational Facility Needs Study (2014)
- The Lake Simcoe Region Conservation Authority's Guidelines for the Implementation of Ontario Regulation 179/06 (2014)
- The York Region Archaeology Management Plan (2014)

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- Towns and Villages (Sutton/Jackson's Point, Pefferlaw and Maple Lake Estates¹)
- Hamlet Areas (Belhaven, Ravenshoe, Brownhill, Baldwin, Virginia and Udora)
- Lakeshore Residential Area (areas of residential development along the Lake Simcoe shoreline)

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

The natural environment is one of Georgina's greatest assets. Lake Simcoe in particular is a very significant natural, recreational and cultural resource and provides many social and economic benefits to the Town. ~~The lake also~~ It plays an ~~vital~~ important role in terms of the health of a much larger watershed ~~and~~ ~~The Town recognizes that Georgina's 51.4 km of Lake Simcoe shoreline is a valuable natural feature that plays an important role in the identity, character and well-being of the community.~~ It is therefore considered of prime importance to the Town that the quality and integrity of Lake Simcoe and its tributaries be maintained and enhanced, and that the lake be restored to the level of a cold water fishery.

The countryside, ~~the small communities,~~ ~~the larger urban centres~~ ~~of Keswick, Sutton/Jackson's Point and Pefferlaw~~ and the strong relationship with Lake Simcoe, all combine to provide a high quality of life which is treasured by the residents of Georgina. ~~Georgina can maintain its character and lifestyle and benefit most from the growth that is expected to occur in the next 20 years by directing the majority of growth to Keswick, thereby maintaining its role as the largest centre in the municipality. A more restricted amount of growth will be permitted in Sutton and Pefferlaw. Limited development is to be permitted in the rural area, hamlets and lakeshore residential areas. A significantly lesser amount of growth is forecasted within the rest of the municipality.~~ Based on the planned Municipal Structure, the policies of this Plan are intended to accommodate Georgina's future growth in a sustainable manner, which preserves and enhances the municipality's unique character and lifestyles provided through its urban, countryside and waterfront communities.

¹ Maple Lake Estates is an approved retirement community having a full build-out projected population of 2,146 (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.~~

1.6 Existing Community Structure

The Town of Georgina is the northernmost municipality in the Region of York and is bounded on the north by Lake Simcoe, on the east by the Township of Brock, on the west by Cook Bay and the Town of Bradford West Gwillimbury and the Township of Uxbridge. In 2001, the Town had a population of approximately 40,000. The total area of the municipality is 28,959 hectares (71,557 acres).

The Town of Georgina is located on the south shores of Lake Simcoe. Lake Simcoe has historically been a recreational resource and as such as provided both recreational and financial benefits to the Town. It is also a significant environmental feature that is important to the health of a much larger watershed. The Town recognizes that Georgina's 51.4 km of Lake Simcoe shoreline is a valuable natural feature that play an importance role in the identity, character and well being of the community. It is therefore considered of prime importance to the Town that the quality and integrity of Lake Simcoe and its tributaries be maintained and enhanced, and that they be restored to the level of a cold water fishery.

The municipality is predominately rural with three larger centres, Keswick, Sutton and Pefferlaw/Port Bolster. In addition there are six hamlets in the municipality. Three of the hamlets have joint municipal jurisdiction. There are also areas of residential development along the Lake Simcoe shoreline and there are numerous small settlements throughout the rural area.

Agriculture is an important component of the Town, both as a source of employment and a way of life. The largest areas of prime agricultural lands are located in the southwest and central portions of the municipality.

The natural environment is one of Georgina's greatest assets. Located on the south shore of Lake Simcoe, there are many streams, wetlands and forested areas within Georgina that need to be protected and enhanced to maintain the existing high quality of life. At present, 30 percent of the Town is forested. This forest area is to be maintained and increased wherever possible.

Commented [AF2]: Reworded and added to Planning Framework and Municipal Structure

1.7 Growth Management

Commented [AF3]: This section has been updated and moved to Section 3 – Growth Management.

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~~The 1996 census statistics indicated that the Town of Georgina had a population of 35,917, 11,990 households and 7,525 jobs. The Region of York has projected that, by the year 2021, Georgina's population will increase to approximately 66,8000 people. This equates to 24,100 households. Employment is expected to increase by over two and a half times, to 19,7000 jobs. Approximately 7,5000 to 9,000 new jobs are projected to be accommodated within the Keswick Business Park Secondary Plan area.~~

~~With respect to growth management and the distribution of growth, it is the intention of this Plan that the focus of population and employment growth in the Town will continue to be the community of Keswick. More restricted population and employment growth in the Town will continue to be the community of Keswick. More restricted population and employment growth is anticipated in Sutton and Pefferlaw. Population targets for the communities of Keswick, Sutton and Pefferlaw are established in the respective Secondary Plans. The remainder of the Town will continue to be rural/agricultural/environmental in character and is not proposed to accommodate significant growth. Within the ten year period from 1990 to 2000, only 235 residential units were built outside of the three Secondary Plan areas, and that trend is expected to continue, or even decline slightly, over the planning period of this Plan.~~

SECTION 2 – VISION, GUIDING PRINCIPLES AND OBJECTIVES

2.1 Vision

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

2.2 Guiding Principles & Objectives

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

~~Residents, members of the business community, elected officials and public servants have an obligation to understand and to accept their responsibility as "stewards" of this unique community which will be passed on to future generations.~~

~~Citizen action is the foundation upon which the community is built, as demonstrated by the many community organizations working together to maintain the high quality of life enjoyed by the community.~~

~~This community maintains and builds upon its rural heritage and natural assets to offer a high quality of life enjoyed by the community.~~

The following Guiding Principles and Objectives

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2.2.1 Sustainability Guiding Principle

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

2.2.2 Sustainability Objectives

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

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

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

2.2.2.4 To ensure that all land use decisions consider the impact of future development on air, water, soil and climate including the availability of clean drinking water, agricultural lands and products, and natural resources.

2.2.2.5 To develop and promote climate change mitigation and adaption strategies.

Commented [AF4]: Climate change objective requested by York Region

2.2.2.6 To encourage and actively promote the use of sustainable design principles or technologies and *climate change* resilient design in community development, site design and buildings. Such design principles may be further expressed in the Town's Development Design Criteria.

2.2.2.7 To promote sustainability by employing *low impact development* strategies and techniques.

2.2.2.8 To ensure that development within the municipality promotes a culture of water conservation including water re-use and rainwater harvesting.

Commented [AF5]: Objectives requested by Lake Simcoe Region Conservation Authority

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2.2.2.9 To ~~preserve~~ conserve, protect and enhance the Town's *cultural heritage resources* and promote cultural expression in the Town.

2.2.2.10 To encourage renewable energy undertakings in appropriate locations, while minimizing any potential social, cultural, environmental and economic impacts of such undertakings.

2.2.2.11 To provide for safe and accessible active transportation linkages between, workplaces, homes, shopping, services, schools, public facilities, points of interest and areas of scenic agriculture or environmental significance, by incorporating appropriate urban design measures such as the provision of walkways, sidewalks, more direct street patterns and adequate illumination of such facilities in communities to be served by transit.

~~2.2.12.3 To reduce light pollution in order to preserve the night sky.~~

Commented [AF6]: Moved to Healthy and Complete Communities objectives

2.2.3 Natural Environment Guiding Principle

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

2.2.4 Natural Environment Objectives

2.2.4.1 To utilize an *ecosystem approach* to planning to ensure that environmental matters are balanced with economic and social considerations in the decision making process.

2.2.4.2 To recognize and establish a permanent Greenlands System in the Official Plan.

2.2.4.3 To protect *key natural heritage features* and *key hydrologic features* from land uses and activities that may adversely affect those features and their associated ecological functions.

2.2.4.4 To protect the natural environment and its functions by providing appropriate buffers around features and linkages between them.

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2.2.4.5 To promote the restoration and/or regeneration of natural areas that have been degraded.

2.2.4.6 To prevent the pollution of land, air and water resources of the Town.

2.2.4.7 To ensure the *conservation*, preservation and maintenance of trees and tree-covered lands as a natural resource, as being essential to the preservation of wildlife habitat, water *conservation*, complementary outdoor recreational activities and a *sustainable* natural environment that is important to human health.

2.2.4.8 To manage the placement and removal of fill and other site alteration activities in order to minimize the impact of those activities on the environment and residents of the Town.

2.2.5 Lake Simcoe and Tributaries Related Watercourses Guiding Principle

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

2.2.6 Lake Simcoe and Tributaries Related Watercourses Objectives

2.2.6.1 To implement the Lake Simcoe Protection Plan, 2009 in order to protect and restore the ecological health of Lake Simcoe and its watershed, which includes contributing to the achievement of healthy phosphorus levels in Lake Simcoe.

2.2.6.2 To prevent increases in contaminant loads, including phosphorus, chlorides and suspended sediments, to Lake Simcoe and its tributaries by utilizing *low impact development* principles.

Commented [AF7]: Objective requested by the Lake Simcoe Region Conservation Authority

2.2.6.3 To ensure that new development and activities along the Lake Simcoe shoreline and its tributaries shall protect, restore and naturalize the shoreline and tributary systems.

2.2.6.4 To ensure that new development and activities adjacent to or in proximity to Lake Simcoe shall be *compatible* with existing

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development in terms of the use, scale and intensity of development. ~~All development in the Town will be required to improve surface water quality through appropriate storm water management.~~

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

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

2.2.7 Growth Management Guiding Principle

~~2.2.7.1 To direct the majority of the projected population growth within the Town to the urban serviced community of Keswick and, to a more limited degree, in Sutton/Jackson's Point, in accordance with the Keswick and Sutton/Jackson's Point Secondary Plans.~~

Commented [AF8]: Moved to objectives

~~2.2.7.2 To permit limited growth on private services in Pefferlaw in accordance with the Pefferlaw Secondary Plan and to allow limited development on private services in the Hamlets, Lakeshore Residential Areas, and Rural areas as infilling and on existing lots of record, where deemed appropriate. Limited development primarily through infilling will also be permitted within the Serviced Lakeshore Residential Area designation.~~

Commented [AF9]: Moved to objectives

~~2.2.7.3 To preserve and protect a permanent rural area that retains the scenic character and quality of life attributes that are intrinsic to the Georgina countryside.~~

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

2.2.8 Growth Management Objectives

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

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Total Population Forecast for Town ¹	44,600	52,800	57,900	63,900	70,300
Total Employment Forecast for Town ²	8,000	11,000	13,900	17,400	21,200

- 2.2.8.2 To direct the majority of projected growth within the Town to the urban serviced community of Keswick and, to a more limited degree in the urban serviced community of Sutton/Jackson's Point, in accordance with the Keswick and Sutton/Jackson's Point Secondary Plans.
- 2.2.8.3 To direct residential intensification and infilling primarily within the serviced urban communities of Keswick and Sutton/Jackson's Point.
- 2.2.8.4 To ensure development occurs in a manner which encourages the most efficient use of existing and proposed *infrastructure*, taking into account the impacts such *infrastructure* will have on the future growth and development of the Town.
- 2.2.8.5 To require new development in the urban serviced areas of Keswick, the Serviced Lakeshore Residential Area, and Sutton/Jackson's Point to be serviced with municipal water and sanitary sewer systems in accordance with the general servicing policies of this Plan and any specific servicing policies related to these areas.
- 2.2.8.6 ~~To require that development outside of the municipally serviced areas is to be on private or communal systems in accordance with policies of this Plan. Full services may be provided in the Willow Beach and Surrounding Lakeshore Residential Service Area as shown on Schedule J.~~ To permit limited growth on private services in Pefferlaw in accordance with the Pefferlaw Secondary Plan and to allow limited development on private services in the Hamlet

¹ The total population forecast comes directly were obtained from the York Region Official Plan, 2010.

² The total employment forecasts comes directly were obtained from the York Region Official Plan, 2010.

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Area, Lakeshore Residential Areas, and Rural Areas on existing lots of record or infilling where deemed appropriate.

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

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

2.2.8.9 To ensure that appropriate economic development is an important component of the future growth of Georgina.

2.2.9 Rural and Agricultural Areas Guiding Principle

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

2.2.10 Rural and Agricultural Areas Objectives

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

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

2.2.10.3 To provide opportunities to diversify the rural economy by encouraging value-added agricultural goods and products and support the development of agri-tourism uses and the establishment of rural event venues.

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

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

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- 2.2.10.6 To provide for topsoil and *peat* protection within the Town.
- 2.2.10.7 To support a balanced approach with respect to Georgina's mineral aggregate resource areas in order to minimize environmental and social impacts while recognizing the importance of aggregate resources to economic development.
- 2.2.11 Healthy and Sustainable Complete Communities Guiding Principle**
- 2.2.11.1 ~~The improvement of the~~ To improve the health and well-being of the people who live, work and play in Georgina, through the development of strong, liveable, safe, accessible and resilient urban and rural communities and the provision of a variety of opportunities for housing, employment, learning, social activity, culture and recreation, and active transportation while protecting the natural environment.
- 2.2.12 Healthy and Sustainable Complete Communities Objectives**
- 2.2.12.1 To develop complete and accessible communities where people of all ages and abilities have opportunities to live, work and play.
- 2.2.12.2 To promote and encourage the provision of an adequate supply, mix and range of housing types and tenures, including affordable housing, that will satisfy the needs of Georgina's current and future population regardless of age or ability.
- 2.2.12.3 To promote development that will support efficient and land use patterns which will make efficient use of land and infrastructure and will help to sustain the Town's financial well-being.
- ~~2.2.12.4 To ensure that growth in the Lakeshore Residential Areas and Hamlet Areas is in keeping with their existing low density, single detached residential character.~~
- 2.2.12.4 To ensure the provision of places, facilities and other opportunities for passive and active recreation that will satisfy the needs of Georgina's current and future population and support tourism.
- 2.2.12.5 To ensure that the implementation of this Plan is coordinated with the appropriate agencies to provide adequate community infrastructure and facilities, and social and emergency services.

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

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

2.2.12.8 To ensure that all growth is well managed, well designed and *sustainable*.

2.2.12.9 To ensure that future development:

- (a) ~~employs~~ *is based on* an *ecosystem approach*;
- (b) complements and reflects the desirable characteristics of the ~~adjacent~~ *surrounding* community;
- (c) respects and integrates with the natural features of the surrounding area in an environmentally ~~acceptable~~ and *sustainable* manner;
- (d) is integrated into the broad social vision of Georgina as a ~~mixed~~ *diverse* community that embraces all people;
- (e) has a community and neighbourhood focus and vision that encompasses social goals, recreational activities and appropriate commercial activities;
- (f) is focussed on building distinctive housing forms and innovative housing arrangements that foster *inclusive* neighbourhoods and *complete* communities;
- (g) promotes and supports excellence in community design and *high quality* building and architecture *that will improve and maintain the desired character of the surrounding area and community at large*.
- (g) is built in a timely and orderly manner and that all public and private service *infrastructure* is efficiently planned and installed in the municipal right-of-way.

Commented [AF10]: Moved from Growth Management Objectives

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2.2.12.10 To support healthy lifestyles and *sustainable* communities by encouraging low-carbon, “zero-waste” neighbourhoods, local food and local goods production and consumption, *active transportation* and the ability to live, work and play in one community.

2.2.12.11 To support *renewable energy projects systems* and *value-added agricultural industries* in appropriate locations, while ensuring their *physical compatibility with*— with surrounding land uses and the landscape of Georgina.

2.2.12.12 To reduce light pollution in order to preserve the night sky.

Commented [AF11]: Moved from Sustainability objectives

2.2.13 Economic Development and Tourism Guiding Principle

2.2.13.1 ~~The development of the~~ To maximize the Town’s economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base, in accordance with the policies of this Plan and in keeping with the Town’s ~~Socio-economic Mission and Strategic Plan~~. Economic Development Strategy.

2.2.14 Economic Development and Tourism Objectives

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

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

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

2.2.14.4 To support the implementation of leading-edge communication technologies as a means of enhancing the Town’s capacity to attract and maintain a vibrant economy.

Commented [AF12]: Obtained from York Region’s Broadband Planning Language template

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- 2.2.14.5 To continue to support and enhance the resource based industries of agriculture, forestry, ~~tourism~~ and aggregate production, in a manner that is compatible with the rural and scenic character of the Georgina countryside, and complies with sound environmental principles.
- ~~2.2.14.5 To maintain the financial stability and integrity of the Town by managing its financial resources and by undertaking its public works and other department decision making in a fiscally responsible and prudent manner.~~
- 2.2.14.6 To recognize the importance of the natural environment to the tourism industry in the Town.
- 2.2.14.7 To maintain and enhance, where possible, public access to the water and commercial/recreational uses that provide residents and tourists with opportunities to enjoy Lake Simcoe, and to support these uses particularly where they have the ability to provide an economic impact in the community.
- 2.2.14.8 To support improved multi-modal transportation linkages between Georgina and the rest of the Greater Toronto Area.
- 2.2.14.9 To support sustainable industries and tourism uses that achieves York Region’s “triple bottom line” for economic, environmental and social sustainability.
- 2.2.14.10 To prohibit the conversion of *employment areas* except as part of a *Municipal Comprehensive Review*.
- 2.2.15 Natural Hazards Guiding Principle**
- 2.2.15.1 To direct *development* away from natural hazards.
- 2.2.16 Natural Hazards Objectives**
- 2.2.16.1 To identify areas where natural hazards occur in the Town.
- 2.2.16.2 To direct *development* away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

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- 2.2.16.3 To direct *development* away from areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards.
- 2.2.16.4 To recognize existing uses that may be subject to hazardous conditions and provide guidelines for the continuation of those uses.

SECTION 3 – GROWTH MANAGEMENT

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

3.1 Growth Forecast and Distribution

Policies

- 3.1.1 The focus of population and employment growth will continue to be the communities of Keswick and Sutton/Jackson's Point. Additional but limited population and employment growth will be accommodated in Pefferlaw, the Hamlets and in the Lakeshore Areas. The remainder of the Town will continue to be rural/agricultural in character and is not proposed to accommodate significant growth.
- 3.1.2 The Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw Secondary Plans ~~will establish~~ contain more detailed policies related to the distribution of housing and employment uses, along with policies that provide for an orderly and efficient phasing of development.
- 3.1.3 The Town, in consultation with York Region, will complete and adopt a residential intensification strategy based on the York Region 2031 Intensification Strategy.
- 3.1.4 The Town will work in cooperation with York Region to establish appropriate intensification targets and policies for Georgina, to help ensure a minimum of 40% of all residential development in York Region will occur within the built-up area as defined by the Province's Built Boundary in Place to Grow: Growth Plan for the Greater Golden Horseshoe. Generally, the Town will direct intensification efforts to

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appropriate locations within Keswick and Sutton/Jackson's Point Secondary Plan Areas.

Commented [AF13]: Policies requested by York Region and the Province

3.1.5 Growth shall be managed in a manner that preserves the ~~current~~ existing low density residential character of the Lakeshore Residential, Serviced Lakeshore Residential and Hamlet Areas.

~~3.1.6 Council will consider recommending a reduction in the current boundary of the Pefferlaw Secondary Plan Area during the Province's review of the Greenbelt Plan.~~

Commented [AF14]: This policy is no longer necessary as the Province is already conducting their Greenbelt Plan Review

3.1.6 The population and employment forecasts in Sections 3.1.7 and 3.1.8 (Tables 1 and 2 respectively) ~~Tables 1 and 2~~ will be used as the basis for land use planning, as well as for other decision making related to such matters as hard and soft services delivery. The numerical figures identified in the tables ~~below~~ are intended to be considered targets and shall be used with the recognition that ~~some flexibility in~~ there are many factors that influence the pace of growth and, therefore, the timing and rate of growth may vary over time.

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3.1.7

TABLE 1 – POPULATION GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Population Forecast for Town ¹	44,600	52,800	57,900	63,900	70,300
Population Forecast Distribution					
Keswick ²	25,500	29,100	32,200	36,500	40,700
Sutton /Jackson's Pt. ³	7,100	11,450	13,000	14,400	15,150
Pefferlaw/Port Bolster	2,800	2,900	2,945	2,980	3,000
Serviced Lakeshore Residential Area	5,300	5,350	5,370	5,390	5,420
Unserviced Lakeshore Residential Area	850	860	865	870	875
Hamlet Areas	2,200	2,270	2,290	2,320	2,355
Countryside Area	850	870	880	890	900
Urban Residential Area (Maple Lake Estates) ⁴	0	0	350	550	1,900

¹ The total population forecast comes directly from the York Region Official Plan, 2010.

² Full build out of Keswick will require a further expansion of the Keswick Wastewater Treatment Plant over its current EA approved capacity of 49,000 persons equivalent.

³ Full build out of Sutton/Jackson's Point will require a further expansion of the Sutton/Jackson's Point Wastewater Treatment Plant over its current EA approved capacity of 7,500 persons equivalent.

⁴ Maple Lake Estates is an approved retirement community having a full build-out projected population of 2,146 (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 timing of the development of Maple Lake Estates is also subject to the availability of municipal water and sanitary sewer servicing allocation.

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3.1.8

TABLE 2 – EMPLOYMENT GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Employment Forecast for Town ⁵	8,000	11,000 ⁶	13,900	17,400	21,200
Employment Forecast Distribution					
Keswick	3,900	5,250	6,100	6,700	7,300
Keswick Business Park	0	999 0	2,600	5,200	8,000
Sutton/Jackson's Pt.	1,800	2,400	2,600	2,800	3,100
Pefferlaw/Port Bolster	400	500	600	700	800
Countryside Area, Hamlet Areas, Unserviced Lakeshore Residential Area, Serviced Lakeshore Residential Area	1,900	1,950	2,000	2,000	2,000

⁵ The total employment forecast comes directly from the York Region Official Plan, 2010.

⁶ The total employment forecast is a target and the target of 11,000 jobs has not been realized as the development of the Keswick Business Park has not yet commenced.

**SECTION 4 – LAND USE POLICIES GENERAL LAND USE AND
DEVELOPMENT POLICIES**

4.1 Purpose

~~4.1.1 Lands in the Town of Georgina are to be used and/or developed in accordance with the policies of this Official Plan and the designations shown on:~~

~~Schedule A, E1, F1, G1, L1 Land Use Plans
Schedule H – Hamlet Area~~

~~4.1.2 Schedule A Land Use Plan establishes the pattern of permitted land use in general terms, for the lands outside the Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas, under the following land use categories:~~

- ~~(i) Environmental Protection Areas 1, 2 and 3~~
- ~~(ii) Parkland Area~~
- ~~(iii) Agricultural Protection Area~~
- ~~(iv) Rural Area~~
- ~~(v) Rural Industrial Area~~
- ~~(vi) Rural Commercial Area~~
- ~~(vii) Commercial Recreation Area~~
- ~~(viii) Estate Residential Area~~
- ~~(ix) Lakeshore Residential Area~~
- ~~(x) Hamlet Area~~
- ~~(xi) Secondary Plan Areas~~
- ~~(xii) Urban Residential Area~~
- ~~(xiii) Waste Disposal Site~~

~~4.1.3 The provisions governing the use of lands within the land use categories as designated on Schedule A Land Use Plan are set out in Section 3 of this Plan. The provisions governing the use of lands within the land use categories on Schedule E1 Pefferlaw Land Use Plan, Schedule F1 Keswick Land Use Plan, Schedule G1 Sutton Land Use Plan and Schedule 'L1' Keswick Business Park Land Use and Transportation Plan are set out in Sections 9.3, 9.1, 9.2, and 9.4 respectively.~~

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- ~~Schedule B – Greenlands System~~
- ~~Schedule B1 – Core Conservation Lands and Waters~~
- ~~Schedule B2 – Lake Simcoe and its Tributaries~~
- ~~Schedule B3 – Significant Woodlands~~
- ~~Schedule B4 – Evaluated Wetlands~~
- ~~Schedule B5 – Areas of Natural and Scientific Interest~~
- ~~Schedule B6 – Environmentally Significant Areas~~
- ~~Schedule B7 – Significant Natural Corridors and Other Woodlands~~
- ~~Schedule C – Aquifer and Recharge Areas~~
- ~~Schedule D – Aggregate Resource Priority Area~~
- ~~Schedule I – Roads Plan~~
- ~~Schedule J – Willow Beach and Surrounding Lakeshore
Residential Service Area~~
- ~~Schedule J1 – Sibbald Point Provincial Park Service Area
Boundary~~
- ~~Schedule K – Community Improvement Areas~~

~~The Keswick, Sutton/Jackson's Point, Pefferlaw and Keswick Business Park Secondary Plans contain similar schedules to those above which provide information and requirements respecting the use and development of land within those respective communities.~~

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

4.1 Land Uses Permitted in all Designations

Policies

- 4.1.1 The following land uses, building and structures shall be permitted in all land use designations on Schedule A2 - Land Use Plan, unless otherwise noted prohibited or restricted in specific policies.
- (a) Public Uses and Utilities

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(i) ~~public uses, such as~~ public roads, railway lines, public parks, ~~trails~~ and other non-intensive recreational facilities, ~~municipal and regional uses, which may include uses related to partnerships that provide for community betterment, buildings and structures,~~ public *utilities* such as local water supply, sewage and drainage facilities, ~~gas, telephone and cable television transmission utility services,~~ communication/telecommunication facilities and *utilities*, and broadband fibre optics ~~are permitted in all designations,~~ subject to any regulatory requirements such as the provisions of the *Environmental Assessment Act*. The location of such uses ~~should~~ shall be justified and ~~the use should be compatible~~ with the surrounding *land* uses.

Commented [AF15]: Policy revision requested by Bell

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

Commented [AF16]: Revision requested by Bell

(b) ~~Electric Power Facilities~~ *Electricity Generation Facilities and Transmission and Distribution Systems*

Commented [AF17]: Infrastructure Ontario commented that all references to "electricity transmission and distribution systems" be changed to "electricity generation facilities and transmission and distribution systems." PPS states we "should provide opportunities for electricity generation facilities and transmission and distribution systems"

(i) *electricity generation facilities and electricity transmission and distribution systems* are permitted ~~in all designations~~ provided that:

- ~~provisions of the Environmental Assessment Act, including regulations made under the Act and any other relevant statute, are satisfied;~~ all *regulatory requirements such as the provisions of the Environmental Assessment Act* are complied with;
- the relevant Hydro utility takes into account the Town's Official Plan policies in developing their own program; and
- Town Council is consulted prior to conducting any undertaking.

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(ii) the development of ~~electric power facilities~~ **electricity generation facilities and electricity transmission and distribution systems** shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. ~~Such facilities are permitted provided that:~~

(iii) **buffering or screening of electricity transmission and distribution systems may be required, and is to be at the expense of the proponent.**

(iv) **secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. The electricity transmission and distribution facilities must remain the primary use on the hydro corridor lands and any secondary use will require technical approval from the appropriate approval authority.**

(v) **the Town will encourage the underground installation of wires/cables for electricity distribution purposes where feasible and the associated costs will be at the expense of the proponent.**

(vi) **the Town will not permit development in planned corridors and rights-of-way for electricity generation and transmission systems that could preclude or negatively affect the intended use of the corridor.**

(vii) **renewable energy projects systems are outlined in Section 4.8 and are subject to Province's Green Energy and Green Economy Act, 2009.** Provincial legislation and regulations.

(c) Telecommunications Facilities

In locating new transmission towers and related above-ground *infrastructure*, the locational and design requirements of the facility shall be balanced with the need to preserve the natural and cultural landscape and minimize the impact on the community. ~~Such facilities may be~~

Commented [AF18]: Policies requested by Infrastructure Ontario

Commented [AF19]: PPS requires protection of corridors and rights of way for electricity generation facilities and transmission facilities (requested by Province)

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~~permitted provided that:~~ While such facilities are recognized as being under federal jurisdiction, the Town may review and provide comments relating to such proposals provided the following has been undertaken and/or demonstrated: ~~in accordance with the Town's adopted protocol for providing feedback on such applications:~~

- (i) an adequate public consultation process has been followed, ~~if applicable;~~
 - (ii) ~~municipalities within 500 metres of the proposed facility site have been consulted;~~ adjacent municipalities within the prescribed distance as outlined in the Town's Antenna System Siting Protocol have been consulted;
 - (iii) a site selection/justification report has been prepared;
 - (iv) ~~co-location on an existing antenna system or structure has been considered, and if not possible, the new antenna system is to be designed with co-location capacity;~~
 - (iv) the structures have been designed to minimize visual impact and to avoid disturbance of ~~significant natural features;~~ *key natural heritage features and key hydrologic features;*
 - (v) appropriate approvals have been obtained from the relevant public agencies; and
 - (vi) ~~all other components required in the proposal submission, as outlined in the Town's Antenna System Siting Protocol, have been prepared.~~ *satisfactorily addressed.*
- (d) Accessory Uses, Buildings and Structures

Any use, building or structure which is normally incidental and subordinate to a ~~permitted~~ use ~~permitted by this Plan~~ shall be permitted on the same lot as the permitted use, subject to the regulations of the Zoning By-law, and

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provided adequate water supply and waste disposal facilities are available.

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

(e) Lots of Record

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

4.2 Land Uses Prohibited in all Designations

Policies

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

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

~~(d) — peat extraction~~

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

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

4.2.4 This Official Plan recognizes existing, closed waste disposal sites and these are ~~designated~~ identified on ~~Schedule A — Land Use Plan~~ Schedule C — Natural Hazards. Any proposed sites, or

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expansions to existing waste disposal sites, shall not be permitted in any land use designation.

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

4.3 Site Alteration

Section 142 of the *Municipal Act, 2001*, as amended provides the authority for Council to pass by-laws for prohibiting or regulating the placing or dumping of fill of any kind and for prohibiting or regulating the alteration of the grade of land in any defined area or areas within the Town, other than those areas subject to regulations made under Clause 28(1) of the *Conservations Authorities Act*, R.S.O. 1990, as amended, (*Conservation Authorities Act*) or the *Aggregate Resources Act R.S.O. 1990*, as amended (*Aggregate Resources Act*).

Policies

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

4.4 General Land Use, Growth and Development Policies Natural Hazards

~~3.4.1 Hazard Lands~~

- ~~3.4.1.1 Hazard lands have inherent environmental hazards such as flood or erosion susceptibility, soil instability, steep slopes or any other physical conditions which may a risk to life, health or property if~~

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~~such lands are developed. The development of these lands shall not be permitted, unless the hazard or hazards can be mitigated to the satisfaction of the Town and/or any other approval authority having jurisdiction.~~

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

Policies

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

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

4.4.2 *Development and site alteration shall not be permitted within:*

Commented [AF20]: Policy requested by the Province (PPS 2014)

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- (a) The *dynamic beach hazard*;
- (b) Areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazards; and
- (c) A *floodway*, regardless of whether the area of inundation contains high points of land not subject to flooding.

4.4.3 ~~New *Development* and *site alteration* will generally be prohibited in areas that are subject to flooding, with the exception that *development* and *site alteration* may be permitted on existing lots of record in areas that are subject to flooding~~ certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems* only when the following conditions have been met:

Commented [AF21]: Revised policy requested by the Province (PPS 2014)

- (a) That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a *regulatory storm event*;
- (b) That the building site ~~have~~ has safe access to lands located above the *regulatory flood elevation*;
- (c) 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 to *existing* buildings or structures or passive non-structural uses which do not effect flood flows.
- (d) That *development* occur in accordance with the ~~Watershed Development Policies of the Lake Simcoe Region Conservation Authority's~~ Guidelines for the Implementation of Ontario Regulation 179/06, as amended from time to time.

Commented [AF22]: Requested by Province (PPS 2014)

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

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

4.4.11 Hazardous Forest Types for Wildland Fire

Commented [AF23]: Policies requested by the Province (PPS 2014)

Hazardous forest types for wildland fire are defined as forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the MNRF. These are generally forested areas which are composed of a certain type and condition of forest fuels.

Policies

- 4.4.11.1 *Development* shall generally be directed to areas outside of lands that are unsafe for development due to the presence of *hazardous forest types for wildland fire*. *Development* may, however, be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*, as identified by the Ministry of Natural Resources and Forestry.
- 4.4.11.2 Proponents submitting a planning application may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.
- 4.4.11.3 Wildland fire mitigation measures must be environmentally appropriate and be applied in a way that is consistent with the natural heritage policies of the Provincial Policy Statement.
- 4.4.11.4 The Town, as a screening tool, will use generalized wildland fire hazard spatial data/mapping from the MNRF or any other related updated mapping as it may become available.

4.5 Contaminated Lands

The Ministry of the Environment and Climate Change is responsible for the regulations¹ that detail requirements for site assessments and clean-up for property owners who are developing or redeveloping contaminated lands. The regulations set out the technical requirements for conducting Environmental Site Assessments, site remediation and risk assessments. The regulations also

¹ At the time of the adoption of this Plan, the regulations in force was the Ontario Regulation 153/04 (Records of Site Condition).

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require the mandatory filing of a Record of Site Condition on the Environmental Site Registry for any change to a more sensitive land use, such as a change of use from industrial to residential. A Record of Site Condition summarizes the environmental condition of a property based on the completion of environmental site assessments.

Policies

4.5.1 Prior to any *development* approval on lands known or suspected to be contaminated, a Phase I, and if necessary, a Phase II Environmental Site Assessment shall be completed and a Record of Site Condition must be obtained.

4.5.2 Where applications for the *development or redevelopment* of sites that are identified as being contaminated or potentially contaminated have been submitted, approval or condition of final approval will require the proponent to file a Record of Site Condition on the Environmental Site Registry to show that the site has been assessed and, if necessary, remediated in accordance with the requirements of Provincial regulations in effect, such that the site is suitable for the intended future use.

4.5.3 The proponent of an application to develop or redevelop contaminated lands, must comply with any new or amended regulations and processes developed by the Ministry of Environment and Climate Change.

4.5.4 The development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Buildings may not be constructed within 75 metres of an active or unplugged petroleum well.

4.5.5 The rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards. All activities adjacent to a petroleum well shall be conducted in accordance with a well license from the Province.

~~4.6 Development on an Assumed Public Road~~

Commented [AF24]: Policies requested by York Region (Section 6.5.17 of YROP)

Commented [AF25]: Moved to Servicing and Infrastructure

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~~3.4.2.1 — The erection of any building or structure on a lot which does not front on an assumed public road shall not be permitted, except where such erection is for:~~

- ~~(a) — the extension, enlargement, replacement or reconstruction of an *existing* building or structure, including a building or structure destroyed by natural causes, or fire. The approval of the Lake Simcoe Region Conservation Authority is a prerequisite to reconstruction on lands susceptible to flooding;~~
- ~~(b) — a building or structure accessory to an *existing* permitted use;~~
- ~~(c) — a building or structure on a lot in a registered plan of subdivision where there exists a valid subdivision agreement and where the roads are not yet assumed.~~

~~3.4.2.2 — Notwithstanding the foregoing provisions, the erection of a building or structure for a use permitted by this Plan, or conversion of a seasonal residence to a permanent residence on a lot which fronts on a public road but which is not assumed, will be considered by Council with regard to the following:~~

- ~~(a) — the nature and cost of public works required to bring the road up to an assumable standard;~~
- ~~(b) — existing land use on the road, including the number of vacant lots and seasonal residences;~~
- ~~(c) — the location of the subject lot in respect to the intersection of the subject road and an assumed public road;~~
- ~~(d) — whether the road is planned for assumption in the foreseeable future.~~

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

~~3.4.2.3 No new buildings and structures or conversions will be permitted on private rights of way, except where such buildings and structures are accessory to existing buildings or structures, or are a replacement of an existing building or structure.~~

4.6 Home-Based Businesses

There are two forms of home-based businesses recognized by this Plan. *Home occupations* are small scale operations conducted by persons in their own home and tend to be professional or personal services. *Home industries* are typically carried out by the occupant of a property within accessory buildings on the property and may include small scale manufacturing, processing or repair uses with limited retail operations. The following policies apply to these uses:

4.6.1 Home Occupations

Policies

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

- (a) The use is carried out entirely within the dwelling unit, and can be appropriately accommodated within a residential structure;
- (b) The use is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization;
- (c) The property is the principal residence of the person carrying on the home occupation use;

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- (d) No outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the home occupation use shall be permitted;
- (e) The activities associated with the home occupation use, including traffic generated and hours of operation, do not adversely affect the surrounding area;
- (f) Adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;
- (g) Solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
- (h) The retail sales of any goods or wares shall not be permitted as a primary home occupation use; and
- (i) Compliance with on-site parking requirements and other provisions regulating home occupations in the Zoning By-law.
- ~~(i) a permit has been obtained from the Town to operate a home occupation.~~

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

4.6.2 Home Industries

Policies

4.6.2.1 *Home industries* may be permitted in accordance with the following provisions:

- (a) The use is carried out within an accessory building or structure separate from a residential dwelling;
- (b) The use is clearly secondary to the primary use of the property and shall not detract from the primary use of the property;

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- (c) Only accessory retail sales of products directly produced in the home industry is permitted;
- (d) The repair, storage or sale of motor vehicles is not considered to be a home industry;
- (e) The use must be *compatible* with adjacent uses; and
- (f) The use must be in compliance with any zoning and/or licensing provisions.

4.6.2.2 The Town's Zoning By-law may include additional provisions regulating *Home Industries*.

4.4.7 Group Homes

4.4.7.1 A Group Home is defined as a single housekeeping unit in a single detached dwelling in which three to eight individuals, exclusive of staff or the receiving family, live as a family under responsible supervision consistent with the particular requirements of the residents. Group homes shall be licensed and/or approved for funding under provincial statutes and maintained in accordance with municipal by laws. Group Homes may be permitted in any designation that permits a single detached dwelling, subject to:

- (a) distance separation regulations as established in the Zoning By-law
- (b) lot size, yard and landscaping requirements as established in the Zoning By-law to provide for buffering between the development and adjacent uses;
- (c) adequate water supply and sewage disposal facilities being available and the requirements of the Ontario Building Code, the Fire Code and any other applicable regulations, being satisfied;
- (d) direct access to an assumed public road;
- (e) adequate parking being provided.

Group Homes and other forms of Special Needs housing with more than eight individuals, exclusive of staff or the receiving family, will require an amendment to the Zoning By-law.

Commented [AF26]: Policies updated and incorporated into Section 8.1 Housing Section

4.7 Minimum Distance Separation Formulae

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

Policies

- 4.7.1 New agricultural livestock buildings as well as non-farm development shall comply with the Minimum Distance Separation Formulae (MDS) I and II as established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.
- 4.7.2 MDS Formulae I shall not apply to vacant lots of record that were created for residential purposes prior to ~~June 1, 2015~~ the date of the adoption of this Plan, and shall not apply to lots and uses within a designated Settlement Area in this Plan.
- 4.7.3 MDS Formulae 1 shall not be applied from a neighbouring livestock facility to a proposed lot that contains an existing dwelling.
- 4.7.3 Cemeteries shall be treated as a Type A land use, as referenced in the Minimum Distance Separation Formulae Implementation Guidelines, when the cemetery is closed and receives low levels of visitation.
- 4.7.4 MDS Formulae II will not be applied after a catastrophe that destroys part or all of a livestock facility, providing the resulting livestock facility is built no closer to a surrounding development than before the catastrophe. MDS Formulae II will apply if rebuilding results in higher values for Factor A, B and/or D, as referenced in the MDS Formulae Implementation Guidelines, than before the catastrophe.

Commented [AF27]: Province requested direction be provided on whether MDS would be applied in these circumstances

4.8 Renewable Energy Projects Systems

Renewable energy ~~projects~~ systems, such as wind turbines, solar panels, geothermal and other similar sources are exempt from municipal approval under the *Planning Act* and are subject to Ontario Regulation 359/09 – Renewable

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Energy Approvals under Part V.0.1 of the Environmental Protection Act and the Province's *Green Energy and Green Economy Act, 2009* and any amendments made thereto. While such projects are recognized as being under Provincial jurisdiction, the Town may review and provide comments related to such proposals, and when doing so, shall consider the following policies:

Commented [AF28]: Revision requested by the Province

Policies

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

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

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

4.8.4 Prior to Town staff preparing a report for Council to consider a Municipal Council Support Resolution for projects under the Independent Electricity System Operator's Feed-in-Tariff and Large Renewable Procurement Programs, applicants are required to submit the details regarding their project including, but not limited to:

- (a) The location of the project;
- (b) The maximum name plate capacity of the project;
- (c) A preliminary site plan; and

(d) The studies and materials as outlined in Section 4.8.3, as may be required.

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

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

4.8.7 *Renewable energy systems* with a nameplate capacity of 10 mW or greater, are identified on Schedule A2 – Land Use Plan for information purposes. New renewable energy systems and modifications to the location of existing systems may be made to the A2-Land Use Plan without an amendment to the Official Plan.

4.9 Kennels

Policies

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

4.10 ~~Aggregate Resource Priority Area and Peat Extraction~~ **Mineral Aggregate Resources and Operations**

~~6.3.1~~ **Purpose**

Aggregate resource priority areas are shown on Schedule G – **Aggregate Resource Priority Areas**. ~~for information purposes. These areas recognize the locations that are known to contain sand and gravel mineral aggregate resources. mineral aggregate resource industry as an important component of the economic base. The policies are intended to protect the possible long term use of the priority areas of the resource, and to allow as much of the resource as is possible and environmentally responsible to be made available for use to supply resource needs. The following policies are intended to protect these~~ aggregate resources from incompatible land uses or uses that would limit the extraction of the resource in the future.

Permitted Uses

- 4.10.1 The permitted uses in the Aggregate Resource Priority Area shall be
- (a) these uses permitted within the underlying land use designation;
 - (b) the extraction and processing of mineral aggregates and associated uses, buildings and structures.

Policies

- 4.10.1 Aggregate Resource Priority Areas, and *licensed pits* and quarries that existed on the date of the adoption of this Plan, are identified on Schedule G. Within the Aggregate Resource Priority Areas, the establishment of a new *licensed pit or quarry or an asphalt plant, concrete batching plant or washing plant, mineral aggregate operation* shall require an amendment to the Zoning By-law **may be permitted subject to an amendment to the Zoning By-law.**
- 4.10.2 Those uses permitted within the underlying land use designation ~~shall~~ **may also be permitted in the Aggregate Resource Priority Areas, with the exception of any land uses which would preclude or hinder their the continued use of an existing licensed mineral aggregate operation or their expansion, shall not be permitted. within or adjacent to an Aggregate Resource Priority Area.**
- 4.10.3 The establishment of a new ~~licensed pit or quarry~~ **mineral aggregate operation** or the expansion of an *existing licensed mineral aggregate operation* ~~pit or quarry~~ shall not be permitted ~~in:~~ **on lands within the following designations:**
- (a) Lakeshore Residential Area;
 - (b) **Serviced Lakeshore Residential Area;**
 - (c) Hamlet Area;
 - (d) **Urban Residential Area; and**
 - (e) **Parkland Area**
 - (f) **Specialty Crop Area;**
 - (g) ~~Environmental Protection Areas 1 and 2.~~

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- 4.10.4 On land within or on adjacent lands or lands in ~~close~~ proximity to an Aggregate Resource Priority Area, *development* shall not be permitted unless either:
- (a) Extraction of the resource is not economically feasible; or
 - (b) The proposed land use or development would serve a greater long term public interest than resource extraction; and
 - (c) Issues of public health, public safety and environmental impact have been satisfactorily addressed, taking into account applicable provincial standards.
- 4.10.5 In order to assess compatibility of a new use within or adjacent to an Aggregate Resource Priority Area, Council may require the submission of technical reports ~~similar to those required by Provincial Standards,~~ to ensure resources are not sterilized. Separation distances between sensitive land uses and *existing* aggregate operations are usually determined on a site specific basis. ~~Furthermore,~~ to ensure impacts are identified and assessed, an influence area of 500 metres from a quarry and 300 metres from a *licensed pit* will be used to ensure that compatibility issues can be addressed. This influence area should be applied reciprocally to new sensitive land uses encroaching upon an ~~existing resource extraction~~ *mineral aggregate* operation or lands identified Aggregate Resource Priority Area.
- 4.10.6 For lands outside ~~an~~ of a Aggregate Resource Priority Area, an amendment to this Plan ~~and the Zoning By-law~~ will be required to permit the establishment of a new ~~licensed pit or quarry~~ *mineral aggregate operation* or the expansion of an ~~existing licensed pit or quarry~~ *mineral aggregate operation beyond the current Aggregate Resources Act license.*
- 4.10.7 An application to amend this Plan or to rezone lands to permit a new *licensed pit* or quarry or to expand an *existing licensed pit* or quarry shall be required to be submitted concurrently with the application to the Ministry of Natural Resources ~~and Forestry~~ for a license and site plan for the subject site. The application shall be accompanied by:

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- (a) A general description of the site including the existing and proposed uses, any existing *key natural heritage features* and *key hydrological features* on and adjacent to the site and their ecological functions, and the existing and planned land uses adjacent to the ~~proposed pit or quarry~~ *mineral aggregate operation* and along proposed haul routes;
- (b) An analysis of compatibility with surrounding uses;
- (c) A description of the project, including activities which may produce impacts, and the anticipated quality and quantity of aggregate to be extracted;
- (d) A plan identifying ultimate site development, including a progressive and ultimate road plan, any water diversion or storage; and the location of stockpiles for stripping and products;
- (e) A summary statement determining the elevation of the established ground water table within the site or demonstrating that the final depth of extraction is at least ~~2.5~~ *1.5* metres above the water table for pits or 2.0 metres above the water table for quarries. A hydrogeological study will be required that assesses the potential impacts on the water resources for operations whose final depth of extraction will intersect the water table or required buffer areas;
- (f) An identification and assessment of the impacts (i.e. traffic, noise, dust and vibration) associated with the project and license application;
- (g) A description of proposed measures to mitigate any identified impacts, including any measures to protect *key natural heritage features* and *key hydrological features* on adjacent lands and their ecological functions and measures to conserve *cultural heritage resources* and ~~archaeological potential areas;~~ *areas of archaeological potential*.
- (h) A progressive rehabilitation plan in accordance with the class of license; and
- (i) A well monitoring program in accordance with the hydrogeological study.

Commented [AF29]: Revision in accordance with the Aggregate Resources of Ontario Provincial Standards

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4.10.8

~~In addition to the above policies, Notwithstanding the policies in Section 5, within the Environmental Protection Area designation and/or the Greenlands System, mineral aggregate operations and wayside pits or quarries are also~~ subject to the following:

- a) No new *mineral aggregate operations* and no *wayside pits and quarries*, or any ancillary or *accessory use* thereto will be permitted in the following *key natural heritage features* and *key hydrologic features*:
 - (i) *significant wetlands*;
 - (ii) significant habitat of endangered species and threatened species; and
 - (iii) *significant woodlands* unless in accordance with the provisions of the Greenbelt Plan.
- b) An application for a new *mineral aggregate operation* or new *wayside pits and quarries* may only be permitted in other *key natural heritage features* and *key hydrologic features* not identified in Section 4.10.8 (a) above and any *vegetation protection zone* associated with such other feature where the application demonstrates:
 - (i) how the water resource system will be protected or enhanced;
 - (ii) the health, diversity and size of the *key natural heritage features and key hydrologic features* will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health;
 - (iii) any permitted extraction of mineral aggregates in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;
 - (iv) aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural *ecosystem* in that particular setting or ecodistrict; and

Commented [AF30]: Policies obtained from Greenbelt Plan

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

4.10.9 ~~In areas where a licensed pit or quarry is proposed within the Agricultural Protection Area, the rehabilitation of the agricultural lands shall be required.~~ In addition to the above policies, within the Agricultural Protection Area designation, *mineral aggregate operations* may be permitted as an interim use provided the site will be rehabilitated so that substantially the same areas and same average soil capability for agriculture are restored. However, complete agricultural rehabilitation is not required if:

- (a) The depth of planned extraction makes restoration of pre-extraction agricultural capability not feasible;
- (b) ~~The other alternatives have been satisfactorily considered and found unsuitable.~~ *The consideration of other alternatives shall include resources in areas of Canada*

Commented [AF31]: Revisions requested by the Province (PPS 2014)

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Land Inventory Class 4 through 7 lands, 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 Class 1, 2 and 3 lands; and

- (c) Agricultural rehabilitation in remaining areas will be maximized.

4.10.11 A new *mineral aggregate operation* or the expansion of an existing operation shall only be permitted in the *Specialty Crop Area* as an interim use, and where the applicant demonstrates the following:

Commented [AF32]: New policy requested by the Province (Greenbelt Plan)

- (a) The physical characteristics of the proposed site allow for the rehabilitation of the property back to an agricultural condition, which allows for the same range and productivity of specialty crops common in the area, and allow for the microclimate on which the site and the surrounding area may be dependant for specialty crop production to be maintained; or
- (b) If the physical characteristics of the proposed site will not allow for the rehabilitation of the property back to an agricultural condition, which allows for the same range and productivity of specialty crops common in the area, and will not allow for the microclimate on which the site and the surrounding area may be dependent for specialty crop production to be maintained, the applicant shall consider alternative locations; and
- (c) Where other alternatives have been considered by the applicant and found unsuitable, and in situations where complete agricultural rehabilitation in the *Specialty Crop Area* is not possible due to the depth of planned extraction or a substantial aggregate deposit below the water table warranting extraction, agricultural rehabilitation in the remaining licensed area will be maximized as a first priority to allow production of specialty crops.

4.10.12 Rehabilitation plans for pits and quarries shall ensure that the use of the lands revert to a use permitted in the designation of the subject area on Schedule A2 - Land Use Plan.

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4.10.13 The extraction program and progressive rehabilitation plans shall minimize the visual impact on the surrounding area.

4.10.14 The Town will encourage *comprehensive rehabilitation* planning where there is a concentration of mineral aggregate operations, in order to achieve improved land use compatibility and connectivity between natural heritage features or prime agricultural areas, as well as, creating a rehabilitated landscape which best protects hydrological regimes over the long term.

Commented [AF33]: Policy requested by the Province (PPS 2014)

~~6.13.15 The commercial extraction of peat shall not be permitted in the Greenlands System or the Specialty Crop Area. For lands outside of the Greenlands System and Specialty Crop Area, Official Plan Amendment and Zoning By-law Amendment applications will be required to establish an operation to remove or disturb peat or to expand an existing peat operation. The application shall be accompanied by:~~

- ~~(a) a general description of the site including the existing and proposed uses, any existing natural heritage features on and adjacent to the site and their ecological functions and the adjacent existing and planned land uses;~~
- ~~(b) an analysis of compatibility with surrounding uses;~~
- ~~(c) a description of the project, including activities which may produce impacts, and the anticipated quality and quantity of peat to be extracted;~~
- ~~(d) a plan identifying ultimate site development, any water diversion or storage and the location of stockpiles for stripping and products;~~
- ~~(e) a summary statement determining the elevation of the established ground water table within the site. A hydrogeological study will be required that assesses the potential impacts on the water resources;~~
- ~~(f) an identification and assessment of the impacts (i.e. traffic, environmental) associated with the project;~~
- ~~(g) a description of proposed measures to mitigate the identified impacts, including any measures to protect key natural heritage features and key hydrological features on adjacent lands and their ecological functions and measures to conserve cultural heritage resources and archaeological potential areas;~~
- ~~(h) a progressive rehabilitation plan.~~

4.10.15 The Town will encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of existing aggregate supply.

4.10.16 Wayside Pits or Quarries and Portable Asphalt Plants

Policies

4.10.16.1 *Wayside pits or quarries* and *portable asphalt plants* used for the purpose of supplying aggregate materials to any government project on a temporary basis may be permitted in accordance with the *Aggregate Resources Act* on a temporary basis in any land use designation except for those lands within the Urban Residential Area, Lakeshore Residential Area, Serviced Lakeshore Residential Area, Hamlet Area, Environmental Protection Areas, Specialty Crop Area, and Parkland Area. Such temporary uses shall have no adverse effects on ground water, have no adverse noise, odour or dust impacts on nearby sensitive land use activities and shall be screened appropriately.

4.10.16.2 Proposals for *wayside pits or quarries* within the Environmental Protection Area designation and/or the Greenlands System are also subject to policy 4.10.8.

~~4.9 Accessory Apartments~~

Commented [AF34]: Updated policies and moved to Housing Section

~~3.4.5.1 An Accessory apartment is an “accessory unit” which is a self-contained dwelling unit supplemental to the primary residential use of the property. An accessory apartment must comply with the following policies:~~

- ~~(i) an accessory apartment may only be permitted within a single detached, semi-detached and/or townhouse dwelling;~~
- ~~(ii) an accessory apartment shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating accessory apartments shall not be permitted;~~

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- ~~(iii) the accessory apartment shall comply with the provisions contained in a Municipal Registration By-law;~~
- ~~(iv) an accessory apartment shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,~~
- ~~(v) an accessory apartment shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.~~

~~3.4.5.2 The Town of Georgina, in consultation with York Region shall undertake an analysis of second residential units in ancillary structures and amend the Official Plan to implement Section 16(3)(b) of the *Planning Act*.~~

~~3.4.5.3 A review of the cumulative impacts of accessory apartments on municipal water and sewer capacity will be undertaken, in conjunction with York Region, two years following the approval of Official Plan Amendment No. 116.~~

~~3.5 GREENLANDS SYSTEM CONTEXT AND COMPONENTS~~

~~3.5.1 Purpose~~

~~3.5.1.1 The purpose of the Greenlands System is to preserve, protect and enhance the natural environment and encourage restoration of the quality and integrity of the ecosystems and natural processes, in order to improve the quality of life, maintain healthy communities, and promote environmentally *sustainable* resource use.~~

~~3.5.2 General Policies~~

~~3.5.2.1 The Greenlands System is based on the Town of Georgina Natural Features and Greenlands System Study which was adopted by Council in June, 1996. The Greenlands System designated on Schedule A – Land Use Plan is comprised of four main components including Environmental Protection Areas 1, 2 and 3 and Parkland. The Greenlands System identified on Schedule B~~

Commented [AF35]: Original Greenlands Section has been completely revised (see new policies/sections in red text below)

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~~reflects the 1996 Study and Schedules B1 - B7 are the sub-components of the Greenlands System.~~

~~3.5.2.2 The boundaries of the Greenlands System components designated on Schedule A - Land Use Plan and the features identified on Schedules B and B1 - B7, are approximate. Specific delineation or clarification of the boundaries shall be undertaken when applications for *development* are received. Minor modifications or refinements to boundaries may occur through an Environmental Impact Statement prepared in accordance with Section 6.3.4 and peer reviewed under the provisions of Section 6.4. Where an Environmental Impact Statement recommends that minor modifications can be made to the boundary, and the Town, in consultation with applicable agencies, approves that recommendation, then the boundary can be refined without amendment to this Plan. Where the boundary of an Environmental Protection Area designation is adjusted, the abutting land use designation shall apply, provided the intent of the Plan is maintained. However, all other modifications to the location or boundaries of lands designated Environmental Protection Area shall require an Official Plan amendment. Any amendment application proposing revisions to the Environmental Protection Area boundaries must be accompanied by an Environmental Impact Statement that has been prepared in accordance with the provisions of this Plan to the satisfaction of the Town in consultation with the relevant agencies. Refinements to boundaries may also occur through submissions of supporting environmental information for review by the Town, in consultation with applicable agencies, without amendment to this Plan.~~

~~3.5.2.3 The Greenlands System, designated on Schedule A - Land Use Plan, is made up of the following four components:~~

- ~~1) Environmental Protection Area 1 designation includes Core Conservation Lands and Waters that are considered the most sensitive ecological features. The Environmental Protection Area 1 includes *significant wildlife habitat* and the habitat of endangered, threatened and vulnerable species as identified on Schedule B1, Lake Simcoe and its~~

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~~tributaries and shorelines as identified on Schedule B2, significant woodlands as identified on Schedule B3, evaluated wetlands as identified on Schedule B4, Areas of Natural and Scientific Interest (ANSIs) as identified on Schedule B5 and Environmentally Significant Areas (ESAs) as identified on Schedule B6.~~

- ~~(2) Environmental Protection Area 2 designation includes Corridors that are linear natural heritage features whose primary ecological function is to connect the Core Conservation Lands and Waters. Corridors consist primarily of ravine, valley, river and stream corridors as well as significant natural corridors such as abandoned rail and road allowances, and hydro, pipeline and infrastructure corridors. Where Corridor lands pass through lands that are considered Core Conservation Lands and Waters, they are considered part of the Core.~~
- ~~(3) Environmental Protection Area 3 designation includes Connecting Links that provide a secondary corridor function or serve to maintain, enhance or buffer Core Conservation Lands and Waters, and Corridors. Connecting Links consist primarily of early to mid-successional forests, mid to late-successional forests that are less than 4 hectares in size, and transitional and unclassified vegetation. These features are identified on Schedule B7.~~
- ~~(4) Parkland Area designation includes municipal parks, conservation areas, regional forests and provincial parks not previously included in the Environmental Protection Areas, that are set aside primarily for recreational or cultural use of either an active or passive nature. Parklands provide opportunities for recreation, conservation, cultural development and education.~~

~~3.5.2.4 The Greenlands System policies have been created to conserve, enhance and encourage the restoration of the quality and integrity of the ecosystems and natural processes. The protection, enhancement and restoration of the natural features, functions and~~

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attributes are a high priority and *development* shall comply with the requirements of Sections 3.5, 3.6, 3.7, 3.8 and 6.3.4 of this Plan.

- ~~3.5.2.5~~ — The Town recognizes that watersheds cross municipal boundaries and that there are several important inter-municipal connecting links that have been identified between Georgina and the Townships of Brock and Uxbridge and the Towns of East Gwillimbury and Bradford West Gwillimbury. These links include the Holland River, Maskinonge River, Black River, Zephyr Creek, Pefferlaw Brook and Uxbridge Brook. Any studies and/or applications for *development* will have regard for these inter-municipal links.
- ~~3.5.2.6~~ — Any application for *development* within the Lakeshore Residential Areas, Serviced Lakeshore Residential Areas and the Hamlet Areas on Schedule A Land Use Plan shall take into consideration the relevant components of the Greenlands System identified on Schedule B and Schedules B1 to B7 and comply with the requirements of Sections 3.5, 3.6, 3.7, 3.8 and 6.3.4.
- ~~3.5.2.7~~ — Any property containing a significant natural feature, function or attribute not identified in the Greenlands System, that is identified through subsequent study, will be subject to the Guiding Principles and Objectives of this Plan and to the applicable requirements in Sections 3.6 and 6.3.4.
- ~~3.5.2.8~~ — The Town shall examine the feasibility of preparing and implementing a Town of Georgina Tree By-law.
- ~~3.5.2.9~~ — In the consideration of *development* applications in which there is a net loss of trees, the Town will require this loss to be compensated by the developer with the replacement of trees in a location to be determined by the Town.

SECTION 5 – SUSTAINABLE NATURAL ENVIRONMENT

The following policies serve to identify, protect and where possible, enhance an interconnected system of key **environmental** features, linkages and buffers. Policies also recognize the need to protect, improve or restore the quality and quantity of ground and surface water in the Town. The policies encourage the

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restoration of the quality and integrity of the ecosystems and natural processes, in order to improve the quality of life, maintain healthy communities, and promote environmentally sustainable resource uses.

5.1 Greenlands System

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

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

The majority of the Greenlands System consists of lands designated as Environmental Protection Area. ~~The Environmental Protection Area also covers a significant portion of the Countryside Area.~~ The policies of Section ~~6.3~~ 5.3 shall apply to the lands and waters designated Environmental Protection Area on Schedule A2 – Land Use Plan.

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

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

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

Policies

5.1.1.1 Applications for *development or site alteration* as permitted by the land use designations on Schedule A2 – Land Use Plan and policies in this Plan shall demonstrate that:

- (a) There will be no ~~adverse effects~~ *negative impact* on *key natural heritage features or key hydrologic features* or their functions;

Commented [AF36]: Policy obtained from Greenbelt Plan

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- (b) *Connectivity between key natural heritage features and key hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;*
- (c) The removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;
- (d) The disturbed area of any lot does not exceed 25%, and the impervious surface does not exceed 10%, of the total developable area, except for recreational uses and non-renewable resources, which are described and governed by sections 4.1.2 and 4.3.2 of the Greenbelt Plan. For golf courses, the disturbed area shall not exceed 40% of the site; and
- (e) That notwithstanding policy 5.1.1.1(a) of this Plan, development and *site alteration* is not permitted within fish habitat, except in accordance with federal and provincial requirements.

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

- (a) At least 30% of the total developable area of the lot will remain or be returned to natural self-sustaining vegetation; recognizing that Section 4.10.8 establishes specific standards for the uses described there;
- (b) *Connectivity along the system and between key natural heritage features or key hydrologic features, located within 240 metres of each other is maintained or enhanced; and*
- (c) Buildings or structures do not occupy more than 25% of the total developable area and are planned to optimize the *compatibility* of the project with the natural surroundings.

5.1.1.3 Mineral aggregate operations and wayside pits and or quarries may be permitted in the Greenlands System subject to the policies in Section 4.10.8.

Commented [AF37]: Policy obtained from Greenbelt Plan

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5.1.1.4 Where *agricultural, agricultural-related* and *secondary uses and normal farm practices* are permitted in the underlying land use designation, new buildings or structures for *agricultural, agriculture-related uses* and *secondary uses* are not subject to Section 5.1.1 but are subject to Section 5.3.

Commented [AF38]: Policy requested by the Province

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

(a) Is of sufficient width to protect the *key natural heritage feature or key hydrologic feature* and its *ecological* functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function;

(b) Is a minimum of 30 metres from the *key natural heritage features and key hydrologic features* identified in 5.3.1;

Commented [AF39]: Policy requested by the Province (Greenbelt Plan 3.2.4.4.)

(c) Is established to achieve, and be maintained as natural self-sustaining vegetation; and

(d) Is consistent with the requirements of the Greenbelt Plan and Lake Simcoe Watershed.

5.1.1.6 Any new *wetland, seepage areas and springs, fish habitat, permanent streams, and intermittent streams, lakes and significant woodlands* determined through subsequent study, shall be subject to these policies and provide a minimum vegetation protection zone of 30 metres wide measured from the outside boundary of the *key natural heritage feature or key hydrologic feature*.

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

Policies

5.2.1 The policies of Section 5.1.1 shall apply to applications for *development or site alteration* on land that contains or is 120

metres from any existing or new *key natural heritage features* or *key hydrologic features* identified through subsequent study, and is located outside of the Greenlands System, Urban Area and Towns and Villages, as shown on Schedule A1 – Municipal Structure Plan.

~~6.3~~ **5.3 Environmental Protection Area**

Commented [AF40]: This section has been moved from Section 6.3 to the Sustainable Natural Environment Section to avoid confusion (comment raised by Ducks Unlimited Canada)

Commented [AF41]: Majority of policies obtained from Greenbelt Plan

5.3.1 Environmental Protection Area

The Environmental Protection Area designation is comprised of three core components, including:

- *Key natural heritage features*
- *Key hydrologic features*
- 30 metre ~~Vegetative Buffer Zone~~ *vegetation protection zone* from *wetlands*, *lakes*, *permanent streams*, and *intermittent streams*, *fish habitat*, *seepage areas* and *springs*, and *significant woodlands*

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

Commented [AF42]: Removed as these are defined terms in the Definition Section

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

The following permitted uses and policies apply to the lands and waters within the Environmental Protection Area designation on Schedule A2 – Land Use Plan, and serve to protect and enhance the core components of a permanent and connected Greenlands System.

Permitted Uses

5.3.1.1 Permitted uses in the Environmental Protection Area include:

- (a) Forest, fish and wildlife management;
- (b) *Conservation*, stewardship, restoration and remediation undertakings;

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- (c) Flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
- (d) Retrofits of existing stormwater management works, but not new stormwater management works;
- (e) *Infrastructure*, but only if the need for a project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative;
- (f) *Existing agricultural uses*;
- (g) Aggregate uses subject to the policies in Section 4.10.8;
- (h) Passive recreational uses such as trails, walkways and bicycle paths;
- (i) An *existing* single detached dwelling and *accessory uses*, and *accessory buildings or structures* thereto;
- (j) A single detached dwelling on an *existing* vacant lot of record subject to policy 5.3.1.12; and
- (k) A home occupation in an existing single detached dwelling or as permitted by 5.3.1.12;

Policies

- 5.3.1.2 The *key natural heritage features* and *key hydrological features* that form the basis of the Environmental Protection Area designation are based on available information and data as of the date of the adoption of this Plan. *Key natural heritage features* are displayed on Schedule B1 – Key Natural Heritage Features. *Key hydrologic features* are displayed on Schedule B2 – Key Hydrologic Features.
- 5.3.1.3 The boundaries and extent of the Environmental Protection Area designation shown on Schedule A2- Land Use Plan and the features identified on Schedule B1- Key Natural Heritage Features and B2 – Key Hydrologic Features are approximate. Minor

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refinements to these boundaries may occur through an Environmental Impact ~~Statement~~ Study that demonstrates the appropriateness of the refinements to the satisfaction of the Town, in consultation with the relevant agencies. Such minor refinements will not require an amendment to this Plan.

~~5.3.1.4~~ Where the boundary to the Environmental Protection Area designation is refined, the abutting land use designation or designations shall apply, unless such designation or designations are within a *Settlement Area*. When the abutting land use designation(s) is in a *Settlement Area*, the designation that will apply shall be the Agricultural or Rural Area designation as identified in the York Region Official Plan.

Commented [AF43]: Province requested policy be revised to indicate that it cannot include an Urban Area designation

5.3.1.5 The Environmental Protection Area designation includes a 30 metre wide *vegetation protection zone* from wetlands, lakes, *significant woodlands*, and *permanent streams* and *intermittent streams*. A minimum *vegetation protection zone* measured 30 metres wide from the outside boundary of seepage areas and springs and fish habitat shall also be required. This protection zone will be subject to the Environmental Protection Area designation permitted uses and policies.

~~5.3.1.6~~ Any new *wetland*, *seepage areas* and *springs*, *fish habitat*, *permanent streams*, and *intermittent streams*, *lakes* and *significant woodlands* determined through subsequent study, shall be subject to these policies and provide a minimum *vegetation protection zone* of 30 metres wide measured from the outside boundary of the *key natural heritage feature* or *key hydrologic feature*.

Commented [AF44]: Moved to 5.1.1 (and slightly revised)

5.3.1.6 Where, through an application for *development* or *site alteration*, a buffer or *vegetation protection zone* is required to be established as a result of the application of the policies in this Plan, the buffer or *vegetation protection zone* shall be composed of native, non-cultivar, non-invasive species, and maintained as *natural self-sustaining vegetation*.

5.3.1.7 *Development* or *site alteration* shall not be permitted within *wetlands* and the habitat of *endangered species* and *threatened species*, and *species of special concern*, unless in accordance with Section 12.1 or if the use is brought into closer conformity with this Plan.

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- 5.3.1.8 Small-scale structures for recreational use, such as boardwalks, footbridges, fences, docks and picnic facilities are permitted provided that the structures are designed and constructed to minimize the *negative impacts* on these features.
- 5.3.1.9 *Existing* residential and *agricultural uses* may be permitted to expand subject to the policies of 5.3.1.10 and 5.3.1.12. All other existing uses within the Environmental Protection Areas become non-conforming uses and will be subject to the provisions of Section ~~5.6 and 5.7.~~ 5.9.
- 5.3.1.10 *Existing* agricultural operations in accordance with *normal farm practices* are permitted and it is not the intent of this Plan to limit the ability of these agricultural operations to continue. Expansions to *existing* agricultural buildings and structures and farm and non-farm dwellings and *accessory uses* thereto, are permitted subject to the existing uses policies of Section ~~5.6~~ 9
- 5.3.1.11 New buildings and structures for *agricultural uses* will be required to provide a 30 metre *vegetation protection zone* from a *key natural heritage feature* or *key hydrologic feature*, but may be exempted from the requirement of establishing a condition of *natural self-sustaining vegetation* if the land is, and will continue to be, used for agricultural purposes. Despite this exemption, *agricultural uses* should pursue *best management practices* to protect and/or restore *key hydrologic features* and functions.
- 5.3.1.12 One new single detached dwelling and *accessory uses* and *accessory buildings or structures* thereto, may be permitted on an *existing* vacant lot of record subject to obtaining any necessary planning approvals and an Environmental Impact ~~Statement~~ Study that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any *key natural heritage features* or *key hydrologic features* or their functions. Notwithstanding, a new single detached dwelling shall not be permitted within *wetlands* or in the habitat of endangered, threatened or special concern species.

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~~5.3.1.14~~ Notwithstanding the policies in this Plan to the contrary, where an application for development or site alteration is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Statement or scope the study requirements.

Commented [AF45]: Policy requested to be removed by the Province (Section 10.1.2.3 already provides for scoping of an EIS)

5.3.1.13 Where lands designated Environmental Protection Area are under private ownership, it shall not be construed as implying that such areas are free and open to the public or will be purchased by the municipality or other public agency.

5.3.1.14 Lands within the Environmental Protection Area shall not be acceptable considered as part of the 5% dedication for public park purposes as provided for in the *Planning Act*.

~~5.3.1.15~~ The illegal removal, modification or destruction of natural features, functions or linkages shall not provide the rationale for removal of these lands from the Environmental Protection Area designation. Where such illegal activity takes place, the impacted area shall be restored.

Commented [AF46]: Revision requested from the Province (Regional Official Plan)

5.3.1.16 **Special Provisions**

5.3.1.16.1 Part of Lot 1, Concession 4 (NG)

Notwithstanding any other provisions of this Official Plan to the contrary, the agricultural operation in the north half of Lot 1, Concession 4 (NG) may be permitted to expand into Environmental Protection Area 4 in accordance with the exception to the Regional Tree By-law approved by the Region of York.

5.3.1.16.2 Part Lot 1, Concession 9 (NG), Part 1 on Plan 65R-3904, E/S Pugsley Ave.

The property identified in the legal description above and referenced on Schedule I – Special Provisions was considered as part of the municipal comprehensive review to create this Official Plan. Notwithstanding Section 7.5.11, an application to consider the appropriateness of amending the Official Plan with respect to the creation of one or more lots may proceed, and shall be subject to the provisions of Section 11.4.2.9.

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5.3.1.16.3 Part Lot 3, Concession 9 (NG), Part 1 on RS 652173, Parts 1 to 5 on RS 652192, municipally known as 824 Trivetts Road.

The property identified in the legal description above and referenced on Schedule I – Special Provisions was considered as part of the municipal comprehensive review to create this Official Plan. Notwithstanding Section 7.5.11, an application to consider the appropriateness of amending the Official Plan with respect to the creation of one or more lots may proceed, and shall be subject to the provisions of Section 11.4.2.9.

5.4 Lake Simcoe Protection

Commented [AF47]: Majority of policies in this section obtained from Lake Simcoe Protection Plan

Policies

5.4.1 *Development or site alteration outside of Settlement Areas is not permitted in Lake Simcoe and within a related vegetation protection zone referred to in section 5.4.2, except in relation to the following:*

- a) Forest, fish, and wildlife management;
- b) Stewardship, conservation, restoration and remediation undertakings;
- c) ~~Existing uses as set out in policy 11.1;~~
- d) Flood or erosion control projects, but only if they have been demonstrated to be necessary to the public interest after all alternatives have been considered;
- e) Retrofits of existing *stormwater management works* (i.e. improving the provision of stormwater services to existing *development* in the watershed where no feasible alternative exists) but does not include the establishment of new *stormwater management works*;
- f) *Infrastructure*, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative; and

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- 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 use¹;
 - (ii) natural heritage appreciation;
 - (iii) unserviced camping on public and institutional land; and;
 - (iv) accessory uses to existing buildings or structures.

5.4.2 The minimum *vegetation protection zone* in a *shoreline built-up area* is 30 metres from the *Lake Simcoe shoreline*, or larger if determined appropriate by an evaluation required by Section 5.4.3. For areas of Lake Simcoe shoreline outside of *existing settlement areas* and outside of *shoreline built-up areas*, the *vegetation protection zone* shall be 100 metres from the *Lake Simcoe shoreline*.

Commented [AF48]: Revision requested by the Province.

5.4.3 Within *shoreline built-up areas*, an application for *development* or *site alteration* within 120 metres of the *Lake Simcoe shoreline* shall be accompanied by ~~a natural heritage evaluation~~ an *Environmental Impact Study* that satisfies the requirements of Section 5.4.7, unless the *development* or *site alteration* is for a purpose specified by Section 5.4.1~~(g)~~.

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

- (a) Increase or improve *fish habitat* in streams, lakes, and wetlands, and any adjacent riparian areas;
- (b) Include landscaping and habitat restoration that increases the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors;
- (c) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*; and,

¹ Non-motorized trail use does not include motorized vehicles for accessibility purposes

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- (d) Establish or increase the extent and width of a self-sustaining *vegetation protection zone* adjacent to Lake Simcoe, as required by the policies of this plan.

5.4.5 New buildings, structures and uses as well as accessory buildings structures and uses, and the expansions to *existing* buildings and structures, shall only be permitted in a *vegetation protection zone* along the *Lake Simcoe shoreline* if:

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

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

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

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

- (a) *Development* or *site alteration* shall be accompanied by an Environmental Impact ~~Statement~~ Study that must:
- (i) demonstrate that the *development* or *site alteration* will have no *adverse effects* on the *key natural heritage feature*, *key hydrologic feature*, Lake

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- Simcoe and its associated *vegetation protection zone*, or on the related ecological functions;
- (ii) identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the *key natural heritage feature* or *key hydrologic feature* and its *connectivity* with other key features, as well as *connectivity* and linkages to natural heritage systems identified at the Provincial or municipal level, or by the Lake Simcoe Region Conservation Authority or Ministry of Natural Resources and Forestry.
 - (iii) determine how *connectivity* within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored
 - (iv) determine if the minimum *vegetation protection zone* as required by the ~~Lake Simcoe Protection Plan~~ is sufficient to protect the *ecological functions* of the ~~feature and the area being evaluated, including areas adjacent to existing features.~~ If such a zone is not sufficient, then specify the dimensions of the required ~~vegetation protection zone.~~ and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
 - (v) determine if the minimum *vegetation protection zone* is sufficient to protect areas adjacent to existing features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in *significant woodlands*; and
 - (vi) if the minimum *vegetation protection zone* is not sufficient to protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required *vegetation protection zone*.

- (b) The *development* shall be integrated with existing or proposed parks and trails to the extent feasible;

Commented [AF49]: Additional policies requested by the Province in order to align with protection level features of the Lake Simcoe Protection Plan sub-policies 6.26 (d), (e) and (f)

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- (c) Where the ~~vegetative~~ vegetation protection zone has been modified, as a condition of development, the area shall be enhanced with natural self-sustaining vegetation;
- (d) *Development* of private sewage and water services shall incorporate water-saving fixtures and enhanced sewage treatment systems that can reduce concentrations of phosphorous and nitrates entering the groundwater; and
- (e) *Developments* that will use more than 10,000 litres per day of groundwater shall be supported by a water budget analysis that confirms that the proposed use of water will not reduce the amount of water that would otherwise naturally infiltrate into the groundwater system from the site. ~~Furthermore, any use that utilizes groundwater must comply with Provincial regulations and obtain any necessary permits from the Ministry of Environment and Climate Change.~~

Commented [AF50]: Revision requested by Operations and Engineering

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

5.5 Source Water Protection

Commented [AF51]: Policies obtained from York Region's Official Plan Amendment template based on the South Georgian Bay Lake Simcoe Source Protection Plan

The Clean Water Act (2006) was enacted to ensure the sustainability of clean, safe drinking water and requires Source Water Protection Plans to be developed and implemented ~~for every watershed in Ontario.~~ in designated areas as described in Ontario Regulation 284/07. The Source Water Protection Plan policies in this section pertain to vulnerable areas only and may include ~~prohibited future land uses.~~ The following policies are consistent with the South Georgian Bay Lake Simcoe Source Protection Plan, 2015, in order to protect, improve or restore the quality and quantity of surface water in the Town. In addition, this section also contains policies to protect, improve or restore significant groundwater recharge areas and highly vulnerable aquifers

Policies

5.5.1 Intake Protection Zones 4

Intake Protection Zones are the area on the water and land surrounding a municipal surface water intake. The size of each zone is determined by how quickly water flows to the intake, in hours. The *Intake Protection Zone 1* is a one

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kilometre circle around the intake. The *Intake Protection Zone 2* is the area where water can reach the intake in a specified time. In the South Georgian Bay Lake Simcoe Source Protection Region, the minimum time of two hours applies to all intakes. *Intake Protection Zones 1 and 2*, as well as the municipal surface water intake locations are identified on Schedule B3 – Source Water Protection Areas. ~~The general policies of Section 5.5.2, the low and moderate threat policies of 5.5.5, as well as Section 5.5.1.1 apply to Intake Protection Zones 1 and 2.~~

~~5.5.1.1 Intake Protection Zone 4~~

Policies

5.5.1.1 Notwithstanding the permitted uses and policies in the Plan to the contrary, the following specific land uses and/or activities are prohibited from being established within *Intake Protection Zones 1 and 2* where they do not exist as of the effective date of the South Georgian Bay Lake Simcoe Protection Plan, being July 1, 2015:

- ~~(a) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of dense non-aqueous phase liquid (DNAPLs) – including but not limited to the following:
 - ~~(i) Storage in association with metal, plastics, wood products, petroleum and/or electronics manufacturing;~~
 - ~~(ii) Dry cleaning establishments which utilize the chemical perchloroethylene in the cleaning processes;~~
 - ~~(iii) Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals which have DNAPLs as part of the ingredients;~~
 - ~~(iv) Medical, health or other laboratories (other than clinics or veterinarian, doctor's offices generally associated with commercial locations) which may have the use for DNAPLs;~~
 - ~~(v) Automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPLs;~~
 - ~~(vi) Establishments selling paints, enamels, furniture strippers, paint thinners, lacquers containing DNAPLs;~~
 - ~~(vii) Chemical manufacturing including chemicals, resins, fertilizers, pesticides and other agricultural~~~~

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~~chemicals; pharmaceutical and medicines; paint, coating and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing which utilize DNAPLs as part of the manufacturing, packaging, repackaging and bottling.~~

(a) Municipal, industrial or commercial waste disposal site and facility;

(b) Agricultural storage building used for *agricultural source material* which includes but is not limited to the following materials:

- (i) animal manure including bedding materials;
- (ii) milk house wash water;
- (iii) mushroom compost;
- (iv) regulated compost; and
- (v) animal yard run-off and manure; and

(c) Meat plant that generates non-source *agricultural source material*.

Commented [AF52]: South Georgian Bay Lake Simcoe Source Protection Plan

5.5.1.2 Incidental volumes of *dense non-aqueous phase liquid* (DNAPL) for personal/domestic use are exempt from these policies.

5.5.1.3 That any *development, redevelopment, planning or building* permit application proposed for a land use, other than residential buildings that are four storeys or less in *Intake Protection Zone 1* will require a Section 59 notice issued by the Risk Management Official as appointed by York Region Council, as part of the complete application requirements under the Planning Act, Condominium Act and Ontario Building Code Act.

Commented [AF53]: Policy requested by York Region (Section 59 requirements)

5.5.2 General Policies Vulnerable Areas

Policies

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

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

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

~~5.5.2.4 Where the Ontario Water Resources Act does not require an approval, the existing establishment, operation or maintenance of a wastewater treatment plant and associated sewer systems requires an approved Risk Management Plan where the discharge rate of the treatment plant exceeds 2,500 m³/day in an Intake Protection Zone.~~

Commented [AF54]: Requested to be removed by the Province since the risk management plans authority is assigned to Risk Management Official and is therefore not appropriate in OP.

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

5.5.2.5 The Town will work with York Region, Lake Simcoe and Couchiching Source Protection Authority, Ministry of the Environment and Climate Change and other provincial ministries, conservation authorities and agencies to support education and outreach programs on *source water protection*, as well as to distribute any materials directed toward local municipal residents and businesses.

5.5.3 Significant Groundwater Recharge Areas

Policies

5.5.3.1 Within *significant groundwater recharge areas*, identified on Schedule B3 – Source Water Protection Areas, *development* shall implement *best management practices* such as *low impact*

development to maintain pre-development recharge rates to the fullest extent possible.

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

~~5.5.3.3~~ An application for *major development* 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.

Commented [AF55]: Policy requested by the Province

~~5.5.3.4~~ Urban settlement area boundary expansions should avoid *significant groundwater recharge areas*.

Commented [AF56]: Province requested policy to address Lake Simcoe Protection Plan

~~5.5.3.4~~ The low and moderate threat policies of Section 5.5.5 shall apply to *Significant Groundwater Recharge Areas*.

5.5.4 Ecologically Significant Groundwater Recharge Areas

5.5.4.1 *Ecologically significant groundwater recharge areas* have been shown on Schedule B3 – Source Water Protection Areas are based on the information and mapping provided by the Lake Simcoe Region Conservation Authority. For greater certainty regarding the location of an *ecologically significant ground water recharge area*, the Lake Simcoe Region Conservation Authority should be consulted.

5.5.4.2 The policies of Section 5.5.3 shall also apply to *ecologically significant groundwater recharge areas*.

Policies

5.5.5 Highly Vulnerable Aquifers

Policies

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

~~5.5.4.2 The low and moderate threat policies of Section 5.5.5 shall apply to *Highly Vulnerable Aquifers*.~~

5.5.6 Low and Moderate Threats

The following policies shall apply within *intake protection zones*, *significant groundwater recharge areas* and *highly vulnerable aquifers*:

Policies

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

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

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

- (a) Implement road and parking lot design to ensure that plowing equipment can reach all required areas to eliminate additional salt application;
- (b) Reduce the extent/location of impervious surfaces;
- (c) Parking ~~Principles in parking~~ lot design shall include:

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- (I) designing and constructing parking lots to avoid low spots to prevent ponding and ice formation;
 - (II) installing drift control (snow fencing) to reduce snow buildup on impervious surfaces;
 - (III) installing catch basins ~~to be installed~~ correctly to avoid ponding around raised catch basins;
 - (IV) where possible, avoiding the establishment of new parking lots with greater than 2,000 square metres (approximately 80 spaces) of paved surface within *vulnerable areas*;
 - (V) snow storage locations ~~that~~:
 - (i) locate snow stockpiles away from paved areas to reduce the impact of melting and draining onto paved surfaces where puddles may form that cause slippery conditions that require extra salting operations to maintain safety;
 - (ii) intercept drainage and direct it away from paved areas;
 - (iii) ~~allow plow~~ snow ~~to be plowed~~ to the low side of the paved area.
- (d) Location /placement of structures, walkways and entrances:
- (I) preserve solar access;
 - (i) avoid shaded outdoor pedestrian areas;
 - (ii) keep pedestrian areas sunny through to December 21st,
 - (iii) locate taller buildings on north side of streets and/or step them down to reduce the shaded area;
 - (II) entrances:
 - (i) covered entrances or stairs
 - (ii) a protected entrance with a non-slippery surface that drains away from the building to reduce ponding of water
 - (III) walkways:
 - (i) utilize slightly raised pedestrian street crossings to eliminate curb-side

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- accumulation of snow melt or ice formation;
 - (ii) consider heated sidewalks;
 - (iii) select salt friendly materials for walkways; and
 - (iv) covered walkways
 - (IV) site grading:
 - (i) slope away from building to avoid water and/or ice accumulation.
- (e) Equipment to reduce the need for additional salt application:
 - (i) utilization of a snow melter for large parking lots;
 - (ii) water can be discharged into storm, sanitary or other water retention system with municipal approvals only; and
 - (iii) melt water is screened to separate out all floating solids and additional filters are optional
- (f) Snow fences to reduce the amount of snow on road/parking and to reduce the need to apply de-icing chemicals:
 - (i) natural snow fences “snowbreaks” can also be used if the site size can accommodate a group of trees located in an area to decrease wind speed and snow accumulations on roadways/parking lots.
- (g) Perform catch basin cleaning on a regular basis.
- (h) Monitor and maintain stormwater management structures.

5.6 External Connections

Commented [AF57]: Policies added from Greenbelt Plan Section 3.2.5

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

Policies

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

5.7 Subwatershed Planning

Commented [AF58]: Policies requested by Lake Simcoe Region Conservation Authority

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

Watersheds are ecologically-relevant boundaries for managing human activities and resources. The Town of Georgina is comprised of several subwatersheds that drain into Lake Simcoe including:

- East Holland River
- Maskinonge River
- Black River
- Pefferlaw River
- Georgina Creeks

These subwatershed areas are identified on Schedule B2 – Key Hydrologic Features.

The East Holland River, Maskinonge River, Black River and Pefferlaw River Subwatershed Plans were prepared in 2010 and 2012 for these priority subwatersheds in accordance with 8.3-SA of the Lake Simcoe Protection Plan. These Plans were undertaken by the Lake Simcoe Region Conservation Authority in collaboration with the Town, York Region, and various Provincial ministries. This Official Plan has been prepared to ensure consistency with the

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above noted Subwatershed Plans in order to meet Policy 8.4-DP of the Lake Simcoe Protection Plan.

Policies

- 5.7.1 In general, it is the policy of the Town to ensure that:
- (a) Land use planning within the municipality contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, on an integrated watershed management basis.
 - (b) All land use decisions promote water conservation and support the efficient use of water resources on a watershed basis.
 - (c) All land use decisions conform to the purpose and recommendations of the above noted Subwatershed Plans.
- 5.7.2 An application for a *development* proposal having an impervious area of greater than 500 square metres shall be accompanied by a Subwatershed Plan Conformity Report. This report shall show how the recommendations of the Subwatershed Plan have been met.

5.8 Ecological Offsetting

Compensating or ecological offsetting for the loss of natural heritage features is common both internationally and nationally. Ecologically offsetting is typically used when avoidance of a feature is not possible and after the conservation hierarchy of avoidance, minimization, and mitigation has been implemented. It is also used to fulfill the “no net loss” principle with the overall goal of achieving a “net environmental gain.” The Town supports the use of an ecological offsetting program through the development review and approval process as part of achieving environmental sustainability.

The following provincial, municipal, and watershed documents provide the context for ecological offsetting within the Town:

- Provincial Policy Statement (2014) including Sections 1.8 and 2.1.2, and associated Natural Heritage Reference Manuals.

Commented [AF59]: Policies requested by Lake Simcoe Region Conservation Authority

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- Lake Simcoe Protection Plan (2009) including the 40% natural vegetative cover target.
- York Region Official Plan including the establishment of a regional Greenlands System and subsequent local Greenlands System.
- Natural Heritage System for the Lake Simcoe Watershed (2007).
- East Holland, Maskinonge, Black, and Pefferlaw Rivers Subwatershed Plans (2010 and 2012).

Policies

- 5.8.1 The Town requires ecological offsetting through the development process when there is an unavoidable loss of natural heritage features and after the provincial and municipal policy tests have been met. Through the development process, an Ecological Offsetting Strategy will be required (where necessary) as part of an Environmental Impact Study or Natural Heritage Evaluation as a prerequisite to draft approval of a plan of subdivision or condominium. An Ecological Offsetting Strategy will also be required where necessary prior to site plan approval. Detailed ecological offsetting reports and plans including planting, landscaping, and edge management plans will be required as conditions of draft plan of subdivision or condominium approval and site plan approval.
- 5.8.2 The Ecological Offsetting Strategy is a plan that identifies the means to compensate for feature loss with the overall objective of net environmental gain. The Ecological Offsetting Strategy shall be prepared by a qualified professional including an ecologist, biologist, forester, or landscape architect to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority. The Ecological Offsetting Strategy shall comply with other offsetting programs and policies including the Town's preservation and compensation policies and the Lake Simcoe Region Conservation Authority's ecological offsetting guidelines.

5.9 Existing Uses

Commented [AF60]: New policies from Greenbelt Plan Section 4.5

Policies

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

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apply:

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

SECTION 6 – COUNTRYSIDE AREA

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

6.1 Agricultural Protection Area and Specialty Crop Area

7.1.1 Purpose

~~7.1.1.1 The purpose of the Agricultural Protection Area designation on Schedule A2 – Land Use Plan is to identify and protect the areas where the combination of good agricultural soils, existing farming and related activities create conditions most favourable for long term agricultural use.~~

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

The following permitted uses and policies apply to the lands and waters within the Agricultural Protection Area and Specialty Crop Area designations on Schedule A2 – Land Use Plan, and are intended to protect these areas for long-term agricultural use.

~~3.9.1.2 The Agricultural Protection Area has been established on the following criteria:~~

~~(a) The soil capability for agriculture, as rated by the Canada Land Inventory (C.L.I.), is high. There is a predominance of soil capability Classes 1, 2, 3, and 4, and organic soils.~~

~~(b) The agricultural industry in this area is characterized by at least one of the following factors:~~

~~(i) a high percentage of improved farmland;~~

~~(ii) a large number of livestock per hectare;~~

~~(iii) a great degree of horticultural use;~~

~~(iv) high economic returns per hectare.~~

~~(c) The land base consists of large agricultural units that have not been fragmented by non-agricultural uses.~~

Permitted Uses

- 6.1.1 Permitted uses in the Agricultural Protection Area and Specialty Crop Area shall be include:
- (a) ~~Agricultural and associated uses, buildings and structures;~~ (note: Section 3.9.2.1(a) is subject to Deferral 5);
 - (b) ~~farm related commercial/industrial uses;~~ *Agriculture-related uses;*
 - (c) *On-farm diversified uses;*
 - (d) *Sustainable forestry and other* activities connected with the conservation of soil, water resources and wildlife;
 - ~~(d) forestry;~~
 - (e) *A single detached dwelling s;*
 - (f) *An accessory apartment s;*
 - (g) *An accessory apartment in a detached accessory building or structure;*
 - (h) *A garden suite;*
 - (i) *Temporary accommodations for seasonal farm workers;*
 - (j) *A home occupation;*
 - (k) *A home industry;*
 - ~~(l) non-conforming uses that are permitted under a site specific zoning existing at the date of the adoption of this Plan (refer to Section 6.1.15);~~

7.1.3 Policies

- 6.1.2 *Agricultural uses and activities conducted in accordance with normal farm practices* shall be supported, encouraged and protected. Activities that conflict with agriculture and associated uses shall not be permitted.
- 6.1.3 The Town supports and encourages the retention, replacement and naturalization of hedgerows and windbreaks.
- 6.1.4 The consolidation of agricultural parcels shall be encouraged.
- 6.1.5 The fragmentation of agricultural parcels of land and the creation of non-viable farm operations shall not be permitted. ~~The creation of parcels of land for agriculture and farm-related agricultural uses of less than 40 hectares in agricultural areas the Agricultural Protection Area and less than 16 hectares in the Specialty Crop Area shall not be permitted.~~

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- 6.1.5 ~~All uses in the Agricultural Protection Area are required to comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food.~~
- 6.1.6 ~~Farm-related severances are permitted under certain conditions, in accordance with the provisions of Section 11.4.2.4. Non-farm Non-agriculture related severances of the agricultural land base will not be permitted, unless in accordance with Section 11.4.2.6.~~ Severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation may be permitted subject to Section 11.4.2.6.
- 6.1.7 Consents will only be permitted in the Agricultural Protection Area and Specialty Crop Area ~~for agricultural uses~~ in accordance with the provisions of Section 11.4.2.11.
- 6.1.8 Temporary accommodations for seasonal farm workers may be permitted, subject to the following conditions:
- (a) The farm unit has a minimum area of 20 hectares if no single detached dwelling exists on the lot and 10 hectares if a single detached dwelling does exist on the lot;
 - (b) The structure(s) must be grouped with existing farm structures;
 - (c) The structure(s) will not be severed from the farm unit; and
 - (d) The building is constructed in accordance with the Zoning By-law regulations regarding temporary accommodation for seasonal farm workers.
- 6.1.9 ~~Farm-related commercial/industrial uses~~ Agriculture-related uses and on-farm diversified uses which support and directly serve agriculture, and which are required to be located in proximity to farm operations, may be permitted to locate in the Agricultural Protection Area and Specialty Crop Area subject to ~~an amendment to the~~ the provisions of the Zoning By-law. ~~Farm-related commercial/industrial uses include activities such as grain drying and storage of farm produce.~~

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6.1.10 Where an amendment to the Zoning By-law is required, applications for the development of ~~farm-related commercial/industrial uses~~ agriculture-related uses and on-farm diversified uses shall:

- (a) Minimize the use of prime agricultural land by ~~demonstrating there are no alternative locations within the Agricultural Protection Area having poorer soils or lower agricultural capability;~~
- (b) Demonstrate there are no alternative locations within the Agricultural Protection Area having poorer soils or lower agricultural capability;
- (c) ~~Incorporate appropriate separation distances from farm operations in accordance with Minimum Distance Separation Formulae in the Agricultural Code of Practice and Guidelines, as required by the Ministry of Agriculture and Food and Rural Affairs; where merited by a higher density of human occupancy or activity or significant visitation by the broader public to an agricultural area.~~
- (d) Be located on an assumed public road and shall not compromise the design and function of the road;
- (e) Be serviced with an individual ~~adequate~~ private waste disposal system and an ~~individual private drilled well with adequate water supply; and~~
- (f) Be compatible with the surrounding land uses.

Commented [AF61]: Policy revision requested by the Province.

6.1.10 Temporary farm-gate sales of produce or goods that are primarily grown or made on the farm shall be permitted subject to ~~regulations~~ provisions in the Zoning By-law.

6.1.11 The programs of the Ministry of Agriculture, Food and Rural Affairs and other organizations that encourage farmers to develop and follow conservation measures and sustainable farming practices will be supported. These may include the development of Environmental Farm Plans, Nutrient Management Plans and programs that will protect the long-term productivity of agricultural lands and minimize impacts on the environment. ~~An example of this may include conservation tillage practices.~~ In addition, the Lake Simcoe Region Conservation Authority may offer programs

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that provide funding to farmers to undertake ecologically beneficial projects on a cost sharing basis.

~~6.1.11 The Town will investigate the preparation of by-laws regulating intensive agricultural operations and nutrient management. Once defined in a by-law, new intensive agricultural operations shall only be permitted within the Agricultural Protection Area, subject to an amendment to the Zoning By-law. Any proposal for an intensive farming operation shall comply with:~~

- ~~(a) Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;~~
- ~~(b) an approved Nutrient Management Plan;~~
- ~~(c) a hydrogeological assessment regarding the suitability of the site for the proposed intensive farming operation;~~
- ~~(d) a Site Plan Agreement with the Town.~~

~~6.1.11 The Town will prepare a bylaw regulating the use and protection of topsoil.~~

6.1.12 The Town will encourage the use of *low impact development* techniques to promote infiltration into the aquifers when large agricultural and *accessory buildings or structures* are proposed.

6.1.13 *Home occupation and home industry* uses shall comply with the provisions of Section 4.6.

6.1.14 An *accessory apartment* and an *accessory apartment in a detached accessory building or structure* shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13, and 8.1.14.

6.1.15 *A garden suite* shall comply with the provisions of Section 8.1.15.

~~6.1.15 The permitted use provision under Section 6.1.1(m) shall only apply to vacant or undeveloped site specific zoned properties. In addition, upon further review and prior to any development taking place, Council may consider rezoning such properties to bring them into conformity with the provisions of the Plan. Furthermore, at such time as these properties are developed for the non-conforming uses permitted by the existing zoning, the policies of Section 11.1 shall apply.~~

Commented [AF62]: Policy obtained from York Region's Official Plan Amendment template based on the South Georgian Bay Lake Simcoe Source Protection Plan

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~~6.1.16 The boundaries of the Agricultural Protection Area designation displayed on Schedule A2 – Land Use Plan are approximate. Minor refinements to these boundaries may occur through an Agricultural Assessment Study that demonstrates the appropriateness of the refinement to the satisfaction of the Town. Such minor refinements will not require an amendment to this Plan or the York Region Official Plan.~~

Commented [AF63]: Province requested policy be removed to be in accordance with Greenbelt Plan policy 3.1.3.1

6.1.16 Special Provisions

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

Notwithstanding any other provisions of this Official Plan to the contrary, open storage of recreational vehicles, boats, snowmobiles and similar items shall be permitted.¹

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

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

Further, should a lot boundary adjustment be approved by the Ontario Municipal Board to enlarge the subject property, the above-noted special provisions shall also apply to the enlarged property.²

6.2 Rural Area

¹ Further details regarding this special provision can be found in Amendment No. 126 of the Town of Georgina Official Plan, 2002.

² Further details regarding this special provision can be found in Amendment No.127 of the Town of Georgina Official Plan, 2002.

7.2.1 Purpose

~~7.2.1.1 The purpose of the Rural Area designation on Schedule A2 – Land Use Plan is to recognize and protect agriculture as the primary activity and land use, and also to permit limited non-farm uses for which there is a need and demand and which do not conflict with agriculture.~~

The Rural Area designation on Schedule A2-Land Use Plan, includes ~~are these~~ lands located outside of *Settlement Areas*, the *Prime Agricultural Protection and Specialty Crop Area* and the *Environmental Protection Area* designations.

The following permitted uses and policies apply to the lands and waters within the Rural Area designation on Schedule A2 – Land Use Plan, and are intended to accommodate appropriate uses and forms of development in a manner that will maintain the rural and agricultural economy and character of the rural countryside.

Permitted Uses

6.2.1 Permitted uses in the Rural Area designation shall be include:

- ~~(a) Agricultural and associated uses, buildings and structures (note: Section 3.10.2.1(b) is subject to Deferral 5)~~
- ~~(b) farm related commercial/industrial uses;~~ *Agriculture-related uses;*
- ~~(c) forestry;~~
- (c) *Sustainable forestry and* activities connected with the *conservation* of soil, water resources and wildlife;
- (d) A single detached dwelling;
- (e) *An accessory apartments;*
- (f) *An accessory apartment in a detached accessory building or structure;*
- (g) *A garden suite;*
- (h) *A home occupations;*
- (i) *A home industries;*
- (j) *On-farm diversified uses;*
- (k) *Outdoor storage facilities for recreational vehicles.*

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~~(k) non-conforming uses that are permitted under a site-specific zoning existing at the date of the adoption of this Plan (refer to Section 6.2.16);~~

Policies

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

6.2.3 A single detached dwelling may be permitted on a lot of record created prior to May 9, 1977 by way of an amendment to the Zoning By-law, where such lot has not been expressly exempted in the Zoning By-law, provided the lot fronts on an assumed public road, or where the road is an unassumed public road and Council considers development on such road appropriate in accordance with Section 9.2.2, and provided development of the lot complies with all other provisions of this Plan.

~~In cases where the size and shape of the lot are such that a larger area of land is available than is required for residential use, consideration will be given to other potential uses for the remainder of the lands within the context of this Plan prior to approval by Council of an amendment to the Zoning By-law. Such consideration will relate primarily to intended agriculture, forestry and conservation uses.~~

6.2.4 The ~~policy~~ provisions of Section 6.1.11 **regarding sustainable agriculture** and 6.1.12 **regarding low impact development techniques** shall also apply to the Rural Area.

~~6.2.4 Commercial recreational uses requiring extensive open space areas such as golf courses and marinas may be permitted subject to an amendment to this Plan. Any application for a Commercial Recreation Area designation will comply with the requirements of Section 13.14.3.1.~~

6.2.5 **Temporary farm-gate sales of produce or goods that are primarily grown or made on the farm shall be permitted subject to provisions regulations in the Zoning By-law.**

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6.2.6 *Agriculture-related uses and on-farm diversified uses* may be permitted to locate in the Rural Area subject to the provisions of the Zoning By-law.

Where an amendment to the Zoning By-law is required, applications for the development of *agricultural-related uses* or *on-farm diversified uses* shall:

- (a) Minimize the use of active farmlands;
- (b) Direct the use to areas with poorer soils or lower agricultural capability;
- (c) Incorporate appropriate separation distances from farm operations in accordance with the Minimum Distance Separation Formulae and Guidelines, where merited by a higher density of human occupancy or activity or significant visitation by the broader public to an agricultural area;
- (d) Be located on an assumed public road and shall not compromise the design and function of the road;
- (e) Be serviced with an adequate waste disposal system and an adequate water supply; and
- (f) Be *compatible* with the surrounding land uses.

6.2.7 *New major recreational uses, such as golf courses, marinas and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to this Plan and the Town's Zoning By-law, and in accordance with the policies of Section 6.5.*

6.2.8 Outdoor storage facilities for recreational vehicles may be permitted in the Rural Area subject to an amendment to the Town's Zoning By-law, and the following studies and documents may be necessary in support of the proposed amendment:

- (a) A demonstration of the need and demand for the proposed use at that location;
- (b) An analysis of the appropriateness of the location;

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- (c) An analysis of the impact of the proposed use on the agricultural land base and farming activities;
- (d) An Environmental Impact Study prepared in accordance with the provisions of Section 10.1.4;
- (e) An analysis of compatibility with the surrounding uses;
- (f) A rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for commercial development;
- (g) An analysis demonstrating the ability to provide an adequate water supply and sewage disposal system;
- (h) An analysis of the proposal's conformity with the York Region Official Plan and Provincial plans and policies; and
- (i) Any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

6.2.9 ~~Non-farm related industrial and commercial~~ *agriculture-related* uses shall **generally** be directed to the Secondary Plan Areas. New scattered industrial or commercial uses in the Rural Area shall ~~not be permitted~~ **be discouraged**. ~~Limited~~ **The** expansion of *existing* Rural Industrial Areas and Rural Commercial Areas, **along with the designation of new sites in appropriate locations**, may be permitted in accordance with the policies of Sections 6.3 and 6.4 respectively.

6.2.10 Institutional uses shall generally be directed to the Secondary Plan Areas, Lakeshore Residential Area, **Serviced Lakeshore Residential Area** and Hamlet Area. Applications for new institutional uses, or expansions to *existing* institutional sites, in the Rural Area, shall require an ~~site-specific~~ amendment to the Official Plan and Zoning By-law and may be permitted provided the use:

- (a) **Primarily serves the Countryside Area;**
- (b) Is designed and located to protect and enhance the Greenlands System and will not have any *negative impact* on environmental functions, features and linkages;

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- (c) Is designed to minimize audio and visual nuisances and hazards, and shall provide to the satisfaction of the Town a combination of mitigation measures in order to minimize any potential *negative impacts* that the *development* may have on adjacent agricultural or residential uses;
- (d) Complies with the Minimum Distance Separation Formulae ~~in the Agricultural Code of Practice and Guidelines as required by the Ministry of Agriculture and Food and Rural Affairs;~~
- (e) Has direct access from an arterial or collector road;
- (f) Satisfies the following criteria:
 - a detailed development plan has been submitted to the Town;
 - there is a demonstrated need and demand for the proposed land use;
 - the use will not reduce or impede surrounding farm operations or their potential for expansion;
 - the site is suitable for the proposed use and does not include unnecessary land;
 - the proposed use is *compatible* with surrounding uses;
 - adequate water supply and waste disposal facilities are available to the satisfaction of the Town.

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

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

~~6.2.12 Home industries which are secondary to a residential dwelling on a lot and generally employing family members may be permitted. A home industry use shall only be permitted separate from the residential dwelling, be limited in size, compatible with adjacent~~

Commented [AF64]: Policy has been updated and incorporated into its new subsection 4.3 General Land Use, Growth and Development Policies

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~~uses and operated in compliance with any zoning and/or licensing provisions.~~

6.2.13 *Home occupation and home industry uses* shall comply with the provisions of Section 4.6.

6.2.14 ~~An accessory apartment uses and an accessory apartment in a detached accessory building or structure shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13, and 8.1.14.~~

6.2.15 *A garden suite* shall comply with the provisions of Section 8.1.15.

~~6.2.16 A new cemetery and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing cemeteries, but not freestanding places of worship, may be permitted within the Rural Area subject to the approval of an application for amendments to the York Region Official Plan, the Town Official Plan and Zoning By-law, and shall be subject to the following provisions:~~

- ~~(a) The area and capacity of the cemetery and the accessory uses are appropriate for the Rural Area;~~
- ~~(b) The proposal demonstrates opportunities for alternative interment or burial practices meeting the needs of diverse cultures and the efficient use of the land area;~~
- ~~(c) The cemetery and accessory uses will not create the demand to develop other uses, such as a freestanding place of worship on the site in the future;~~
- ~~(d) Appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality or quantity of ground and surface water on or nearby the site.~~
- ~~(e) The proposal has no adverse traffic impacts on the surrounding land uses or residents and maintains the rural character of the area;~~
- ~~(f) The proposal has sufficient parking to accommodate peak vehicular demand on the site;~~

Commented [AF65]: Policies obtained from York Region Official Plan

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

~~(h) the proposed use conforms with the applicable policies of this Plan.~~

~~6.2.16 The permitted use provision under Section 6.2.1(n) shall only apply to vacant or undeveloped site specific zoned properties. In addition, upon further review and prior to any development taking place, Council may consider rezoning such properties to bring them into conformity with the provisions of the Plan. Furthermore, at such time as these properties are developed for the non-conforming uses permitted by the existing zoning, the policies of Section 11.1 shall apply.~~

~~6.2.15 **Special Provisions**~~

~~Part of Lot 1, Concession 2 (G) Amendment No. 404~~

~~NR Zoning in place.~~

~~Notwithstanding any other provisions of this Official Plan to the contrary, a Go Kart Track use shall be permitted within the Environmental Protection Area 2 in accordance with an approved site plan.~~

~~Further, said use shall only be permitted from April 1st to October 31st of each calendar year and between the hours of 10 a.m. and 7 p.m. each day.~~

~~Further, notwithstanding the existing buildings on the subject land, there shall be no new permanent structures erected on same.~~

6.2.18 Special Provisions

~~6.2.17.1 Part Lot 7, Concession 7 (G) Amendment No. 126~~

Commented [AF66]: Owner requested that this site-specific policy be removed

Commented [AF67]: Moved to Agricultural Protection Area designation

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

~~6.2.17.2 Part Lot 5, Concession 1 (G) Amendment No. 127
Part 2, 65R-1653
6725 Old Shiloh Road~~

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

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

6.2.17.1 Part Lot 3, Concession 9 (NG), S/S Lake Dr. East and E/S Trivetts Road

The property identified in the legal description above and referenced on Schedule I – Special Provisions was considered as part of the municipal comprehensive review to create this Official Plan. Notwithstanding Section 7.5.11, an application to consider the appropriateness of amending the Official Plan with respect to the creation of one or more lots may proceed, and shall be subject to the provisions of Section 11.4.2.9.

3.6 ENVIRONMENTAL PROTECTION AREAS

3.6.1 Purpose

3.6.1.1 ~~The purpose of the Environmental Protection Areas is to identify and protect the four components of the Greenlands System as land use designations on Schedule A – Land Use Plan.~~

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~~3.6.1.2 — It is recognized that all the components of the Greenlands System do not have equal environmental significance. The three classifications of Environmental Protection Area reflect varying degrees of environmental sensitivity and the need for protection.~~

3.6.2 — Permitted Uses

~~3.6.2.1 — The permitted uses in the Environmental Protection Area 1 shall be:~~

- ~~(a) — conservation;~~
- ~~(b) — *sustainable resource uses* such as the management of forests, wildlife and fisheries;~~
- ~~(c) — passive recreation uses in locations that are environmentally *sustainable* such as trails, walkways and bicycle paths;~~
- ~~(d) — nature interpretation or education centres in environmentally *sustainable* locations;~~
- ~~(e) — a single detached dwelling;~~
- ~~(f) — a home occupation;~~
- ~~(g) — *existing* residential and *existing* agricultural uses.~~

~~3.6.2.2 — The permitted uses in the Environmental Protection Area 2 shall be:~~

- ~~(a) — uses permitted in Environmental Protection Area 1;~~
- ~~(b) — *existing* agricultural uses;~~
- ~~(c) — all *existing* uses.~~

~~3.6.2.3 — The permitted uses in the Environmental Protection Area 3 shall be:~~

- ~~(a) uses permitted in Environmental Protection Area 1;~~
- ~~(b) agricultural uses;~~
- ~~(c) all *existing* uses.~~

3.6.3 Policies

- ~~3.6.3.1 One new single detached dwelling on an *existing* vacant lot of record may be permitted within the Environmental Protection Areas, subject to the approval of an amendment to the Zoning By-law and an Environmental Impact Statement prepared in accordance with Section 6.3.4, and conformity with the other policies in Section 3.~~
- ~~3.6.3.2 Within Environmental Protection Area 1, *existing* residential and agricultural uses may be permitted to expand subject to the policies of Section 3.5 and 3.6. All other *existing* uses within Environmental Protection Area 1 become non-conforming uses and will be subject to the provisions of Section 7.2. Within Environmental Protection Areas 2 and 3, all *existing* uses may be permitted to expand subject to the policies of Sections 3.5 and 3.6.~~
- ~~3.6.3.3 No new agricultural operations shall be established in Environmental Protection Area 1. *Existing* agricultural operations are permitted within the Environmental Protection Area 1 and it is not the intent of this Plan to limit the ability of these agricultural operations to continue. Expansions to *existing* agricultural operations in the Environmental Protection Area 1 may be permitted subject to an amendment to the Zoning By-law and an exception to a Tree By-law approved in accordance with the Forestry and/or Municipal Act, where applicable, and an Environmental Impact Statement prepared in accordance with Section 6.3.4, demonstrating that there is no *negative impact* on the natural features or the ecological functions for which the area is identified. Expansions of *existing* agricultural operations within the Environmental Protection Area 1 that would have a *negative impact* on the natural features or the ecological functions for which the area is identified shall not be permitted.~~

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- ~~3.6.3.4 — No new agricultural operations shall be established in Environmental Protection Area 2. All existing agricultural uses may be permitted to expand within lands designated as Environmental Protection Area 2 subject to an exception to a Tree By-law approved in accordance with the Forestry and/or Municipal Act, where applicable.~~
- ~~3.6.3.5 — Where development is proposed within lands designated as Environmental Protection Areas 1, 2 or 3 or within 120 metres of an evaluated wetland or within 50 metres of lands designated Environmental Protection Areas 1 and 2, other than conservation and erosion protection works, docks, boathouses, accessory structures and minor additions or extensions to existing structures, the Town shall require that an Environmental Impact Statement in accordance with Section 6.3.4 accompany the development application demonstrating that there will be no negative impact on the natural features or on the ecological functions for which the area is identified. Development that would have a negative impact on the natural features or the ecological functions for which the area is identified shall not be permitted.~~
- ~~3.6.3.6 — Where lands designated Environmental Protection Area are under private ownership, it shall not be construed as implying that such areas are free and open to the public or will be purchased by the municipality or other public agency.~~
- ~~3.6.3.7 — Lands within the Environmental Protection Areas shall not necessarily be acceptable as part of the 5 percent dedication for public park purposes as provided for in the Planning Act.~~
- ~~3.6.3.8 — The removal, modification or destruction of the natural features, functions or linkages within the Environmental Protection Areas shall not provide the rationale for removal of these lands from the Environmental Protection Area designation.~~
- ~~3.6.3.9 — No commercial peat extraction operations shall be permitted within the Environmental Protection Areas.~~

~~3.6.3.10 Home occupation uses shall comply with the provisions of Section 3.4.3.~~

3.6.3.11 Flood Plains

~~3.6.3.11.1 Within the regional storm flood plain, no development shall be permitted that is susceptible to flood damage or flood risk or which will cause adverse effects to existing upstream or downstream land uses except for the following, in accordance with Conservation Authority development policies:~~

- ~~(a) flood or erosion control structures;~~
- ~~(b) utilities or infrastructure which by their nature must traverse water courses;~~
- ~~(c) recreational facilities which are of a passive, non-structural nature that do not adversely affect the ability of flood waters to pass;~~
- ~~(d) existing single detached residential development. This housing may remain and be replaced if the replacement building is protected by flood proofing measures.~~

3.6.3.12 Lake Simcoe Shoreline and its Tributaries

~~3.6.3.12.1 Development along the Lake Simcoe shoreline and its tributaries, identified on Schedule B2, shall protect and enhance the shoreline. No development shall be permitted within 15 metres from the top of bank or 15 metres from the annual high water mark of the Lake Simcoe shoreline, whichever is greater, except for boathouses, docks, accessory structures and conservation and erosion protection works. Development proposed on lands within 30 metres of the shoreline or a watercourse shall be subject to the policies of Section 6.3.4.6 and 6.3.4.7 respectively, and the appropriate work permits shall be obtained from the relevant provincial and federal agencies prior to any building or construction taking place. Where development is proposed within a regulated fill line, the owner is required to obtain a permit from the Conservation Authority.~~

~~3.6.3.12.2 In the review of development applications on adjacent lands or lands in close proximity to the Lake Simcoe shoreline and its tributaries, the Town shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. Restoration measures will include the use of native plants and materials and buffer strips, where appropriate.~~

3.6.3.13 Habitat for Endangered, Threatened and Vulnerable Species

~~3.6.3.13.1 No new buildings, structures or other forms of development shall be permitted in significant portions of the Habitat for Endangered, Threatened and Vulnerable Species, in Areas of Natural and Scientific Interest or in Environmentally Significant Areas as identified on Schedules B1, B5 and B6 respectively. Minor expansions to existing buildings and structures may be considered subject to the approval of an Environmental Impact Statement in regulated fill line, the owner isof Section 6.3.4.~~

3.6.3.14 Woodlands

~~3.6.3.14.1 All woodlands within the Environmental Protection Areas are part of the Greenlands System and it is recognized that a loss of any part of the system diminishes the whole system. Therefore woodlands should be retained in their natural state or permitted to regenerate. Sustainable forest management practices are encouraged through the use of Certified Forest Management Plans.~~

~~3.6.3.14.2 No development shall be permitted within significant woodlands as identified on Schedule B3. Minor expansions to, or the replacement of, existing buildings or structures may be permitted.~~

~~3.6.3.14.3 Development may be permitted within other woodlands as identified on Schedule B7, subject to an Environmental Impact Statement prepared in accordance with Section 6.3.4 and an application for an exception to a Tree By-law prepared in accordance with the Forestry Act and/or the Municipal Act, where applicable.~~

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~~3.6.3.14.4 Sustainable timber harvesting practices may be permitted within an Environmental Protection Area, provided the integrity of the feature is maintained. Any timber harvesting shall be in compliance with a Tree By-law prepared in accordance with the Forestry Act and/or the Municipal Act and a Certified Forest Management Plan.~~

3.6.3.15 Evaluated Wetlands

~~3.6.3.15.1 No new buildings, structures, site alteration or other forms of development shall be permitted in evaluated wetlands as identified on Schedule B4.~~

~~3.6.3.15.2 Development and site alteration may be permitted within 120 metres of an evaluated wetland, in accordance with Conservation Authority development policies and subject to the approval of an Environmental Impact Statement, by the Town, in consultation with the relevant agencies that indicates that:~~

- ~~(a) it does not result in the loss of wetland function;~~
- ~~(b) it does not create a subsequent demand for future development that will negatively affect the wetland;~~
- ~~(c) it does not result in the loss of contiguous wetland area;~~
- ~~(d) it does not conflict with existing site specific wetland management practices.~~

~~3.6.3.15.3 New information generated through detailed studies and/or natural features mapping may identify previously unevaluated wetlands and/or wetland complexes. Prior to the approval of any development within or on adjacent lands or lands in close proximity to such areas, an Environmental Impact Statement shall be prepared that identifies the extent and significance of the wetland and the impact of the proposed development in accordance with the requirements of Section 6.3.4.~~

3.6.4 Special Provisions

~~3.6.4.2 Part of Lot 1, Concession 2 (G) Amendment No. 404~~

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23721 Highway 48

~~Notwithstanding any other provisions of this Official Plan to the contrary, a Go Kart Track use shall be permitted within the Environmental Protection Area 2 in accordance with an approved site plan.~~

~~Further, said use shall only be permitted from April 1st to October 31st of each calendar year and between the hours of 10 a.m. and 7 p.m. each day.~~

~~Further, notwithstanding the existing buildings on the subject land, there shall be no new permanent structures erected on same.~~

6.3 Rural Industrial Area

6.4.1 Purpose

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

The following permitted uses and policies apply to the lands and waters within the Rural Industrial Area designation on Schedule A2 – Land Use Plan, and are intended to ensure that expansions to or new, rural industrial development is appropriately located.

Permitted Uses

6.3.1 Permitted uses in the Rural Industrial Areas may include:

- ~~(a) farm related industrial uses, buildings and structures;~~
- (a) Small scale manufacturing, processing, assembly, warehousing, as well as other rural industrial activities such as contractors' yards and transportation terminals;

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- (b) Industrial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

Policies

6.3.2 The Rural Industrial Areas will be serviced with private drilled wells and private sewage disposal systems. Rural industrial uses shall not require the use of large amounts of water for their operation, shall not contain uses or produce effluents that are noxious or polluting and shall be a low fire risk.

6.3.3 Expansions of a Rural Industrial Area designation or the designation of new sites may be ~~permitted~~ **considered** through an amendment to this Plan and the Zoning By-law, ~~which must be accompanied by the following:~~ **and the following studies and documentations may be necessary in support of the proposed amendment.** ~~only after it has been demonstrated that the proposal is in conformity with the York Region Official Plan and provincial policies and plans. Proposals that are in conformity with the above shall provide the following studies and documents, as deemed necessary by the Town, in support of the proposed amendments:~~

- (a) A demonstration of the need and demand for the proposed use at that location;
- (b) An analysis of the appropriateness of the location;
- (c) An analysis of the impact of the proposed use on the agricultural land base and farming activities;
- (d) An Environmental Impact ~~Statement~~ **Study** prepared in accordance with the provisions of Section 10.1.4;
- (e) An analysis of compatibility with the surrounding uses;
- (f) With respect to the designation of a new site, a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for industrial development;
- (g) An analysis demonstrating the ability to provide an adequate water supply and sewage disposal system; **and**

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- ~~(h) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and~~
- (h) Any additional information, studies or reports required in Section 10 – Development Review, that may be deemed relevant to the proposed development.

6.3.4 The designation of new Rural Industrial Area sites is prohibited in the Agricultural Protection Area and the Specialty Crop Area.

Commented [AF68]: Policy requested by the Province

6.3.5 Special Provisions

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

A concrete ready-mix plant is recognized as a permitted use in addition to those uses permitted in Section 6.3.1.

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

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

6.4 Rural Commercial Area

6.5.1 Purpose

6.5.1.1 ~~The purpose of the Rural Commercial Area designation on Schedule A2 - Land Use Plan is to recognize existing and approved commercial uses in the rural countryside area and to ensure that any new rural commercial development is appropriately located~~ recognizes existing and approved rural commercial development.

The following permitted uses and policies apply to the lands and waters within the Rural Commercial Area designation on Schedule

¹ Further details regarding this special provision can be found in Amendment No. 124 of the Official Plan of the Town of Georgina, 2002.

A2 – Land Use Plan, and are intended to ensure that expansions to or new, rural commercial development is appropriately located.

~~6.5.2~~ Permitted Uses

Permitted Uses

- 6.4.1 Permitted uses in the Rural Commercial Area ~~shall be~~ include:
- (a) Commercial uses that service the rural/agricultural/~~recreational~~ communities or provide services to the travelling public;
 - (b) Commercial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

Policies

- 6.4.2 The Rural Commercial Areas will be serviced with private drilled wells and private sewage disposal systems. Rural Commercial uses shall not require the use of large amounts of water for their operation ~~and~~ shall not contain uses or produce effluents that are noxious or polluting and shall be a low fire risk.
- 6.4.3 Expansions of a Rural Commercial Area designation or the designation of new sites ~~may be considered through shall require~~ an amendment to this Plan ~~and an application to amend the Plan and the Zoning By-law and must be accompanied by the following:~~ ~~and the following studies and documentations may be necessary in support of the proposed amendment.~~ only after it has been demonstrated that the proposal is in conformity with the York Region Official Plan and provincial policies and plans. Proposals that are in conformity with the above shall provide the following studies and documents, as deemed necessary by the Town, in support of the proposed amendments:
- (a) a demonstration of the need and demand for the proposed use at that location;
 - (b) an analysis of the appropriateness of the location;
 - (c) an analysis of the impact of the proposed use on the agricultural land base and farming activities;

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- (d) an Environmental Impact ~~Statement~~ Study prepared in accordance with the provisions of Section 10.1.4;
- (e) an analysis of compatibility with the surrounding uses;
- (f) a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for commercial development;
- (g) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system; and
- ~~(h) an analysis of the proposal's conformity with the York Region Official Plan and provincial plans and policies; and~~
- (h) any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

~~6.4.4 The designation of new Rural Commercial Area sites is prohibited in the Agricultural Protection Area and the Specialty Crop Area.~~

Commented [AF69]: Policy requested by the Province

~~6.5.4 Special Provisions~~

Commented [AF70]: Owner requested that these site-specific policies be removed

~~6.5.4.1 Part of Lot 1, Concession 2 (G) Amendment No. 104~~

~~Notwithstanding any other provisions of this Official Plan to the contrary, a Go Kart Track use shall be permitted within the Environmental Protection Area 2 in accordance with an approved site plan.~~

~~Further, said use shall only be permitted from April 1st to October 31st of each calendar year and between the hours of 10 a.m. and 7 p.m. each day.~~

~~Further, notwithstanding the existing buildings on the subject land, there shall be no new permanent structures erected on same.~~

~~6.6 Estate Residential Area~~

~~6.6.1 Purpose~~

~~The purpose of the Estate Residential Area designation on Schedule A2 Land Use Plan is to recognize those lands which have been the subject of an approved site specific official plan amendment for estate residential development at the date of adoption of this Plan, and to ensure that a limited number of new estate residential lots are appropriately located.~~

Permitted Uses

~~6.7.1 The permitted uses in the Estate Residential Area shall be~~

- ~~(a) *single detached dwellings* on large lot;~~
- ~~(b) *accessory apartments*;~~
- ~~(c) *home occupations*.~~

Policies

~~6.6.3 Within the time frame of this Official Plan, a maximum of 30 new estate residential lots may be permitted by amendment to this Official Plan. The Estate Residential Areas should be designed in a manner that complements the rural landscape and minimizes the impact on the natural and cultural environment and on agricultural activities.~~

~~6.6.3 Estate Residential Areas shall not be permitted to locate within or adjacent to the Secondary Plan Areas, Lakeshore Residential Areas, Hamlet Areas, Agricultural Protection Areas or Environmental Protection Areas.~~

~~6.7.3 One or more estate residential developments, resulting in a maximum of 30 new lots, may be permitted, subject to an amendment to this Plan may be permitted, subject to an amendment to this Plan the approval of a Plan of Subdivision and a Zoning By-law amendment, provided that:~~

- ~~(a) the minimum lot size is 6,000 square metres with an average lot size of not less than 8,000 square metres;~~
- ~~(b) the site is visually attractive with adequate tree cover and views of the surrounding countryside and the housing is designed to be unobtrusive and blend into the landscape;~~
- ~~(c) the development does not detract from the surrounding natural and cultural environment, or require significant alternations of the existing topography, waterways or vegetation;~~
- ~~(d) the rural environment is enhanced by the inclusion of themes such as equestrian, golf, hobby farms or boating;~~
- ~~(e) the Minimum Separation Distance Formulae in the Agricultural Code of Practice as required by the Ministry of~~

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~~Agriculture and Food is complied with and agricultural operations are not adversely impacted;~~

- ~~(f) there is an internal road system, and where appropriate, a minimum of two access points onto a public paved road;~~
- ~~(g) the development is serviced with individual sewage disposal systems and drilled wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.~~

~~6.6.5 Applications for amendments to the Official Plan to permit an Estate Residential Area must be supported by:~~

- ~~(a) an Environmental Impact Statement prepared in accordance with the provisions of Section 6.3.4;~~
- ~~(b) a detailed landscape analysis that addresses the extent of grading, loss of vegetation and other impacts;~~
- ~~(c) an analysis of the hydrogeological regime in the area to define the long term availability and quality of groundwater;~~
- ~~(d) an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems;~~
- ~~(e) a storm water management plan;~~
- ~~(f) an assessment of the impact which such development will have on the rural community and surrounding land uses;~~
- ~~(g) a detailed site plan indicating building locations, roads, utilities and landscape elements (existing and proposed). This will include the careful siting of dwellings, additional tree planting and provision of landscaped berms to provide additional screening of the development.~~

~~6.7.4 Estate Residential Areas shall generally be individually serviced with private drilled wells and private sewage disposal systems that comply with the requirements of the appropriate authorities. Servicing by communal water and/or sewage systems may be considered, subject to the completion of a feasibility study with respect to the provision of full or partial communal systems. The communal system will be required to meet the standards and~~

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~~conditions of the Town, the Region and any other approval authority having jurisdiction.~~

~~6.7.5 Home occupation uses shall comply with the provisions of Section 4.6.~~

~~6.7.6 Accessory apartment uses shall comply with the provisions of Section 8.1.14 and 8.1.15.~~

~~6.7.7 Special Provisions~~

~~6.7.7.1 The following areas designated Estate Residential Area on Schedule A2 - Land Use Plan hereto, are further governed by the following provisions:~~

~~(a) Part of Lot 10, Concession 4 (NG)~~

~~(i) Berming and tree planting will be required, particularly along the north side of the development, to give the appearance of tree covered, undulating land on the site, and further, to provide a degree of screening from Pollock Sideroad;~~

~~(ii) The development will include a paddock area along its west limit which will connect with a path system that will encircle the development running along the top of the river banks to the south and east sections of the development;~~

~~(iii) The development will be serviced with individual septic tanks and wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.~~

~~(b) Part of Lots 22 and 23, Concession 3 (NG)~~

~~(i) Berming and tree planting will be required along the east and south sides of the site to provide screening from Woodbine Avenue;~~

~~(ii) The development will include horse riding trails to be located around the perimeter and through the middle of the development. These trails are to be protected by rights-of-way. In addition, the development will include a central open space area, approximately 2 hectares in size, owned in common by the owners of the lots within the development area. The open~~

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~~space area will be planted with trees under a Forestry Management Agreement;~~
(iii) ~~The development will be serviced with municipal water supply and individual septic systems to the satisfaction of the Town. Water supply servicing will be allocated for 31 detached dwelling units based on 3.8 persons per unit and said allocation shall be transferred from the water servicing allocation assigned by Council to phase 5 of draft plan of subdivision 19T-97055.~~

(e) ~~Part of Lots 21 and 22, Concession 6 (G)~~

- (i) ~~Berming and tree planting will be required, particularly along the north limit of the development, to give the appearance of tree covered, undulating land on the site and to provide a degree of screening from Provincial Highway No. 48;~~
- (ii) ~~The development will include a large open space area which will be dedicated for public use and will be used for conservation and outdoor recreation purposes;~~
- (iii) ~~The development will be serviced with individual septic tanks and wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.~~

6.6 Resort Recreation Area

6.7.1 Purpose

6.7.1.1 ~~The purpose of The Resort Recreation Area designation on Schedule A2 Land Use Plan is to provide for the development of new high quality resort recreational uses and the development of small scale secondary residential uses, including both permanent and temporary accommodation in conjunction with established resort recreational uses.~~

Policies:

6.7.2.1 ~~Resort Recreation Area uses which comply with the policies of the Region of York Official Plan may be permitted in the Rural Area subject to an Official Plan Amendment.~~

6.5 Commercial Recreation Area

6.8.1 Purpose

6.8.1.1 The ~~purpose of the~~ Commercial Recreation Area designation on Schedule A2 - Land Use Plan ~~is to~~ recognizes *existing* and approved commercial recreation development.

The following permitted uses and policies apply to the lands and waters within the Commercial Recreation Area designation on Schedule A2 – Land Use Plan, and are intended to ensure that expansions to or ~~any~~ new, commercial recreational development is appropriately located.

Permitted Uses

6.5.1 Permitted Uses in Commercial Recreation Area ~~shall be~~ include:

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

Commented [AF71]: Revisions requested by Province

Policies

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

6.5.3 Expansions of a Commercial Recreation Area designation or the designation of new sites ~~shall require~~ may be considered through an amendment to this Plan and the Zoning By-law, ~~and an~~

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~~application to amend the Plan must be accompanied by the following:~~ only after it has been demonstrated that the proposal is in conformity with the York Region Official Plan and provincial policies and plans. Proposals that are in conformity with the above shall provide the following studies and documents, as deemed necessary by the Town, in support of the proposed amendments:

- (a) A demonstration of the need and demand for the proposed use at that location;
- (b) An analysis ~~of the appropriateness of that location;~~ **showing that the size of the use is appropriate for the area and will not further fragment the Countryside Area;**
- (c) An analysis ~~of the impact of the proposed use on surrounding land uses;~~ **that shows that the proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas;**
- (d) An Environmental Impact ~~Statement~~ **Study** prepared in accordance with the provisions of Section 10.1.4;
- (e) An Environmental Management Plan of the property prepared by a qualified professional which describes the existing and proposed vegetation, extent of vegetation removal, topography, soil and ground water conditions and environmental impacts. ~~The Environmental Management Plan shall also describe~~ **and** measures to be taken to maintain and enhance any natural areas including watercourses, low-lying areas, areas of steep and/or unstable slopes, *flood plains*, vegetated areas and wildlife and fishery habitats, **as well as to enhance and improve connections between key natural heritage features and key hydrologic features;**
- (f) A detailed engineering and ~~servicing report~~ **Functional Servicing Report** prepared by a professional engineer which clearly demonstrates that the proposed *development* can be properly serviced by water supply and sewage disposal systems and meets the requirements of the relevant agencies, the stormwater management techniques to be used, and that there will be no *adverse effect* from the

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development on the community as it relates to soil, groundwater and surface water;

- (g) A ~~traffic study~~ Traffic Impact Study prepared by a professional traffic engineer which analyzes the impact of the *development* on the surrounding road network and establishes any required modifications to the system to alleviate potential impacts;
- (h) Compliance with the Minimum Distance Separation Formulae ~~of the Agricultural Code of Practice and Guidelines as required by the Ministry of Agriculture and Food and Rural Affairs;~~
- (i) A municipal financial impact assessment which analyzes the impact of the *development* on the financial capabilities of the Town;
- (j) A Plan of Subdivision or a Site Plan indicating the location of building envelopes, sewage disposal systems, location of roads, landscape elements, both existing and proposed, and all alterations to the natural environment including such items as grading, removal of vegetation, and alteration to watercourses;
- ~~(k) A Conservation Plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets;~~
- ~~(l) The completion of a water budget, a vegetation enhancement plan, and a plan for the inclusion of water conserving technologies Recreation Water Use Plan in accordance with the Lake Simcoe Protection Plan and the Greenbelt Plan;~~
- ~~(m) Other information to ensure the provisions of the Lake Simcoe Protection Plan and the Greenbelt Plan are met, where applicable;~~
- ~~(n) Other information to ensure the provisions of the Greenbelt Plan, including Section 4.1.2 of the Greenbelt Plan, are met, where applicable; and~~

Commented [AF72]: Province requested Greenbelt Plan policies 4.1.2 be included

Commented [AF73]: Province requested reference be made to Section 4.1.2 of the Greenbelt Plan

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~~(m) other information that may be required by the Town to assess the proposed application.~~

~~(m) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and~~

(0) Any additional information, studies or reports required by Section 10 – Development Review, that may be deemed relevant to the proposed development.

6.5.4 The designation of new Commercial Recreation Area sites is prohibited in the Agricultural Protection Area and the Specialty Crop Area.

Commented [AF74]: Policy requested by the Province

6.5.5 Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.

Commented [AF75]: Province requested Greenbelt Plan policies Section 4.1.2 be included

6.5.6 Notwithstanding Section 6.5.3, no new *recreational vehicle parks* will be permitted in the Town.

6.5.7 *Existing* recreation vehicle parks shall not be permitted to operate on a year-round basis in a manner that would enable permanent occupation.

6.6 Parkland Area

6.9.1 Purpose

~~6.9.1.1~~ The purpose of the Parkland Area designation on Schedule A2 - Land Use Plan is to recognize the primary lands in public ownership that provide opportunities for passive and active recreation and *conservation* activities. Some of these Parkland Areas provide educational, cultural and ecological functions in association with other Greenlands System components.

The following permitted uses and policies apply to the lands and waters within the Parkland Area designation on Schedule A2 – Land Use Plan.

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Permitted Uses

- 6.6.1 Permitted uses in the Parkland Area designation shall be include:
- (a) Parks and recreation facilities and *conservation* areas that are in public ownership;
 - (b) Passive recreation areas;
 - (c) Pedestrian and bicycling trails;
 - (d) Other *compatible* special purpose uses.

Policies

6.6.2 New Parkland Area uses are not permitted within the Agricultural Protection Area and Specialty Crop Area land use designations.

Commented [AF76]: New policy requested by the Province

6.6.3 It is the intention of Council to maintain and expand the Parkland Area that is owned and maintained by the municipality, in accordance with the Recreation and Facility Needs Study, 2014, or as amended thereto. Parkland Areas serve an ancillary function within the Greenlands System but are also recognized as an important component of the recreation and open space system. In this regard, reference should be made to Section 8.2 of this Plan.

6.6.4 Land required for parkland may be provided through parkland dedication, in accordance with Section 11.7

6.6.5 *Development* within the Parkland Areas shall be designed to minimize impact on the natural environment, maintain the rural character of the landscape and minimize disruption to surrounding *existing* land uses, particularly agricultural and residential uses.

6.6.6 *Development* shall be required to comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice and Guidelines, as defined by the Ontario Ministry of Agriculture and Food and Rural Affairs.

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

3.8 **AQUIFER AND RECHARGE AREA**

3.8.1 Purpose

Commented [AF77]: This Section has been removed. New "Source Water Protection" subsection added to the Sustainable Natural Environment section.

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~~3.8.1.1 Aquifer and Recharge Areas are shown on Schedule C for information purposes. These areas have a high potential for replenishing the ground water supply. It is recognized that groundwater flows are important to the health of the watershed and that they can be significantly disrupted by human activities.~~

~~**3.8.2 Policies**~~

~~3.8.2.1 Development that is proposed within an area identified as Aquifer and Recharge Area shall only be considered if it is demonstrated to the satisfaction of the Town, in consultation with the relevant agencies, that the proposed development will have no detrimental effects on the quality and quantity of water which recharges the ground water or aquifer. The Town, or relevant agencies, may require a hydrogeology study that would examine the potential impact of the proposal on the groundwater system.~~

~~3.8.2.2 Any land containing a new aquifer and recharge area not identified on Schedule C, that is identified through subsequent study, will be subject to the requirements of Section 3.8.2.1.~~

SECTION 7 – SETTLEMENT AREAS

7.1 Secondary Plan Areas

~~**7.1.1 Purpose**~~

~~7.1.2. The purpose of the Secondary Plan Areas on Schedule A2 – Land Use Plan is to identify where more detailed land use plans and policies (Secondary Plans) are in effect. It is intended that the communities of Keswick, Sutton and Pefferlaw will continue to evolve as healthy, vibrant communities, and will maintain their individual identities while recognizing each community's function as a settlement area within the Town of Georgina.~~

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

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The policies in the Secondary Plans take precedence over the other policies in this Official Plan to the extent of any conflict, except where the Official Plan provides otherwise.

Policies

7.1.1 The Secondary Plans shall generally conform to, and not conflict with, the Guiding Principles and Objectives of Section 2 and the policies of this Plan.

7.1.2 ~~Land use and development in each of the Secondary Plan Areas shall be governed by the individual Secondary Plans.~~ Secondary Plans shall generally provide more detailed policy direction than the Official Plan with respect to specific issues related to the Secondary Plan Areas. ~~With the exception of the Keswick Business Park Secondary Plan, each Secondary Plan shall contain, at minimum, policies related to the following matters:~~

- (a) The provision of residential, employment, community facilities, open space, commercial services and/or other proposed land uses;
- (b) Sanitary sewage and water supply services;
- (c) Transportation;
- (d) Protection of the natural environment;
- (e) Identification of development phasing, triggers staging and financing of development;
- (f) Urban design; and
- (g) Policies addressing other implementation measures

~~3.19.2.3 The incorporation of the Natural Features and Greenlands System Study will be considered when the Secondary Plans are reviewed. Furthermore, additional studies on the natural features may be required at that time. This was directed by Council in their receipt and endorsement of the Natural Features and Greenlands System Study in 1996.~~

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7.1.3 Secondary plans shall prohibit the conversion of *employment areas* except as part of a *municipal comprehensive review*. A conversion will only be supported where it has been demonstrated that the lands are not required for employment purposes over the long term, based on revised employment targets approved by York Region, and that there is a need for the conversion.

7.1.4 Secondary Plans shall include policies that ensure that ancillary uses on employment lands do not exceed 15% of an employment area.

Commented [AF78]: York Region Official Plan

7.1.5 Secondary Plans shall include policies that ensure necessary *infrastructure* is provided to support current and projected needs for the community.

7.1.6 ~~The Town~~ Secondary Plans shall support transit supportive and pedestrian oriented community design measures, and in particular shall ensure that:

Commented [AF79]: Moved from 9.2.3 Transit Service section

(a) Arterial and collector roads are designed to accommodate transit facilities;

(b) Subdivisions and condominiums are designed to permit effective pedestrian access to transit routes;

(c) Walking distances to existing or planned transit stops are minimized to the greatest reasonable extent through the provisions of sidewalks, walkways and more direct (e.g. grid-oriented) street patterns in communities to be served by transit.

7.1.7 The Secondary Plans shall support an active and multi-modal transportation network.

7.1.8 The Secondary Plans shall support the objective of completing missing sidewalk links on arterial streets.

7.1.9 The Town shall develop an Urban Forest Management Plan together with York Region that will include canopy cover targets for settlement areas and other local and regional requirements.

7.1.10 Secondary Plans shall support and include policies which will assist in achieving the population and employment targets within the York Region Official Plan and this Official Plan.

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7.1.11 *A municipal comprehensive review of the Town's Secondary Plans will occur in order to ensure these Plans conform to, or do not conflict with, this Official Plan and upper-tier plans and policies. The Reviews will be undertaken in the following order, or as Council otherwise determines:*

- (a) Keswick Secondary Plan
- (b) Pefferlaw Secondary Plan
- (c) Keswick Business Park Secondary Plan
- (d) Sutton/Jackson's Point Secondary Plan

7.1.12 *When reviewing Secondary Plans, the Town will consider incorporating relevant material from York Region's New Communities Guidelines.*

~~7.1.3 Keswick~~

~~7.1.3.1 The community of Keswick is the main urban community of the Town of Georgina. Land use and development shall be subject to the policies of the Keswick Secondary Plan in Section 9.1, and Schedules, F1, F2, F3 and F4 of this Plan.~~

~~7.1.4 Sutton~~

~~7.1.4.1 Land use and development shall be subject to the policies of the Sutton Secondary Plan in Section 9.2 and Schedules G1, G2, G3, G4, G5 and G6 of this Plan.~~

~~7.1.5 Pefferlaw~~

~~7.1.5.1 Land use and development shall be subject to the policies of the Pefferlaw Secondary Plan in Section 9.3 and Schedules E1, E2, E3 and E4 of this Plan. Furthermore, the Pefferlaw Secondary Plan incorporated certain policies from the previous Official Plan and these policies have been retained and inserted within the text of Section 9.3.~~

~~7.1.6 Keswick Business Park~~

~~7.1.6.1 Land use and development shall be subject to the policies of the Keswick Business Park Secondary Plan in Section 13.4 and associated Schedules 'L1' and 'L2' of this Plan.~~

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- 7.1.13 Land uses and *development* in Keswick, Sutton/Jackson's Point, Pefferlaw and the Keswick Business Park shall be subject to their respective Secondary Plans in Sections 13.1, 13.2, 13.3 and 13.4 and the associated schedules.
- 7.1.14 The Pefferlaw Secondary Plan incorporated certain policies from a previous Official Plan, dated 1982, and these policies have been retained and inserted within the text of Section 13.3.
- 7.1.15 The Town shall work with York Region with respect to incorporating appropriate residential densities and employment requirements in the *designated greenfield areas within Secondary Plans* to achieve Regional and Provincial targets.
- 7.1.16 *Major retail uses shall be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.*
- 7.1.17 *Major retail sites shall be designed to support redevelopment and/or retrofitting.*

Commented [AF80]: Revision requested by York Region and the Province

7.2 Urban Residential Area

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

Policies

- 7.2.1 The subject area is intended to be a self-contained recreational residential retirement community, servicing the special community needs of specific population groups in the area and providing an alternate form of year-round community living in Georgina. Such a development shall exhibit a high standard of construction and services, and without limiting the generality of the foregoing, the development shall provide on-site recreational facilities such as a golf course, parks, walkways, open space areas and recreational complexes containing facilities such as shuffleboard, meeting rooms and games rooms for the use of the residents on the site. But, the development will not have highly developed commercial service, industrial and institutional facilities. It is the intent of the

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Municipality, as set forth in the Official Plan, as amended by the Keswick Secondary Plan, to prohibit further serviced Urban Residential development between the defined community area boundaries of Keswick and this development. Furthermore, unserviced residential development in the area between this development and the community of Keswick should be prohibited from locating on Aggregate Resource Priority Areas or Agriculture Protection Areas.

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

- (a) Only site built or assembled single family detached dwellings, including manufactured dwelling units (mobile homes) - for which a building permit under the *Ontario Building Code Act* would be required - with a minimum of double width, transported to the site, placed on foundations and left on site as permanent dwelling units, shall be permitted.
- (b) Development shall be by one plan of subdivision of two lots wherein one lot will contain the entire retirement community and the other lot shall contain a single family detached dwelling. A draft reference plan for the one lot containing the entire retirement community shall be submitted with the application for plan of subdivision and, as a condition of subdivision approval, the reference plan will be deposited in the Land Titles Office. All home sites, roads, the golf course, easements, etc. will be described as parts on the deposited plan of reference.
- (c) Development on the sites, as shown on the reference plan deposited in the Land Titles Office, shall be in five phases, as set forth in the subdivision agreement. Phases 1 and 2 will not exceed 500 units.
- (d) Passive recreational facilities such as parks, walkways, golf courses and open space areas that are complementary to and *compatible* with the residential area shall be provided.
- (e) Active recreational uses such as recreational complexes containing facilities such as shuffleboard, meeting rooms, games rooms, a swimming pool and a golf club house (pro shop/office), and any maintenance or private utility yards

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and facilities shall also be provided for the exclusive use of the retirement community residents and their guests. The first nine holes of the golf course and one recreation centre will be built as part of Phase 1.

- (f) Notwithstanding subsections (d) and (e) above, and (g) below, there will be no active recreational facilities or commercial facilities such as communal marinas and dock areas, and hotels on lands that are adjacent to the Lake Simcoe shoreline and owned by the developer. All commercial facilities shall be contained within the two permitted recreational complexes to the south of Metro Road. Only recreational activities of a passive nature shall be permitted in the park and lakeshore lands in the development which are ~~subject to Amendment No. 11 to the Official Plan of the Town of Georgina Planning Area 1982, located in Part of Lots 26 and 27, Con 3 (NG) and Parts of Plan 375 and subject to Special Provision 7.5.13.1.~~
- (g) Commercial uses shall be restricted to small scale convenience stores necessary to serve the day-to-day needs of the residents of the development. These uses may include a tuck shop, instamatic bank teller outlet, barber shop/beauty parlour and a small cafeteria or restaurant within the aforesaid recreational complexes. These commercial uses are not intended for use by non-residents of the development and the recreational complexes will therefore not have direct access to an external municipal road.
- (h) Each site will be serviced with municipal water supply and sanitary sewage disposal. Initially, servicing capacity will be allocated for 737 sites based on 2 persons per unit at the time of draft plan approval. Council, however, reserves the right to review this allocation at the end of the third phase of the development, up to the servicing allocation for the 737 sites, and may grant extensions of allocation for the subsequent phases (Phases 4 and 5 which consist of 336 units), in conjunction with the phasing scheme to be outlined in the Plan of Subdivision and Subdivision Agreement. When considering an extension of allocation, Council will have regard to the progress of the subject development and that of serviced development in Keswick

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and the availability of additional capacity for the other 336 units.

- (i) The ownership of the water and sewage systems will be determined at the time of draft plan approval. Notwithstanding the ownership of the systems, the developer shall be responsible for the maintenance of the internal systems servicing the development. The Town of Georgina shall be responsible for the operation of the sewage pumping station or stations servicing the site.
- (j) The development shall be assimilated into, rather than conflict with, the surrounding landscape by the proper placement of residential sites, site design, building design, location and landscaping. Dwelling units should be of an adequate size to ensure that the development is in character with other "2 bedroom style" residential developments. To ensure that the development is compatible with the existing nearby neighbourhoods, high quality and standards of dwelling units shall be displayed.
- (k) All internal roads shall be paved and of a standard that meets Municipal requirements in the event that the Municipality may have to take responsibility for the development at a future date. Internal roads on the site shall not be dedicated as municipal roads. Entrances to the site shall be designed to ensure an ease of access and safety and to ensure that traffic congestion on surrounding municipal access roads does not occur. In particular, the volume of traffic along Metro Road should not be increased to a significant degree. The main entrance to the site will be off Woodbine Avenue, with a secondary entrance on Deer Park Road, and an emergency access off Metro Road. The Plan of Subdivision agreement shall contain a provision to limit the entrances to the site to these noted locations. All sites in the development should front on an internal road in the development which eventually outlets onto an assumed public road. Transportation and traffic capacity studies have been completed indicating that, subject to specific road improvements, the existing road network is sufficient to carry the anticipated increased volume in traffic from the development. However, to alleviate local ratepayer concerns, Council will require continued monitoring of the

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traffic impact of the subject development to ensure that the improved road network continues to be adequate.

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

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

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

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

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

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

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

7.2.6 Council shall not remove the holding zone provision from Phases 3, 4 and 5 unless it is satisfied that the development of Phases 1 and 2 and the subsequent phase(s) have not, or will not, based on the results of the monitoring programme, decrease the quality of the environment to unacceptable levels, based on Provincial criteria, or place undue financial hardships on the Municipality or increase the level of traffic on Deer Park and Varney Roads to

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unacceptable levels as determined by the Municipality. Council will only remove the holding zone for Phase 3 after the results of the monitoring are completed for the first phase and such results are satisfactory to the Municipality, in consultation with the Ministries of the Environment and Climate Change, Ministry of Natural Resources and Forestry and Natural Resources, the Lake Simcoe Region Conservation Authority, the Region and any other appropriate agency. Further, the holding zone shall not be removed from Phase 3 until at least 50% of the homes in Phases 1 and 2 have been completed and occupied for one year. Final approval for the removal of the holding zone on Phase 4 will be dependent on satisfactory results of the monitoring completed during Phase 2 of the development and will not occur until at least 50% of the houses in Phases 1, 2 and 3 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' from Phase 3. Final approval for the removal of the holding zone on Phase 5 will be dependent upon the satisfactory results of the monitoring completed during Phase 3 of the development and will not occur until at least 50% of the houses in Phases 1, 2, 3 and 4 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' zone on Phase 4.

- 7.2.7 Further, the holding zone shall not be removed and building permits shall not be issued for either of Phases 4 and 5 of the development if monitoring by the Town indicates that the servicing allocation for the prior three phases of the development has been reached prior to the maximum number of units being in place for these prior phases.
- 7.2.8 Prior to amending the by-law to remove the 'h' and allow Phases 3, 4 and/or 5, Council will hold public meetings and hear public submissions with respect to the above and any other relevant matters.
- 7.2.9 It is an objective of this Plan to protect Lake Simcoe as an important environmental and economic resource for the Town of Georgina. Therefore, as a condition of approval of the plan of subdivision, a storm water management programme shall be developed to the satisfaction of the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources, Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry and approved under the *Ontario Water Resources Act*. In

assessing the storm water management programme, which shall include the provision for the monitoring of water quality up until one year following 80% of the construction of homes in the most recently approved phase, it is understood that the Ministry of the Environment and Climate Change will have regard to its "Blue Book" entitled Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment and Climate Change, Nov. 1978; Revised May 1984 (as may be amended from time to time) or any additional objectives or criteria it deems appropriate. It is further understood that reasonable application of the "Blue Book" requires that the Ministry use its discretion in interpreting the document.

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

1) CURRENT STUDY:

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

varying water movement conditions exhibited by the lake in the area of this project.

2) SURVEY OF EXISTING WATER QUALITY CONDITIONS:

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

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

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

Sampling stations shall occur in the nearshore and offshore areas of the study area in a 4 station diamond pattern. The configuration could be modified on the basis of the results of the Drogue Study. A composite sampling of the full water column shall be taken at frequencies by the Developer or the Developer's Consultant, to the satisfaction of the Ministry of the Environment [and Climate Change](#).

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

3) PHYSICAL CHARACTERISTICS:

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

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

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

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

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

- 1) Distance from shore
- 2) Water Depth
- 3) Deposition
- 4) Interstitial spaces
- 5) General description
- 6) Rubble strata
- 7) Plants, invertebrates, vertebrates

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

Transect observations will be carried out to increase the total area actually observed and recorded by SCUBA and to locate any isolate shoals or potential fish habitat within the study area. A total of 12 transects will be laid out at 25 metre intervals perpendicular to the shoreline out to the 5

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metre depth (approximately 200 m). Observations will be made every 20 metres along the transect. Information will be collected on:

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

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

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

The purpose of this physical characteristics study shall be to determine the suitability of the lake bottom in this area for fish spawning habitat and an identification of fish abundance in the area, with a view to ultimately determining a location for the storm water outfall which will not adversely impact areas determined important to the Lake Simcoe fishery. The outfall shall however be a minimum length of 50 metres out from the shoreline.

- 7.2.11 To ensure that the public is given an opportunity to have input in the process of approval for the storm water management programme, particularly in terms of the monitoring programme, Council will, by resolution, request the Director charged with the responsibilities under the *Ontario Water Resources Act* to hold a public meeting prior to the issuance of a Certificate of Approval if such approval is required under the Act. At that time, such matters as parameters to be sampled, the frequency of sampling and the location of sampling stations will be determined.

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- 7.2.12 In addition to the water quality objectives for this development, other objectives relate to traffic, finance and social services. It is an objective of this development to discourage the flow of traffic toward the existing Lakeshore community of Roches Point. In this regard, Council will take steps to control motorists from using Varney and Deer Park Roads west of The Queensway by such measures as signage, i.e., "Local Traffic Only", "No Heavy Trucks". Further, there shall be no levy, contribution or external work provided for in the subdivision agreement for improvements to Deer Park Road west of Varney Road.
- 7.2.13 It is also an objective to ensure that the development does not become a financial burden on the taxpayers of the Municipality, primarily through the provision of social services.
- 7.2.14 The subdivision agreement, among other things, shall outline the Developer's responsibilities for maintaining certain securities in the development such as the monitoring program, and effective storm water, sewage and water treatment facilities. In particular, the subdivision agreement shall contain security guaranteeing the introduction maintenance, alteration or substitution, including on-site treatment and extension of the lake outfall facility (if there is an unacceptable engineering problem with the system) of the storm water management of activities on site by the developer. Finally, if at any time the monitoring results for water quality indicate that, in the opinion of the Ministry of the Environment and Climate Change, the quality of water, as a result of runoff from the development into Lake Simcoe, does reach unacceptable levels, based on Provincial criteria, then remedial action will be taken immediately.
- 7.2.15 Further, the subdivision agreement shall contain a clause to the effect that where existing development is permitted to connect to the service extensions to the site from Keswick provided by the developer, that there shall be a pro rata fee charged for such connection and the Municipality shall ensure that the developer of this site receives that fee.
- 7.2.16 To minimize the impact which construction may have on the immediate area, the subdivision agreement shall also contain the following provisions:
- (a) Excavation materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or

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contamination of run-off from the site into Lake materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake Simcoe;

- (b) The storm water pond shall be maintained free from debris and inordinate sedimentation;
- (c) With reference to on-site construction, construction equipment shall use the following designated roads for the purpose of accessing the site:
 - Woodbine Avenue
 - Deer Park Road east of the inter-section with The Queensway

7.2.17 The subject land shall be zoned Residential and Open Space (for the golf course and large common areas) in an implementing zoning by-law.

7.2.18 The implementing zoning by-law shall provide that the minimum floor area per dwelling unit shall be 100 sq m and that garages must be located on the same site as the companion dwelling. There shall be no communal garages.

7.2.19 The maximum number of dwelling units permitted on the site shall be 1,073. This assumes a population of 2,200 on approximately 160 hectares.

7.2.20 The storm water management programme and monitoring reports required herein shall be made available by the Municipality to interested ratepayer groups within a reasonable time prior to the acceptance and approval by the Town, the Region, the Lake Simcoe Region Conservation Authority ~~and the Ministries of the Environment and Natural Resources~~, Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry. For the purpose of sampling, access to the sewage pumping station overflow and storm sewer outfall systems will be given by the Town or other owner, within reason, to any professional qualified to take such samples at no risk or expense to the Town or other owner and in accordance with all relevant Provincial legislation. Complete information regarding the contents of these agreements and monitoring studies will be made available for viewing by the public, upon request, at the local Municipal

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offices in advance of any public meeting and prior to Council entering into such agreements.

- 7.2.21 The subdivision agreement shall provide that in the event the owner fails to maintain the services at a level satisfactory to the Town, the Region or the Ministry of the Environment **and Climate Change**, or the developer decides at a future point to further subdivide the lands by a plan of subdivision, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council, or the Ministry of the Environment **and Climate Change**, may require, that in the event the owner decides to proceed with a plan of condominium, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council will ensure that the necessary easements form part of the subdivision agreement.
- 7.2.22 Any Official Plan amendment application to revise the above special provisions for the proposed Maple ~~Leaf Lake~~ Estates planned retirement community shall consider the **policies of the Greenbelt Plan, the York Region Official Plan, Growth Plan for the Greater Golden Horseshoe and the Lake Simcoe Protection Plan as amended from time to time, and will be required to consider the functions, attributes and linkages of the significant natural features as identified in the Town of Georgina Natural Features and Greenlands System Study (1996) on the Schedules of this Plan** and the application will be evaluated in accordance with the provisions of this Official Plan.

7.3 Hamlet Area

7.3.1 Purpose:

~~The purpose of The Hamlet Area designation on Schedule A2 - Land Use Plan is to recognize and establish firm boundaries~~ **Georgina Natural Features and Greenlands System Study (1996) on the Schedules of this Plan** **serves to identify the location and boundaries** for the hamlets in Georgina.

~~with The associated~~ **The following permitted uses and policies apply to the lands and waters within the Hamlet Area designation on Schedule A2 – Land Use Plan, and serving serve to preserve conserve** and enhance the cultural heritage and rural residential character that is unique to each hamlet.

Permitted Uses

- 7.3.1 Permitted uses in the Hamlet Area shall be include:
- (a) *A single detached dwellings,*
 - (b) *An accessory apartments;*
 - (c) *An accessory apartment in a detached accessory building or structure;*
 - (d) *A garden suite;*
 - (e) Community facilities, such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
 - (f) Institutional uses such as places of worship, cemeteries;
 - (g) *A home occupations;*
 - (h) *A home industry;*
 - (i) *Small-scale commercial uses;*
 - (j) *Small-scale industrial uses.*

Policies

- 7.3.2 The Hamlet Area boundaries are delineated on Schedule H1-H4. The boundaries of the Hamlet Areas were reviewed and revised as part of this Official Plan, and cannot further be revised under the Greenbelt Plan, 2005.
- 7.3.3 Within the defined Hamlet Area boundaries, new residential development lot creation that is compatible with the existing character of the community may be permitted as limited infilling and minor extensions rounding out to the existing development, in accordance with Section 11.4.2.7. For the purposes of this Section, infilling means the creation of up to three new residential lots between two existing lots, each containing a dwelling; and minor rounding out constitutes the creation of not more than three additional residential lots as an extension to existing developments within the limit of the Hamlet boundaries. Furthermore, the severance of a lot or lots from any lot or property originally created

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~~under this policy may be considered pursuant to an Official Plan Amendment satisfying the requirements under Section 7.3.9.~~

- 7.3.4 ~~Limited *small-scale* institutional uses that are *compatible* with adjacent uses and the main residential function and character of the Hamlet may be permitted. The Hamlet must also have has the necessary services and *infrastructure* in place to support the institutional use.~~
- 7.3.5 Limited *small-scale* commercial and industrial uses that are *compatible* with adjacent uses and the main residential function and character of the Hamlet may be permitted. Those uses locating adjacent to residential areas will be required to reserve areas for buffer planting and/or screening and may be required to provide increased yards, to deflect lighting and to prohibit parking and loading on the side adjoining the residential area.
- 7.3.6 ~~New large-scale commercial and industrial uses shall not be permitted in a Hamlet Area.~~ Minor expansions of *existing commercial and industrial* uses may be permitted through a Zoning By-law amendment and such an application shall address those matters in Sections 6.3.3 (a) to (h) and ~~6.5.5~~ 6.3.3 (a) to (h) respectively.
- 7.3.7 Adequate off-street parking will be provided for all uses and adequate off-street loading facilities will be provided where required.
- 7.3.8 *Development* in Hamlet Areas shall be individually serviced with private drilled wells and private sewage disposal systems where the soil, groundwater quantity and quality permit.
- 7.3.9 ~~Prior to the consideration~~ **Notwithstanding Section 7.3.3, the Town may consider** of a *development* application that ~~would result in either an increase in a hamlet population beyond 500 people or an expansion of the Hamlet Area boundary, or where ground water quantity and/or quality problems exist, a Settlement Capability Study and a Secondary Plan, as an amendment to the Official Plan, will be required. The following information shall accompany the application;~~ **proposes 4 or more new lots or dwellings, subject to an Official Plan Amendment and the following studies and documentations may be necessary in support of the proposed amendment:**

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- (a) A Needs and Fiscal Impact Study to assess the need for the proposed *development* relative to other lands that are available for *development* in the Town in accordance with the growth management provisions in this Plan, the viability of the proposed development and the long term economic impacts to the community;
- (b) An identification of the ~~man-altered landscapes~~ **built and natural heritage landscapes** that have cultural and historic values. This may be carried out by various means including the use of a visual ~~preference~~ **impact** study. An assessment will be required to show how the proposed development is complementary to the historic character of the Hamlet;
- (c) An Environmental Impact ~~Statement~~ **Study**, as required under Section 10.1.4; and **Landscaping Analysis** to determine any environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development ;
- (d) A ~~Traffic Report~~ **Traffic Impact Study** to assess the adequacy of the existing road system to supported the proposed development;
- (e) An analysis of the hydrogeological regime to determine the availability and quality of groundwater to **adequately service the proposed lots, and to assess** the impact of future development on existing ground water quantity and quality and on existing sources of drinking water to **ensure there is no adverse impact** ~~negative impacts~~ on the drinking water supply and quality of existing residences in the surrounding area;
- (f) ~~a comprehensive Settlement Capability Study that identifies the suitability of the area to safely accommodate future growth and development in the absence of full municipal services, and to establish a technical foundation on which to base a Secondary Plan and evaluate applications for development. The study must address the servicing hierarchy set on in the Region of York Official Plan by assessing the feasibility of full or communal services and, if proven to be unfeasible, assessing the feasibility of~~

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~~proceeding on private services. The recommendations must be approved by the Ministry of the Environment~~ **A Function Servicing Analysis Functional Servicing Report to ensure the feasibility of private sewage and water supply; and if proven to be unfeasible, assessing the feasibility of proceeding on communal services. The recommendations must be approved by the Ministry of the Environment and Climate Change;**

- (g) An identification of any existing restrictions to future development including, but not limited to, the availability of hard and soft services in the Hamlet to support this growth;
- (h) An assessment of the stormwater management facilities required to service the Hamlet;
- (i) An assessment of the impact on agricultural lands and a statement of conformity with the Minimum Distance Separation Formulae ~~of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food and Rural Affairs;~~ and Guidelines;
- (j) An analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and
- (k) Any additional information, studies or reports required in Section 10 – Development Review, that may be deemed relevant to the proposed development.

7.3.10 The Town will encourage residential development that would create 4 or more lots or dwellings to develop the lands in depth rather than along a municipal roadway, and that the resulting lot pattern considers the long-term character and lot and road patterns for the community.

7.3.11 Three of the Hamlet Areas, Udora, Brownhill and Ravenshoe ~~are situated in close proximity to the southern municipal boundary. As a result, the developed areas of these hamlets cross the municipal boundary. In the case that Secondary Plans and Settlement Capability Studies for these Hamlet Areas are carried out, there should~~ shall be conducted jointly **considerable consultation** with the respective adjacent lower and/or upper tier municipality or municipalities, as the case may be.

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~~7.3.11 The conversion of seasonal dwellings in Hamlet Areas may be permitted when such conversions comply with the following:~~

- ~~(a) the lot fronts on a public road;~~
- ~~(b) the water supply and sewage disposal system are approved by the Town and any other approval authority having jurisdiction;~~
- ~~(c) the converted dwelling meets the requirements of the Building Code Act.~~

~~7.3.12 Development shall comply with the policies of Section 4.~~

7.3.12 *Home occupation and home industry* uses shall comply with the provisions of Section 4.6.

7.3.13 *An accessory apartment uses and an accessory apartment in a detached accessory building or structure* shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13 and 8.1.14.

7.3.14 *A garden suite shall comply with the provisions of Section 8.1.15.*

7.3.15 *Any new development within Hamlet Areas shall be integrated with existing or proposed parks and trails to the extent feasible.*

7.3.16 Special Provisions

7.3.16.1 Part of Lot 12, Concession 8 (G)

~~Amendment No. 96~~

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

Further, notwithstanding ~~Section 3.6.3.12.1, Section 10.1.4.6 and 10.1.4.7,~~ development shall be permitted within 30 metres of the Lake Simcoe shoreline without the requirement for an Environmental Impact ~~Statement Study.~~¹

¹ Further details regarding this special provision can be found in Amendment No. 96 of the Town of Georgina Official Plan, 2010.

7.4 Lakeshore Residential Area

7.4.1 Purpose

7.4.1.1 The purpose of the Lakeshore Residential Area designation on Schedule A2 - Land Use Plan is to recognize the *existing* privately serviced residential development along the lakeshore, east of the Sutton/Jackson's Point Secondary Plan Area.

The following ~~and establish~~ permitted uses and policies apply to the lands and waters within the Lakeshore Residential Area on Schedule A2 – Land Use Plan to ~~preserve~~ conserve and enhance the cultural heritage and ~~rural residential~~ lake-oriented character that is unique to the lakeshore residential areas.

Permitted Uses

7.4.1 Permitted uses in Lakeshore Residential Areas ~~shall be~~ include:

- (a) A single detached dwelling s;
- (b) An accessory apartment s;
- (c) A garden suite;
- (d) Community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
- (e) Institutional uses such as places of worship, cemeteries;
- (f) Local commercial uses that are complementary to or serve the residential area;
- (g) A home occupation.

Policies

7.4.2 The Lakeshore Residential Area designation generally corresponds with the *existing* limit of development. Subject to any municipal and agency planning requirements, minor rounding out and infill development may be permitted within the Lakeshore Residential Area subject to Section 11.4.2.7.

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~~7.4.3~~

~~7.4.4 — Development shall comply with the policies of Section 4.~~

7.4.3 *Home occupation* uses shall comply with the provisions of Section 4.6.

7.4.4 *An accessory apartment* uses shall comply with the provisions of Section 8.1.11.

7.4.5 *A garden suite shall comply with the provisions of Section 8.1.15.*

7.4.6 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as, increased yards and parking, or landscaped buffer strips, may be required in order to protect the amenities of the surrounding residential area. Generally, these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.

7.4.7 Adequate off-street parking shall be provided for all uses.

7.4.8 *Development and site alteration within the Lakeshore Residential Area shall comply with policies related to “Shoreline Built-Up Areas” of the Lake Simcoe Protection Plan, as outlined in Section 5.4.*

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

7.5 Serviced Lakeshore Residential Area
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7.5.1 Purpose

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

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character that is unique to the Serviced Lakeshore Residential Areas is ~~preserved~~ conserved and enhanced.

The following permitted uses and policies apply to the lands and waters within the Serviced Lakeshore Residential Area designation on Schedule A2 – Land Use Plan.

Permitted Uses

7.5.1 Permitted uses in the Serviced Lakeshore Residential Area ~~shall be~~ include:

- (a) *A single detached dwelling*;
- (b) *An accessory apartment*;
- (c) *A garden suite*;
- (d) Community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
- (e) Institutional uses such as places of worship, cemeteries;
- (f) Local commercial uses that are complementary to or serve the residential area;
- (g) *a home occupations*.

Policies

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

7.5.3 On lands located within the Serviced Lakeshore Residential Area as shown on Schedule A2 – *Land Use Plan*, the creation of residential lots may be permitted by severance. It is the intention of this policy not to allow new plans of subdivision. Due to servicing constraints, effective May 14, 2009, the total number of new lots to be permitted by severance within this Area shall not exceed 50. An Official Plan Amendment is required to exceed the creation of new lots beyond 50 in order to ensure the long term

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sustainability of Lake Simcoe, to demonstrate the appropriateness of allowing for additional residential growth within this area, and to ensure that servicing capacity is available. For the applicable consent policies, refer to Section 11.4.2.8.

7.5.4 Notwithstanding any other policies of this Plan, where lands are subject to a request for the repeal of a Deeming By-law that would have the effect of re-establishing a residential lot, then any consideration of that request for repeal shall have regard for the consent policies set out in Section 11.4.2.8.

~~7.5.5 Development shall comply with the policies of Section 4.~~

7.5.5 *Home occupation* uses shall comply with the provisions of Section 4.6.

7.5.6 *An accessory apartment* shall comply with the provisions of Section 8.1.11.

7.5.7 *A garden suite* shall comply with the provisions of Section 8.1.15.

7.5.8 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as increased yards and parking, or landscaped buffer strips may be required in order to protect the amenities of the surrounding residential area. Generally these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.

7.5.9 Adequate off-street parking shall be provided for all uses.

7.5.10 *Development and site alteration* within the Serviced Lakeshore Residential Area shall comply with policies related to “Shoreline Built-Up Areas” of the Lake Simcoe Protection Plan, as outlined in Section 5.4 this Plan.

7.5.11 ~~Proposed expansions to the boundaries of the Serviced Lakeshore Residential Area designation, as shown on Schedule A2 – Land Use Plan, by site-specific amendments shall only be considered as part of a Municipal Comprehensive Review.~~ *Any expansion of the Serviced Lakeshore Residential Area designation shall only be considered as part of a Municipal Comprehensive Review.*

7.5.12 Special Provisions

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

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

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- viii) public meetings shall be held on the subdivision agreement associated with this development;
- ix) this subdivision shall be serviced by municipal water and sanitary sewage disposal systems. ~~Notwithstanding Section 3.18.3.3, private sewage disposal and water supply shall not be permitted.~~

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

Notwithstanding Section 8.2.3.4 on lands described as Part of Lots 15 and 16, Concession 9 (NG), and municipally known as 26 Lands End, the establishment of a single family dwelling and associated buildings, structures and uses shall be permitted on the subject property, having frontage on a private right-of-way.²

7.5.13.3 Part Lot 23, Concession 2 (NG)
326 Deer Park Road

Notwithstanding any other provisions of this Official Plan to the contrary, on lands described as Part Lot 23, Concession 2 (NG), and municipally known as 326 Deer Park Drive, an *accessory apartment* in a detached *accessory building or structure* shall be permitted.

7.6 — Business Park Study Area

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

² Further details regarding this special provision can be found in Amendment No. 102 of the Town of Georgina Official Plan, 2002.

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

~~(a) Region of York York Region and Town of Georgina Official Plan Amendments extending the urban boundary of the community of Keswick, including appropriate need and justification analyses, have been approved. Specifically, the requirements of Section 5.2.3 6.1.10 of the Region of York York Region Official Plan must be satisfied;~~

~~ii) Highway 404 has been extended (built) to Queensville and there is a commitment from the Provincial government to build the Highway up to the planned Woodbine Avenue/Ravenshoe Road interchange;~~

~~(b) a Secondary Plan has been prepared and adopted by the Town that includes:~~

- ~~— a detailed Land Use and Phasing Plan;~~
- ~~— a Land Use Summary Table;~~
- ~~— a Landscape and Open Space Plan;~~
- ~~— any required Environmental Impact Statements;~~
- ~~— a Traffic Impact Study; and,~~
- ~~— a Functional Servicing Plan.~~

~~Nothing in this Official Plan prevents the municipality from preparing any one, or more, of these detailed planning and engineering studies in advance of the required Official Plan Amendments.~~

~~(c) a comprehensive set of Urban Design Guidelines has been prepared;~~

~~(d) an agreement has been reached between the Town and affected landowners that the contiguous lands outside of the Keswick Secondary Plan Area, owned by the affected landowners within the Business Park Study Area designation and identified as Environmental Protection Areas in the Official Plan, shall be dedicated to the Town as part of the development approval process;~~

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- ~~(e) an analysis of the proposal's conformity with the York Region Official Plan and Provincial policies and plans; and~~
- ~~(f) any additional information, studies or reports required in Section 10 Development Review, that may be deemed relevant to the proposed development.~~

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

~~7.6.4 Schedule A2 Land Use Plan identifies the provincially approved route for extension of Highway 404 through the Town of Georgina. The final alignment will be determined through the completion of a route location study by the Ministry of Transportation. Any change to the alignment of the Highway that is in keeping with the goals and intent of the Plan shall not require an Amendment to this Plan.~~

~~7.6.5 Schedule A2 Land Use Plan E Roads Plan also identifies the provincially approved interchange location, and a proposed additional interchange at Highway 404 and Glenwoods Avenue. It is the intent of the Town, in conjunction with York Region to promote the early development of both of the identified interchanges. this identified interchange.~~

SECTION 8 – HEALTHY AND COMPLETE COMMUNITIES

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

8.1 Purpose

~~8.1.1.1 The Town of Georgina provides a variety of urban and rural communities and living opportunities. The policies of this section provide direction with respect to the Town's sustainability, housing, recreation, culture and heritage, community facilities and services, and community design and improvement related matters.~~

Complete Communities

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

~~8.1.1.2 The Town will become an increasingly sustainable community wherein the environment and quality of life will be improved by ensuring that the environment, the community and the economy are preserved and maintained in a manner that will make sure that resources are available to meet the needs of future generations.~~

8.1 Housing

Commented [AF81]: Many of the new policies in this Section have been obtained from the York Region Official Plan

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

Policies

- 8.1.1 The Town shall ~~encourage the provision of~~ will work with York Region, the private sector and other stakeholders to provide a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents, recognizing that these requirements shall primarily be satisfied through residential development in Keswick and Sutton/Jackson's Point ~~with a lesser amount in Pefferlaw~~, in accordance with the policies of the relevant Secondary Plans.
- 8.1.2 The Town will ensure an adequate housing supply by:
- (a) Maintaining a ten year supply of lands that are designated for residential purposes, ~~including through intensification and redevelopment, in the Secondary Plan Areas; Keswick and Sutton/Jackson's Point Secondary Plans;~~ including through intensification and redevelopment, in the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas;
 - (b) Maintaining in the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas, a minimum three to seven year supply of lots within plans of subdivision, ~~condominium plans and/or site plans~~ that have been draft approved or registered;
 - (c) Encouraging the provision of *affordable* housing opportunities within the Town;

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- (d) Providing for an adequate supply of serviced lands for residential purposes in a variety of locations within the Town;
- ~~(e) adopting monitoring procedures to ensure that the objectives of this Plan are being met;~~
- (e) Encouraging infilling and intensification through development of vacant or under-utilized lands or redevelopment of existing buildings where appropriate;
- (f) Providing a diverse and innovative housing stock in terms of design, types, tenure, density and cost.

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

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

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

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

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

8.1.8 The Town may create a rental housing licensing by-law to regulate rental housing by requiring landlords to operate their properties according to certain standards. Provisions in the by-law may

include but are not limited to snow removal, maintenance, health and safety standards and parking.

8.1.9 The Town supports and encourages the provision of emergency housing and *special needs housing*, including *group homes* in appropriate locations throughout the Town.

8.1.10 The Town will direct long-term care homes to the serviced settlement, where there is proximity to transit and other community services.

~~8.1.2~~ Accessory Apartments

8.1.11 ~~An accessory apartment is an “accessory unit” which is a self-contained dwelling unit supplemental to the primary residential use of the property. An accessory apartment must comply with the following policies:~~

- (a) ~~An accessory apartment~~ ~~may only be~~ ~~is~~ permitted within a single detached, semi-detached and/or townhouse dwelling;
- (b) An *accessory apartment* shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan ~~that any deviation to not deviate~~ from the zoning provisions regulating *accessory apartments*. ~~shall not be permitted;~~ However, ~~minor variances shall be considered where appropriately justified;~~
- (c) The accessory apartment shall comply with the provisions contained in a Municipal Registration By-law;
- (d) An accessory apartment shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code;
- (e) An accessory apartment shall comply with Ontario Regulation 179/06 under the *Conservation Authority Act* as they relate to development within lands affected by flooding, erosion, or located within hazardous lands; and

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- (f) ~~Accessory apartments shall not be permitted within existing homes located on hazardous land or within a hazardous site.~~
- ~~8.1.14 The Town of Georgina, in consultation with York Region shall undertake an analysis of second residential units in ancillary structures and amend the Official Plan implement Section 16(3)(b) of the Planning Act.~~
- ~~8.1.14 A review of the cumulative impacts of accessory apartments on municipal water and sewer capacity will be undertaken in conjunction with York Region, two years following the approval of Official Plan Amendment No. 116.~~
- 8.1.12 ~~An accessory apartment may be~~ ~~is~~ ~~permitted in a detached accessory building or structure to the primary dwelling, in the Rural Area, Agricultural Protection Area and Hamlet Area designations, provided that there is only one dwelling unit within the primary dwelling. An accessory apartment in a detached accessory building or structure shall comply with Section 8.1.13 and/or 8.1.14.~~
- 8.1.13 ~~At the time of the Zoning By-law Comprehensive Review, the Town will further regulate an accessory apartment in a detached accessory building or structure.~~
- 8.1.14 ~~Prior to the Zoning By-law Comprehensive Review, the Town may consider site-specific Zoning By-law amendments in the permitted designations outlined in Section 8.1.12. The following will be considered when reviewing applications to amend the Zoning By-law to permit an accessory apartment in a detached accessory building or structure:~~
- ~~(a) The lot is equal to or greater than 0.2 hectares;~~
 - ~~(b) Adequate servicing (sewage and potable water) is available;~~
 - ~~(c) Sufficient parking is available to accommodate the accessory apartment;~~
 - ~~(c) The creation of the accessory apartment does not require a second driveway on the property, and the existing driveway is of a sufficient width to allow for parallel means of access and egress for one additional vehicle to and from the~~

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driveway, without occupying more than 50% of the front yard;

- (d) The property fronts and has access to an assumed municipal road;
- (e) The *accessory apartment* shall have a maximum gross floor area of no more than 40% of the primary dwelling unit's gross floor area;
- (f) Land containing the detached building in which the *accessory apartment* is located will be prohibited from being severed from the property;
- (g) The *accessory apartment* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,
- (h) The *accessory apartment* shall comply with Ontario Regulation 179/06 under the *Conservation Authority Act* as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.

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

- a) A single *Garden Suite* is allowed on a lot with only one existing dwelling unit;
- b) Services shall be connected to the service lines of the host dwelling unit when the existing services are capable of accommodating the garden suite. When the existing services are not capable of accommodating the garden suite, the installation of new services for the garden suite may be considered;
- c) The *Garden Suite* must be integrated with the prevailing character of the surrounding area and shall be removed at no expense to the Town at the termination of its use;

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- d) An agreement shall be required between the applicant and the Town dealing with conditions such as the installation, location, maintenance, occupancy, and removal of the structure;
- e) The *garden suite* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code;
- f) The *garden suite* shall comply with Ontario Regulation 179/06 under the *Conservation Authority Act* as they relate to development within lands affected by flooding, erosion, or located within hazardous lands; and
- g) Sufficient parking is available to accommodate the *garden suite*.

8.3.4 Group Homes

~~8.3.4.1 A Group Home is defined as a single housekeeping unit in a single detached dwelling in which three to eight individuals, exclusive of staff or the receiving family, live as a family under responsible supervision consistent with the particular requirements of the residents. Group homes shall be licensed and/or approved for funding under provincial statutes and maintained in accordance with municipal by laws. Group Homes may be permitted in any designation that permits a single detached dwelling, subject to:~~

- ~~a) lot size, yard and landscaping requirements as established in the Zoning By-law to provide for buffering between the development and adjacent uses;~~
- ~~b) adequate water supply and sewage disposal facilities being available and the requirements of the Ontario Building Code, the Fire Code and any other applicable regulations, being satisfied;~~
- ~~(c) direct access to an assumed public road;~~
- ~~(d) adequate parking being provided.~~

~~8.3.4.2 Group Homes and other forms of Special Needs housing with more than eight individuals, exclusive of staff or the receiving family, will require an amendment to the Zoning By-law.~~

8.2 Recreation and ~~Open Space~~ Parkland

The Town contains a wide range of parks and recreational facilities for the use and enjoyment of the community. The policies of this section are intended to provide an integrated system of municipally owned parks and other publicly accessible open space areas and trails.

Policies

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

Commented [AF85]: Not necessary to define this here

- ~~(a) enhancement and provision of opportunities for recreation;~~
- ~~(b) creation and reinforcement of physical and social spaces;~~
- ~~(c) preservation and protection of natural and man-made environments;~~
- ~~(e) to bring people together through the enjoyment of the natural and human-made environments throughout the Town;~~
- ~~(d) to support active forms of mobility for commuting and recreational purposes.~~

8.2.1 The Town will promote healthy, active communities by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources and woodlots.

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

- (a) The opportunities for increased public access to the Lake Simcoe shoreline, for use by residents and tourists through the identification of large tracts of undeveloped land and areas of potential redevelopment to be developed for the

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use and enjoyment of the public, if economically, socially and environmentally feasible;

- (b) The feasibility of the development of an extensive pedestrian/bicycle trail system that will follow the Lake Simcoe shoreline where appropriate, and be connected with trails within the Secondary Plan Areas and the ~~rural area~~ **Countryside**. In addition, where possible this trail system should connect with trails being developed elsewhere in York Region such as the **Lake to Lake Cycling Route and Walking Trail**, Oak Ridges Moraine Trail and the Nokiidaa Trail; and
- (c) The location of appropriate recreational facilities in the ~~rural area~~ **Town**.

8.2.3 The Town shall work to implement a comprehensive trails and active transportation network in accordance with the policies in Section 9.2.4.

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

8.2.5 The Town recognizes the significance of provincial parks, conservation reserves, and other protected areas and will minimize negative impacts on these areas.

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

~~8.2.4 Land for recreation and open space uses may be provided through park dedication, according to Town policy and by-laws, as provided in the Planning Act and through other acquisitions by~~

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~~public agencies. However, where land is to be dedicated under the Planning Act, the Town shall not necessarily accept lands that are designated Environmental Protection Area, used for storm water management purposes, drainage, nor any other land deemed unsuitable by the Town, as part of such land dedication.~~

~~8.2.4 If, when considering a development or redevelopment proposal, Council determines that land which has been identified as being a potential park site is more suitable for open space purposes than lands within the perimeter of the development or redevelopment area, Council may authorize that such other land be purchased using funds obtained from the developer in lieu of parkland dedication within such development or redevelopment area.~~

8.2.7 New public parks shall be provided to the Town through parkland dedication as part of the development approvals process, in accordance with the provisions of the *Planning Act* and Section 11.7

8.2.8 The classification of parklands in the Town shall include the following:

- (a) Community Parks – are intended to primarily serve the broader community area and will be designed to offer more play opportunities than neighbourhood parks.
- (b) Neighbourhood Parks – are intended to serve local residents generally within walking distance to local residential areas and will be designed to offer active and passive play opportunities.
- (c) Village Greens Parks – are intended to service established higher density areas where the provision of a neighbourhood park is not practical or feasible and may have more of an urban character. However, they are not intended to take the place of neighbourhood parks in planned future communities;
- (d) Open Space Areas – are intended primarily for passive recreation uses. They may be developed, but should generally be publicly accessible.

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- 8.2.9 The Town will use a Municipal Park standard of 2.25 ha/1000 population to include Neighbourhood Parks, Community Parks, Village Greens Parks and municipally owned special open space areas. The municipal standard excludes those park lands and open spaces owned by ~~senior~~ other levels of government or agencies.
- 8.2.10 The following park standards shall serve as a guideline for public parks development:
- (a) Land for Neighbourhood Parks shall be provided in the proportion of 1.0 ha/1000 population and such parks shall have a minimum area of 1.5 ha;
 - (b) Land for Community Parks shall be provided in the proportion of 1.25 ha/1000 population and such parks shall have a minimum area of 4 ha;
 - (c) No specific standard of provisions or minimum size is recommended for municipally owned ~~special~~ open space areas. The size, location and provision will be determined by need and function;
 - (d) Village Greens parks may be as small as 0.5 ha, to reflect their urban nature. However, such parks should be planned as active use spaces that facilitate active play for people of all ages (such as playgrounds and walking paths).
- 8.2.11 The Town's Recreation Facility Needs Study, 2014 shall provide further guidance on the development of parks.

8.3 Education Facilities

Policies

- 8.3.1 The Town will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and related community facilities throughout the municipality to accommodate the needs of the residents. These sites and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the School Boards.

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8.3.2 The Town shall encourage the location of school sites to be adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities, *under appropriate agreements*. The Town shall also encourage the development of shared school buildings where feasible *and when the Boards of Education's partnership criteria and policies can be met*, to maximize the use of land and financial resources.

8.3.3 The selection of school sites shall also consider *safe connectivity between the school site and adjacent community and the availability of community infrastructure that supports active transportation within the school catchment area*.

~~8.3.3 The Town may consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards, so that the land can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise be provided at a school site.~~

Commented [AF86]: Moved to Section 11.7.11

8.4 Community Facilities

Policies

8.4.1 Community facilities include facilities designed to meet the recreational, social, *self-directed learning* and cultural needs of the residents including *public libraries*, places of worship, daycare centres, museums, cultural centres or other similar uses, *excluding educational facilities*. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.

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

~~8.4.3 Where appropriate, *public service facilities will be located in community hubs to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.*~~

Commented [AF87]: Policy requested by the Province (PPS 2014)

- 8.4.4 New large-scale municipal community facilities shall be designed to implement, at a minimum, LEED Silver Certification or similar standards to reduce energy consumption and incorporate renewable energy sources. Existing buildings will be retro-fitted to implement more sustainable design construction features wherever possible. Where appropriate, new community facilities shall support efficient site design measures such as preferred parking, idle-free zones and alternative fuel recharging stations.

Commented [AF88]: Policy requested by York Region

8.5 Fire and Emergency Services

Policies

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

8.6 Community Improvement Areas

8.6.1 Defining a Community Improvement Area

Policies

8.6.1. It is the intent of this Plan to allow for the future designation of a Community Improvement Project Area by by-law, within any portion of the municipality under Section 28(2) of the *Planning Act*.

~~The Town may within Community Improvement Areas, provide for the maintenance, rehabilitation and revitalization of residential and commercial areas and ensure the provision of the amenity, safety and environmental quality in these areas. The Community Improvement Areas, outside of the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plan Areas, are identified on Schedule 1.~~

8.6.2 A Community Improvement Plan may be developed, in accordance with the *Planning Act*, for particular areas in the Town that require rehabilitation, redevelopment, maintenance, and other forms of improvement. The following criteria shall be ~~utilized~~ considered when defining Community Improvement Areas in identifying potential areas to be selected for the preparation and adoption of a Community Improvement Plan:

- (a) A substantial portion of the housing and other buildings are in need of maintenance and/or rehabilitation and/or redevelopment; or
- (b) Inadequacies in the sanitary sewer system, storm sewer system and/or system of watermains; or
- (c) Inadequate sidewalks, curbs and/or roads; or
- (d) Insufficient lighting; or
- (e) The presence of deficiencies in social and recreation facilities; or
- (f) Deficiencies unique to commercial areas including poor traffic circulation, lack of parking facilities or high commercial vacancy rate; or

Community Improvement Project Area

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

Community Improvement Plan

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

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- (g) Areas containing buildings of a heritage significance; or
 - (h) Provision of affordable housing; or
 - (i) Potentially contaminated lands (including *brownfield sites*); or;
 - (j) Any other environmental, social or community economic development reason; or
 - (h) Derelict or neglected waterfront areas.
- 8.6.3 The Community Improvement Project Areas will be designated by by-law and the Community Improvement ~~Project~~ Plans will be prepared by staff and adopted by by-law after public meetings are held to obtain the comments of landowners and residents in the respective areas.
- 8.6.4 Through the identification of Community Improvement ~~Areas~~ Plans with resident and business groups with community improvement objectives, the Town will ensure the efficient use of existing municipal services and will maintain and upgrade public services and *utilities, where appropriate and economically feasible.*
- 8.6.5 The phasing of each improvement should permit a logical sequence of events to occur without unnecessary hardship on area residents and the business community. Improvements which will most substantially increase the stability and aesthetic and environmental qualities of a community improvement area shall be undertaken first. When appropriate, a substantial portion of the improvements in one project area shall be completed before a by-law is passed designating a second project area. Notwithstanding this, when a severe community facility deficiency is identified, a by-law may be passed designating a Community Improvement Project Area, allowing work to be undertaken.
- 8.6.6 Prior to undertaking improvements, Council shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required work.
- 8.6.7 The implementation of community improvements ~~will~~ *may* be achieved through *one or a combination of* the following methods:

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- (a) Participation in Provincial and Federal government Community Improvement programmes and application for respective grants for the construction of community improvements and ~~assisted~~ affordable housing, and for the restoration of heritage buildings. Community organizations will be encouraged to assist financially in such undertakings;
- (b) Participation in Provincial and Federal government programmes which provide assistance to private landowners for the maintenance, rehabilitation and redevelopment of their properties, and further, to advertise that such financial assistance is available;
- (c) **Grants and loans may be provided by the Town in conformity with the Community Improvement Plan;**
- (d) Continued enforcement of the comprehensive Zoning By-law, Property Standards By-law and Sign By-law;
- (e) Continued support of existing Business Improvement Areas (B.I.A.) and the encouragement of new B.I.A.'s in the remaining commercial centres in efforts to maintain strong and vital commercial areas;
- (f) Participation in the coordination of public and private redevelopment, rehabilitation and heritage projects by providing administrative and liaison assistance;
- (g) A by-law providing for cash-in-lieu of parking ~~facilities spaces~~ where the provision of such ~~facilities spaces~~ is not ~~practical or is premature and the utilization of such monies for municipal parking lots~~ feasible, and where the monies will be utilized for municipal parking lots.

8.7 Community Design

Policies

- 8.7.1 **The Town will strive** to create developments at various scales which, through excellence in community design, foster attractive, sustainable and safe built environments and communities where

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people interact, learn, work, play and reside. To achieve excellent community design, the Town shall encourage and support:

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

8.7.2 In the review of development applications, **and where appropriate the Town may require** the following site development criteria **shall** to be implemented:

- (a) Buildings shall be street-front oriented and provide direct street access for pedestrians;
- (b) Parking areas shall be sited to the side, rear or underground **of the building;**
- (c) Land use compatibility between commercial and residential buildings shall be achieved through appropriate building siting, design and landscape treatment;

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- (d) High quality landscape treatment shall be provided;
 - (e) Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space;
 - (f) Refuse collection areas will be internal to buildings, wherever possible;
 - (g) Loading areas and outdoor refuse collection areas shall be unobtrusive and screened where necessary and shall generally be located at the side or the rear of the building;
 - ~~(h) no open storage is permitted except as permitted under the Zoning By-law and appropriately screened;~~
 - (h) Any open storage shall be appropriately screened, and shall not be permitted except as provided by the Zoning By-law;
 - (i) Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible;
 - (j) Building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design Principles (CPTED) including: natural surveillance; natural access control; territorial reinforcement; and space assessment;
 - (k) The proper siting and design of buildings at prominent or highly visible locations such as 4-way or T-intersections and the creation of significant views along the street line, across open spaces or to focal points; and
 - (l) An internal network of pedestrian walkways and sidewalks linking the street network and adjacent active trails network.
- 8.7.3 ~~Building and site design should be conducted in such a manner as to increase resiliency and promote adaption in order to reduce climate change minimize impacts. from and be resistant to climate change.~~
- 8.7.4 Proposed new public and private developments shall put forth best efforts to incorporate York Region's New Communities Guidelines

Commented [AF89]: Request to reference buildings being suitable for withstanding extreme weather events

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to help ensure that all new development focusses on an integrated and sustainable approach to planning.

8.7.5 In order to mitigate the impacts of the storage, handling and application of road salt on private developments specifically involving new roadways, parking lots and pedestrian walkways, consideration will be given to implementing strategic design elements and *best management practices* in source water protection vulnerable areas as described in the policies in Section 5.5.

Commented [AF90]: Policies 8.7.14-8.7.16 were obtained from York Region's Official Plan Amendment template based on the South Georgian Bay Lake Simcoe Source Protection Plan

8.7.6 The use of *best management practices* for the application, storage and handling of DNAPL and organic solvents associated with industrial, commercial and institutional land uses in source water protection vulnerable areas as described in the policies in Section 5.5.

8.7.7 The use of *low impact development* techniques will be encouraged to maintain pre-development water balance and promote infiltration into the aquifers, where possible.

8.7.8 Where appropriate, the Town may require a Community or Urban Design Report. The purpose of the report will be to establish a set of guidelines that will provide general direction for the way in which new development is to be located, designed and developed within a specific area. The Community or Urban Design Report will be required to address those matters in Section 8.7.1 and the matters of 8.7.2 where applicable.

8.7.9 The Town may require that Architectural Design Guidelines be prepared to accompany a Community or Urban Design Report. The Guidelines will deal only with the physical elements within the private realm that contribute to the development of character and a 'sense of place' for the community. The Guidelines will build upon the principles and concepts established in the Community or Urban Design Report and will establish a common vision, providing the builders of the community with guidance to achieve that vision.

8.7.10 Secondary Plans may include more detailed design guidance and policies, to reflect the unique character and design of each Secondary Plan area.

8.7.2 ~~Dark Sky Policies~~

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

8.7.12 Accessibility

Policies

- 8.7.12.1 The *Duty to Accommodate* persons with disabilities applies to *development* and *redevelopment* within the Town. The Town will consider accessibility for persons with disabilities in all land-use planning and *development* decisions.
- 8.7.12.2 Accessible design for the public realm includes the use of curb cuts, ramps, overhead lighting, pedestrian activated signals, change indicators, and appropriately designed crossings and parking areas. Additional components of accessible design may be included in the Town's Development Design Criteria, as revised, amended or replaced.
- 8.7.12.3 The Town, will ensure that all new public facilities are designed for persons with disabilities, and that existing public facilities are improved to meet accessibility standards in accordance with the Ontario Building Code and Accessibility for Ontarians with Disabilities regulations, as applicable.
- 8.7.12.4 The Town may plan for wayfinding facilities along its active transportation and trail network, sidewalks and roadways to communicate destinations and features of special significance in accordance with Accessibility for Ontarians with Disabilities standards.
- 8.7.12.5 The Town's active transportation and trail network shall be designed in an accessible manner, with special consideration given to:
- (a) Surface materials
 - (b) Landscape materials
 - (c) Visibility of entrances and exits

- (d) *Utility infrastructure* placement
- (e) Placement of amenities, such as benches, shade, water sources, washrooms, and trash or recycling receptacles.

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

8.8 Cultural Heritage and Archaeological Resources

Commented [AF91]: A significant portion of the new archaeological policies were obtained from York Region's Archaeological Management Plan

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

8.8.1 Policies

Policies

- 8.8.1 The York Region Archaeological Management Plan, 2014, and Archaeological Potential Map, and any amendments made thereto, will be utilized by the Town as a resource to identify and conserve archaeological resources.
- 8.8.2 The Town, through its Municipal Cultural Plan recognizes the importance culture has in the ~~local economy~~ community and therefore shall support those uses which further the goals and strategies outlined in the Municipal Cultural Plan.
- 8.8.3 The Town, through ~~the management of its cultural heritage resources~~ its Municipal Cultural Plan, ~~and any amendments thereto~~ seeks:
- (a) The *conservation* of the Town's *cultural heritage resources* by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential for their adaptive reuse;
 - (b) The integration of the *conservation* of *cultural heritage resources* into the Town's general planning approach;

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(c) The promotion of an understanding and appreciation of the *cultural heritage resources* of the Town to both residents and visitors; and

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

8.8.4 The Town will protect *cultural heritage resources* and ~~archaeological resources~~ by requiring the identification, restoration, protection and maintenance of ~~cultural and archaeological~~ such resources *as part of the development approvals process*. ~~Heritage conservation~~ *Archaeological resource conservation* will be integrated into the *development* approval process by requiring the preparation of an *archaeological assessment* when a *development* proposal affects known *archaeological resources* or *areas of archaeological potential*. *Archaeological assessments* shall be completed by qualified licensed archaeologists in areas considered to have *archaeological potential* prior to *development* approval in accordance with Ministry of Tourism, Culture and Sport technical conservation guidelines and *Ontario Heritage Act* Regulations.

8.8.5 ~~The Town may require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the Ontario Heritage Act, to determine if there is a high potential for partially or fully submerged archaeological resources that are of cultural heritage value and if such resources will be impacted by shoreline or waterfront developments.~~

Commented [AF92]: Policy requested by the Province

8.8.6 In recognition of the importance of the fact that *cultural heritage resources* are tied most significantly to their original location, such resources shall be, wherever possible, incorporated into new development plans.

~~8.8.6 Where feasible and desirable, incentives may be provided to land developers in exchange for the preservation or conservation of *cultural heritage resources*. This can be accomplished by permitting increased densities, density transfers and by providing assistance through a trust fund or other means considered appropriate, in exchange for *cultural heritage resource preservation or conservation*.~~

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- 8.8.7 The design of development and/or redevelopment shall consider and reflect the character and streetscape/landscape of the area.
- 8.8.8 The Town, through the Georgina Heritage Committee, may examine buildings and sites with regard to the desirability and suitability for restoration, ~~conservation and preservation~~ purposes, and support initiatives, such as the creation of built heritage resource information bases, comprehensive heritage site inventories and heritage master plans. The Town, ~~in consultation with the Georgina Heritage Committee~~, may also consider areas within the municipality for future designation as Heritage Conservation Districts and may also designate buildings and structures of heritage significance under the *Ontario Heritage Act*.
- 8.8.9 The Town will maintain a register of all property designated under Part IV of the *Ontario Heritage Act* and property that Council endorses as being of cultural heritage value or interest.
- 8.8.10 A Heritage Impact Statement is required in support of development proposals on a property that is listed on the Town's Heritage Registry. ~~Development on adjacent land~~ to properties on the Town's Heritage Registry will also require a Heritage Impact Assessment, and shall respect the scale, character and form of the heritage buildings and landscapes.
- 8.8.11 Before the designation of one or more Heritage Conservation Districts, the Town will by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year.
- 8.8.12 A heritage conservation study shall:
- (a) Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be ~~preserved~~ conserved as a Heritage Conservation District;
 - (b) Examine and make recommendations as to the geographic boundaries of the area to be designated;
 - (c) Consider and make recommendations as to the objectives of the designation and the content of the Heritage

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Conservation District Plan required under the *Ontario Heritage Act*;

- (d) Make recommendations as to any changes that will be required to this Official Plan and to any municipal by-laws, including the Zoning By-law.
- 8.8.13 Any heritage conservation study area, by by-law, may prohibit or set limitations with respect to:
- (a) The alteration of property situated in the heritage conservation study area; and
 - (b) The erection, demolition or removal of buildings or structures, or classes of buildings or structures, in the heritage conservation study area.
- 8.8.14 The Town, if choosing to designate one or more Heritage Conservation Districts, will pass a by-law in accordance with the *Ontario Heritage Act* to designate one or more Heritage Conservation Districts.
- 8.8.15 Properties that are designated under Part IV of the *Ontario Heritage Act* may be included in an area designated as a Heritage Conservation District, and a property that is included in an area designated as a Heritage Conservation District may also be designated under Part IV of the *Ontario Heritage Act*.
- 8.8.16 Following the designation of a Heritage Conservation District, the Town shall adopt a Heritage Conservation District Plan for each district that is designated in the By-law, which will contain:
- (a) A statement of objectives to be achieved;
 - (b) A statement explaining the cultural heritage value or interest of the district;
 - (c) A description of the heritage attributes of the district and of property in the district;
 - (d) Policy statements, guidelines and procedures to achieve the objectives and manage change;

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- (e) A description of the circumstances where a permit would not be required.
- 8.8.17 Any alteration, addition and demolition to a building in a Heritage Conservation District, other than the alteration of the interior of the building or a minor alteration as described in the Heritage Conservation District Plan, is prohibited unless a permit is obtained from the Town. The Town may require a Heritage Impact Assessment and any other relevant information to determine if a permit shall be granted.
- ~~8.8.17 The Town shall consult with the Georgina Island First Nation and relevant government agencies, including the Ministry of Tourism, Culture and Sport and the Ministry of Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Ontario Heritage Act and the Cemeteries Act shall apply.~~
- 8.8.18 The Town shall give consideration to the effects of municipal public works or similar municipal undertaking affecting buildings ~~and features of historical significance~~ of cultural heritage value or interest. Consideration shall also be given to conserving ~~built heritage resources, cultural heritage landscapes~~ *cultural heritage resources* or other such resources that are under municipal ownership and/or stewardship.
- 8.8.19 Should previously undocumented *archaeological resources* be discovered during undertaking of public works, including but not limited to the construction of streets and ancillary structures, sanitary sewer and water mains and associated structures, they may be an *archaeological site* and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or any person discovering the *archaeological resources* must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out *archaeological fieldwork* in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- 8.8.20 The Town will work with the Chippewas of Georgina Island First Nation and the community to identify ~~significant~~ *cultural heritage resources* and *significant archaeological resources* that should be protected and conserved.
- 8.8.21 Upon receiving information that land proposed for development

Commented [AF93]: Addressed in 8.8.27

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may include *archaeological resources* or contain an area of *archaeological potential*, the proponent of the *development* shall undertake studies by a provincially licensed archaeologist to:

- (a) Complete the applicable level of *archaeological assessment* of the land in compliance with current Provincial requirements, standards and guidelines for consultant archaeologists;
- (b) Assess the impact of the proposed development on any *archaeological resources* identified.

8.8.22 That First Nation or Métis significant *archaeological resources* shall be considered resources that are preferably to be protected in place unless it is demonstrated that ~~preservation~~ *conservation in situ* is not reasonable in the circumstances. The consultant archaeologist shall engage those First Nation or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the site.

8.8.23 That where *archaeological resources* are documented during a Stage 2 *archaeological assessment* and found to be First Nation or Métis in origin, the proponent is encouraged, through their consultant archaeologist, to ensure that those First Nation or Métis with the closest cultural affiliation and in whose traditional territories the *archaeological resources* were found receive a copy of the Stage 2 *archaeological assessment* report prior to the development proceeding.

8.8.24 That where First Nation or Métis significant *archaeological resources* are identified during a Stage 2 *archaeological assessment*, and ~~preservation~~ *conservation* in their current location is not possible, the proponent should engage with the First Nation or Métis with the closest cultural affiliation and in whose traditional territories the significant archaeological resource is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource.

8.8.25 The proponent is encouraged, through their consultant archaeologist, to ensure that where a Stage 3 *archaeological assessment* of such an *archaeological resource* is being undertaken to define the nature and extent of the Resource, those

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- First Nation or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resource* is located, be notified in advance of onsite assessment work.
- 8.8.26 The proponent shall provide the Town with a copy of the Provincial letters confirming that the *archaeological assessment* reports have been filed into the Provincial Register.
- 8.8.27 That where *significant archaeological resources* are ~~preserved~~ *conserved in situ*, the area subject to on-site ~~preservation~~ *conservation* shall be excluded from the land development and the Town shall consider regulatory tools such as zoning restrictions, designation, and heritage easements or municipal land dedications to protect the resources.
- 8.8.28 Where human burial sites are encountered during any land-disturbing activity, all work must immediately cease and the site be secured, in accordance with legislated requirements. The appropriate provincial and municipal authorities must be notified and the required provisions under the *Funeral, Burial and Cremation Services Act, 2002*, along with other applicable protocol or policy must be followed.
- 8.8.29 The Town will encourage the communication of appropriate archaeological discoveries and/or cultural narratives to residents in development proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects.
- 8.8.30 The Town, with the advice of a provincially licensed archaeologist and the Province, will consider the development of a contingency plan for the protection of *archaeological resources* in urgent situations, this may include a funding resource to be accessed in emergency situations to protect *archaeological resources* that are discovered by chance or are under imminent threat.

8.9 Sustainability

Sustainability, as defined in this Plan, is commonly referred to as activities that meet present needs without compromising the ability of future generations to meet their own needs. The following policies will assist the Town in becoming

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more efficient and responsible in the use of land, resources, infrastructure and services, in order to achieve increased environmental, cultural, social and economic sustainability in the Town.

Policies

- 8.9.1 The Town may consider developing an Integrated Community Sustainability Plan in order to create a long term plan that provides direction for the community to achieve environmental, cultural, social and economic sustainability goals.
- 8.9.2 The Town will work with York Region to develop action plans that support the York Region Sustainability Strategy.
- 8.9.3 The Town will encourage the co-location of human services with land use, infrastructure and fiscal planning.
- 8.9.4 The Town will work to achieve long term economic prosperity by providing a range of industrial, commercial and institutional uses to attract a diverse labour force and future investment.

8.9.5 Sustainable Buildings

Policies

- 8.9.5.1 The Town will encourage the following energy efficiency and conservation targets for new buildings:
 - (a) Grade-related (3 storeys or less) residential buildings achieve a performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures.
 - (b) Mid-rise and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40 percent greater efficiency than the Model National Energy Code for Buildings, 1997.

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- (c) Industrial buildings (not including industrial processes) be designed to achieve 25 percent greater energy efficiency than the Model National Energy Code for Buildings, 1997.

8.9.5.2 The Town will consider the establishment of energy and conservation targets for grade-related and mid-rise developments.

8.9.6 Climate Change

Policies

8.9.6.1 The Town will work to integrate *climate change* adaption and mitigation strategies through creating land use and development patterns that are sustainable, including:

- (a) Maximizing vegetation in settlement areas to support improved air quality;
- (b) Community livability;
- (c) Reduced greenhouse gas emissions;
- (c) Maximizing opportunities for the use of *renewable energy systems*; and
- (d) Promoting the use of active transportation and reduced vehicle trips.

8.9.6.2 The Town will undertake initiatives to reduce electricity consumption, such as installing LED lights to illuminate streets.

8.9.6.3 The Town shall work with York Region, GO Transit, Metrolinx and adjacent municipalities to improve transit services, carpooling and other traffic demand management measures to reduce greenhouse gas emissions from transportation.

8.9.6.4 The Town will consider supporting and promoting renewable energy systems that are compatible with surrounding land uses as well as the natural and cultural environment.

SECTION 9 – SERVICING AND INFRASTRUCTURE

9.1 Purpose

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

9.1 General Infrastructure Policies

Policies

9.1.1 *Infrastructure*, and expansions and extensions of *infrastructure* within the Greenbelt Plan, 2005 Protected Countryside are permitted provided the project meets one of the following two objectives to the satisfaction of Council:

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

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

- (a) Planning, design and construction practices shall minimize wherever possible, the amount of the Greenbelt Protected Countryside, and particularly the Greenlands System, traversed and/or occupied by such *infrastructure*;
- (b) Planning, design and construction practices shall minimize wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts cause by light intrusion, noise and road salt;

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- (c) Where practicable, existing capacity and coordination with different *infrastructure* services is optimized so that the rural and existing character of the Greenbelt Protected Countryside and any new provincial growth management initiatives are supported and reinforced;
- (d) New or expanding *infrastructure* shall avoid *key natural heritage features* or *key hydrologic features* or its associated *vegetation protection zone* unless need has been demonstrated and it has been established that there is no reasonable alternative;
- (e) Where *infrastructure* crosses the Greenlands System, intrudes into or results in the loss of a *key natural heritage feature* or *key hydrologic feature*, planning, design and construction practices shall minimize *negative impacts* and disturbance on the features or their related functions and, where reasonable, maintain or improve *connectivity*;

9.1.3 All existing, expanded or new *infrastructure* subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Greenbelt Protected Countryside, subject to the policies of this Plan and Section 4.2 of the Greenbelt Plan.

9.1.4 *Infrastructure* serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the *vegetation protection zone* of a *key natural heritage feature* or *key hydrologic feature*. In such instances, these elements of the *infrastructure* may be established within the feature itself or its associated vegetation protection zone but all reasonable efforts shall be made to keep such *infrastructure* out of *key natural heritage features* or *key hydrologic features* or the *vegetation protection zones*.

Commented [AF94]: Policies 9.1.1-9.1.4 obtained from Section 4.2.1 (1, 2 and 3) of the Greenbelt Plan

9.2 Transportation

Commented [AF95]: A large portion of the policies incorporated into the transportation section were at the request of York Region

A safe and integrated transportation system is essential for the efficient movement of people, goods and services in Georgina. The following policies are intended to achieve this, while also attempting to reduce reliance on the private automobile and encourage active transportation. Policies also address

ensuring that transportation and land use considerations are integrated and that as growth occurs the development of ~~both active and~~ transportation systems will be available to service that growth and the existing community.

~~9.2.1~~ **Purpose**

~~9.2.1.1~~ To encourage the development of a safe and integrated transportation system for the efficient movement of people, goods and services in Georgina that consists of provincial, regional and municipal roads, airports and aerodromes, public transit services, water transportation on Lake Simcoe, cycling, snowmobiling and pedestrian facilities.

9.2.1 Road Network Policies

Policies

9.2.1.1 The roads of the Town of Georgina, outside of the Keswick, ~~Keswick Business Park~~, Sutton/~~Jackson's Point~~ and Pefferlaw Secondary Plan Areas, are classified on Schedule E – Roads Plan, according to their ultimate function. The classification and policies respecting the roads within the Secondary Plans are contained in Section 13 of this Plan and the corresponding schedules for each Secondary Plan Area.

~~9.2.1.2 The planned network of Provincial, Regional and Town roads outside of the Secondary Plan areas is shown on Schedule E – Roads Plan. The general function, design requirements and planned widths of these roads are set out in the policies below:~~

~~The general function, design requirements and widths of the planned network of provincial, regional and Town roads are set out in the policies below:~~

Policies

(a) **Provincial Highways**

Provincial highways are designed to serve regional and inter-regional travel demands, with a high degree of access control. These roads are to be designed to the satisfaction of the Ministry of Transportation, or any other authority having jurisdiction. ~~The proposed Highway 404 is included in this classification.~~ Any development located adjacent to a

provincial highway will be subject to the geometric and safety requirements as well as the permit control of the Ministry of Transportation in accordance with the *Public Transportation and Highway Improvement Act*.

(b) **Regional Arterial Roads**

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

(c) **Town Roads**

The planned width of street allowances for each section of road can be found in the Town's Zoning By-law.

(i) **Major Arterial Roads**

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

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

(ii) **Collector Roads**

Collector roads are designed to serve the movement of ~~medium~~ **moderate** volumes of traffic between arterial and local roads, with some degree of access control to abutting properties, with a right-of-way width of 23 to 26 metres.

(iii) **Local Roads**

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

(iv) **Private Roads**

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

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

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

Commented [AF96]: Revision ensures Town or MTO will not require an Official Plan Amendment.

9.2.1.5 ~~The Town will encourage early implementation of the extension of Highway 404 to Glenwoods Avenue to help facilitate the development of the Keswick Business Park, pending York/Municipal Environmental Assessment Amendment for a full-~~

Commented [AF97]: Province requested reference to EA amendment

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moves interchange at Glenwoods Avenue and Ministry of Transportation's approval. Prior to the extension, the Town supports an arterial road connection from Ravenshoe Road to Glenwoods Avenue.

- 9.2.1.6 As part of future environmental assessments and detailed design for the Highway 404 extension north of its terminus at Woodbine Avenue, the Ministry of Transportation shall work with the Town and York Region to consider design elements that include, but are not limited to, enhanced and oversized bridge structures and crossing to provide opportunities for pedestrian, cycling and wildlife connections.
- 9.2.1.7 The Town shall work with the Ministry of Transportation to incorporate connectivity options that support the continuation of farming operation in the areas supporting the proposed Highway 404 alignment.
- 9.2.1.8 The Town shall work with the Ministry of Transportation and York Region to provide commuter parking facilities with transit connections at the future interchanges of Highway 404 and Highway 48 and Highway 404/Lakeridge Road interchange and York-Durham Line.
- ~~9.2.1.11 Schedule A – Land Use Plan designates the technically preferred route for the extension of Highway 404. The final alignment will be determined through the completion of a route location study by the Ministry of Transportation. Any change to the alignment of the Highway that is in keeping with the goals and intent of the Plan shall not require an amendment to this Plan.~~
- 9.2.1.9 *Development* shall not be permitted within the planned transportation corridor, shown on Schedule E – Roads Plan, if such development could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
- 9.2.1.10 Planning for future transportation corridors will be coordinated with the appropriate agencies.
- 9.2.1.11 Abandoned corridors shall be encouraged to be preserved or reused whenever feasible to maintain the corridor's integrity and continuous linear characteristics.

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- 9.2.1.12 Any new road access must be designed in such a manner that no traffic hazard is created by reason of concealment of such access by a curve or grade. Access points should be limited, especially in respect to ~~from major roads, arterial roads and provincial highways.~~ Comments from the appropriate engineering department in respect to development proposals will be sought and carefully considered. Approval will be granted only if the access is found to be adequate.
- 9.2.1.13 It is intended, as traffic conditions warrant, that improvements such as ~~jog eliminations~~ **elimination of jogs**, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization will be undertaken.
- ~~9.1.1.11 It is intended that level railroad crossings in the Town be improved by means of grade separations or provided with other protective measures, such as sight triangles and signals.~~
- 9.2.1.14 Construction of new roads and bridges and the reconstruction of existing facilities will be undertaken in a manner to minimize the impact on ~~significant natural and cultural features.~~ the **Greenlands System and its associated key natural heritage features and key hydrological features, as well as on cultural heritage resources.** Accordingly, when such construction or reconstruction is considered, Council will consult with ~~and coordinate road improvements with adjacent municipalities where appropriate, as well as~~ appropriate Regional and Provincial agencies.
- 9.2.1.15 **Development** adjacent to Regional Roads shall meet the Region's requirements with respect to design access, right-of-way widths, and setbacks.
- 9.2.1.16 Where appropriate, the Town will require the identification of transportation demand management measures to be identified in transportation studies and in development applications.
- 9.2.1.17 The Town shall work to develop an integrated multi-modal transportation system that accommodates all modes of transportation and the efficient movement of people and goods.
- 9.2.1.18 The Town shall encourage the optimization of the *existing* transportation network for goods movement, through methods such as access management and intelligent transportation systems.

Commented [AF98]: Moved to rail subsection

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- 9.2.1.19 The Town shall recognize that Provincial highways and Regional ~~streets~~ roads are generally corridors for goods movement, subject to existing truck and load restrictions.
- 9.2.1.20 The Town shall plan and design new local and collector roads as an interconnected grid network aimed at maximizing connectivity for all travel modes and minimizing travel distance to surrounding streets, uses and open spaces.
- 9.2.1.21 The Town shall discourage local roads from being built as cul-de-sacs or other forms that disrupt the grid network.
- 9.2.1.22 The Town shall work with York Region and the Ministry of Transportation to coordinate *infrastructure* within the Regional and Provincial right-of-ways for operating and capital components including street lighting, sidewalks and cycling facilities.
- 9.2.1.23 The Town shall work with York Region and York Region Transit to promote public transit and achieve transportation as sustainable, affordable and accessible modes of transportation.
- 9.2.1.24 The Town shall encourage the use of programs and strategies, such as carpooling, site design and facilities that support alternative modes of transportation, parking management, alternative work arrangements where feasible, and other similar approaches to reduce single occupancy automobile trips.
- 9.2.1.25 The Town shall work in conjunction with the Province and the Region to ensure the safe year-round operation of Local, Regional and Provincial pedestrian, cycling and transit facilities through design, signage and effective maintenance.
- 9.2.1.26 The Town shall encourage property owners to provide facilities such as benches, shelters and secure bicycle racks and storage at major destinations including employment, educational, institutional and shopping centres.
- 9.2.1.27 The Town shall support York Region to encourage the Province and Federal government to provide funding tools to support the development and promotion to facilitate active transportation as part of active and healthy lifestyles.

Commented [AF99]: York Region Official Plan

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9.2.1.28 Where warranted, the Town shall work with York Region and the Ministry of Transportation to provide multi-use-paths, sidewalks and street lighting along Regional streets and Provincial highways serviced by transit.

9.2.1.29 The Town shall consider utilizing abandoned railway lines, unopened municipal road allowances, easement and other means to establish a connected trails network.

9.2.1.30 The Town may consider the use of roundabouts for intersection traffic control.

9.2.2 Development on an Assumed Public Road

Policies

9.2.2.1 The ~~erection~~ construction of any building or structure on a lot which does not front on an assumed public road shall not be permitted, except where such erection is for:

- (a) The extension, enlargement, replacement or reconstruction of an *existing* building or structure, including a building or structure destroyed by natural causes, or fire. The approval of the Lake Simcoe Region Conservation Authority is a pre-requisite to reconstruction on lands susceptible to flooding; or
- (b) A building or structure accessory to an *existing* permitted use; or
- (c) A building or structure on a lot in a registered plan of subdivision where there exists a valid agreement and where the roads are not yet assumed; or
- (d) A building or structure within a registered plan of condominium where there exists a valid condominium agreement.

9.2.2.2 Notwithstanding the foregoing provisions, the erection of a building or structure for a use permitted by this Plan, ~~or conversion of a seasonal residence to a permanent residence~~ or conversion of an

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existing building or structure to a single family detached dwelling, as defined in the Zoning By-law, on a lot which fronts on a public road but which is not assumed, ~~will~~ may be considered by Council with regard to the following:

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

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

- 9.2.2.3 No new buildings and structures or the conversion of an existing building or structure to a single detached dwelling shall ~~will~~ be permitted on private roads or rights-of-way, except where such buildings and structures are accessory to existing buildings or structures, or ~~is~~ are a replacement of an existing building or structure, or where such buildings and structures are part of a plan of condominium or approved site plan.

9.2.3 Transit Service Policies

Policies

9.2.3.1 ~~The Town shall work with the Province to maintain and enhance existing Go Bus transit services within the Town.~~

The Town shall work with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit Services within the Town to provide express service to the Central Business District of Toronto, connections to the TTC Subway Network, York Region Viva Network and Durham Region.

9.2.3.2 The Town shall work with York Region to ~~develop a~~ enhance the regional transit system in accordance with the needs of the Town and the policies of the Regional Official Plan. In particular, consistent with service standards and guidelines as adopted by the regional transit system, the Town shall encourage and support the creation of a regional transit system which will link the communities in the Town and with other communities in York Region and which will provide internal service within each community.

~~9.2.3.3 The Town shall support transit supportive community design measures, and in particular shall ensure that:~~

- ~~(a) arterial and collector roads are designed to accommodate transit facilities;~~
- ~~(b) subdivisions are designed to permit effective pedestrian access to transit routes.~~

9.2.3.3 Where appropriate, the Town will require new development applications to demonstrate how the proposed development is transit-oriented, in accordance with the York Region Transit-Oriented Development Guidelines.

9.2.3.4 Where the Town is considering traffic calming strategies on any road with a transit route, or on any road that may function as a transit route in the future, the Town shall work with the Region to ensure that such strategies will not negatively impact transit operations.

9.2.3.5 Arterial and collector roads are to be designed to accommodate transit vehicles and amenities to the satisfaction of the Town and York Region.

Commented [AF100]: Revised and moved to Section 7.1 Settlement Areas

Commented [AF101]: York Region Official Plan

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

~~9.2.3.4 The Town shall work with York Region Transit (YRT) to maintain and enhance transit services and provide interconnections within the community and between the community and other urban areas of the Town and York Region.~~

9.2.3.7 Development phasing plans shall protect for arterial and collector roads required for transit in the initial phases of *development*.

9.2.3.8 All new roads, sidewalks and multi-use trails shall be constructed in accordance with the Town's Development Design Criteria.

~~9.2.4 Pedestrian and Bicycle System Policies~~ **Trails and Active Transportation Network**

Policies

9.2.4.1 The existing and proposed primary cycling network outside of the Secondary Plan Areas is shown on Schedule F – Active Transportation Plan. The primary network for active transportation in the Rural Area shall consist of cycling routes along roadways and the trail system. Sidewalks and cycle trails are the primary system for pedestrian and cyclist movement within the Secondary Plan Areas. Where physically and financially feasible, these systems are to be integrated with each other. Where this system cannot be accommodated on public lands, the Town will attempt to secure a right-of-way sufficient to accommodate the system. Therefore, this system shall be co-ordinated with adjacent municipalities and York Region.

9.2.4.2 The Town shall work to ~~implement~~ **develop** a multi-use trail system that would connect the ~~and shoreline areas with other rural and Greenlands System areas within the Town, where appropriate and with~~ a comprehensive trails and active transportation network in accordance with the Town of Georgina Trails and Active

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Transportation Master Plan, 2014, and any amendments thereto. Such a system should include linkages to other trails in the Region, such as the Oak Ridges Moraine Trail and the Nokiidaa Trail.

9.2.4.3 Multi-use trails facilities will be encouraged both as a means of travel and for recreational purposes.

9.2.4.4 Where new development is proposed, specific routes for trails shall be established as part of the development plan if appropriate, and the provision and construction of a trails system link shall be a condition of approval of development. where appropriate.

9.2.4.5 New Development shall have regard to the Town of Georgina Trails and Active Transportation Plan, 2014, and any amendments thereto, and shall demonstrate how such regard has been met to Council prior to the approval of any Planning Act application.

9.2.4.6 Recreational trails that can accommodate various users year-round such as pedestrians, cyclists and snowmobilers will be encouraged; particularly those which re-use abandoned railway right-of-ways. To ensure safety, the development of the trail system will consider the separation of the various uses and users.

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

9.2.4.8 Linkages along the shoreline of Lake Simcoe that support tourism, and in particular promote active transportation between the major beachfront areas and the business community shall be encouraged.

Commented [AF102]: Policy requested by the Economic Development Division

~~9.1.4.9 The Town will review and revise the “Draft Trails and Cycling Network Study”, in consultation with the community, to determine the best locations for the multi-use trail facilities, the types of users, uses to be permitted on the various trails and the methods of implementation and maintenance.~~

9.2.5 Rail Service Policies

Policies

- 9.2.5.1 ~~Rail service is important to the Town.~~ The Safety considerations related to rail, vehicular and pedestrian movement and adjacent land uses ~~is also~~ are recognized, and therefore the following shall be reviewed on a regular basis:
- (a) The provision of protective measures such as daylighting sight triangles, signals, gates and combinations thereof;
 - (b) The elimination of level crossings; and
 - (c) The incorporation of safety measures for land uses adjacent to rail lines.
- 9.2.5.2 It is intended that level railroad crossings in the Town be improved by means of grade separations or provided with other protective measures, such as sight triangles and signals.
- 9.2.5.3 Prior to *development* approvals being granted for lands in close proximity to railway lines or noise and/or vibration sources, or for uses that generate a significant amount of noise and/or vibration, a noise and vibration analysis shall be carried out by the applicant in consultation with the appropriate railway and/or provincial authorities and to the satisfaction of the Town.
- 9.2.5.4 All proposed *development* within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Town and Ministry of the Environment and Climate Change, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from noise that were identified. Where *development* is of a small scale or minor in nature, the Town in consultation with the railway authority, may scope or eliminate the need for such a study.
- 9.2.5.5 All proposed *development* within 75 metres of a railway right-of-way may be required to undertake vibration studies, and shall be to the satisfaction of the Town and the Ministry of the Environment and Climate Change in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from vibration that were identified.

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

9.2.6 Airports and Aerodromes Policies

Policies

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

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

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

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

9.1.7 Trail System Policies

~~9.1.7.1 To develop a multi-use trail system that would connect the shoreline areas with other areas within the Georgina Greenlands System, where appropriate, and with linkages to other trails in the Region such as the Oak Ridges Moraine Trail and the Nokiidaa Trail.~~

~~9.1.7.2 Multi-use trail facilities will be encouraged both as a means of travel and for recreational purposes.~~

~~9.1.7.3 Recreational trails that can accommodate various users year-round such as pedestrians, cyclists and snowmobilers will be~~

Commented [AF103]: Policies moved to new Trails and Active Transportation Section

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~~encouraged; particularly those which re-use abandoned railway right of ways. To ensure safety, the development of the trail system will consider the separation of the various uses/users.~~

~~9.1.7.4 The Town will review and revise the “Draft Trails and Cycling Network Study”, in consultation with the community, to determine the best locations for the multi-use trail facilities, the types of users, uses to be permitted on the various trails and the methods of implementation and maintenance.~~

~~9.1.7.5 Where new development is proposed, specific routes for trails shall be established as part of the development plan if appropriate, and the provision of a trail system link shall be a condition of approval of development, where appropriate.~~

9.1.8 Alternative Energy Sources

~~9.1.8.1 The use of alternate energy sources, such as solar energy, shall be encouraged in the design of buildings and structures. In addition, the limited use of wind turbines may be permitted, subject to location, noise and height regulations in the Zoning By-law.~~

9.3 Sanitary Sewage and Water Supply Services
--

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

Policies

9.3.1 ~~To~~ **The Town will** provide a staged program for the improvement and extension of Town sanitary sewage and water supply services, in accordance with the provisions of the relevant Secondary Plans and other relevant municipal, regional and provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of a long-term capital budget program.

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The Region of York **York Region** shall be notified of any allocation of water and **sanitary** sewer servicing capacity at draft approval of plans of subdivision or **condominium**.

9.3.2 All proposals for **sanitary sewer and water infrastructure** proposals shall be subject to the water and **sanitary sewer infrastructure** policies of the **Greenbelt Plan** and the **Lake Simcoe Protection Plan**.

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

9.3.4 **Developments** requiring the construction of new or expanded sanitary sewage services, may be subject to the **general vulnerable area** source water protection policies as described in Section 5.5.2).

9.3.5 New private or municipal sewage system **infrastructure** should, wherever possible, locate outside of the vulnerable area where it would be a significant drinking water threat as outlined in the **general vulnerable area** source water protection policies as described in Section 5.5.2).

9.3.6 Keswick and Sutton/Jackson's Point

Policies

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

9.2.3 Sutton/Jackson's Point

~~The Sutton Water Pollution Control Plant has a capacity of 7,500 persons as of the date of the adoption of this Plan. A proposed expanded Water Pollution Control Plant will have an ultimate capacity to accommodate 13,500 persons. The water distribution system at present has a capacity of 5,670 persons. A new Water Treatment Plant, upon completion of all the phased expansions, will have an ultimate capacity of approximately 47,000 persons and is proposed to be constructed on Kennedy Road in the~~

Commented [AF104]: Policies obtained from York Region's Official Plan Amendment based on the South Georgian Bay Lake Simcoe Source Protection Plan.

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~~location shown by the symbol WTP on Schedule J – Willow Beach and Surrounding Lakeshore Residential Service Area.~~

~~The Sutton/Jackson's Point Secondary Plan has established an urban service area boundary and includes detailed municipal sanitary sewer and water supply servicing and allocation policies.~~

9.3.7 Pefferlaw

Policies

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

9.3.8 ~~Willow Beach and Surrounding Lakeshore Residential Service Area~~ **Serviced and Unserved Lakeshore Residential Area and Special Servicing Policy Areas**

Policies

9.3.8.1 ~~A Willow Beach and Surrounding Lakeshore Residential Service Area~~ **The Serviced and Unserved Lakeshore Residential Area and Special Servicing Policy Areas** is shown on Schedule D – **Serviced and Unserved Lakeshore Residential Area and Special Servicing Policy Areas**. Council may, at its discretion permit the connection of municipal water supply and sanitary sewer systems to *existing* development on lands ~~abutting~~, **in proximity**, but outside of the Service Area boundary, subject to the availability of servicing allocation and any other conditions and requirements, financial or otherwise, of the Town. **Notwithstanding the above, the Town may connect new Town and Regional uses, buildings and structures without an amendment to this Plan.**

9.3.9 Special Provisions

Sibbald Point Provincial Park¹ ~~Amendment No. 94~~

9.3.9.1 In that area described as Lots 7, 8 and Part of Lot 9, Concession 8 (G) and Part of Lot 7 and Lot 8, Concession 9 (G), designated

¹ Further details regarding this special provision can be found in Amendment No. 94 of the Town of Georgina Official Plan, 2010.

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Parkland Area and identified as Sibbald Point Provincial Park on Schedule A2 - Land Use Plan, and further identified as “Area that may be Serviced by Municipal Water and Sanitary Sewer” on Schedule D, the provision of municipal sanitary sewer and water supply services may be permitted.

The connection of Sibbald Point Provincial Park to municipal services shall be subject to all of the following: (1) confirmation from both the Town of Georgina and the Regional Municipality of York that there is adequate municipal sanitary sewer and/or water supply capacity to accommodate the existing servicing needs and boundaries of the subject land; (2) municipal sanitary sewer and/or water allocation has been assigned by Council in accordance with the servicing allocation assignment policies of the Town of Georgina; and (3) the costs of extending municipal services shall be borne by Ontario Parks, save and except where cost sharing agreements have been entered into with other developers and/or the Town.

- 9.3.9.2 Part of Lot 23, Concession 2 (NG) [Amendment No. 103](#)
- Notwithstanding the provisions of Section 9.3.8.1, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.²
- 9.3.9.3 Part of Lot 9, Concession 9 (NG) [Amendment No. 103](#)
- Notwithstanding the provisions of Section 9.3.8.1, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.³
- 9.3.9.4 Part of Lot 9, Concession 9 (NG) [Amendment No. 103](#)
- Notwithstanding the provisions of Section 9.3.8.1, and subject to all other policies of this Plan and Zoning By-law 500, one new

² Further details regarding this special provision can be found in Amendment No. 103 of the Town of Georgina, Official Plan 2002.

³ Further details regarding this special provision can be found in Amendment No. 103 of the Town of Georgina Official Plan, 2002.

dwelling may be permitted to connect to municipal water supply and sewer systems.⁴

9.3.10 Maple Leaf Lake Estates

9.3.10.1 In that area designated Urban Residential on Schedule A2 – Land Use Plan and described as Part Lots 23, 24, 25, 26 and 27, Concession 3 (NG), the development of a planned retirement community shall be serviced with municipal water supply and sanitary sewage systems. The cost of extension of such servicing to the site shall be borne by the developer. The development of Maple Lake Estates is also subject to the availability and assignment of municipal water and sanitary sewer servicing allocation pursuant to an agreement between the Town and the landowner.

9.3.11 Areas not to be Developed on Municipal Services

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

9.3.12 Private On-site Sewage Disposal Systems and Water Supply

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

9.3.12.2 **The Town will conduct an on-site sewage system maintenance re-inspection program for designated lands within 100 metres of the Lake Simcoe shoreline, other lakes, and any permanent stream of**

⁴ Further details regarding this special provision can be found in Amendment No. 103 of the Town of Georgina Official Plan, 2002.

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Lake Simcoe, in accordance with the requirements of the Lake Simcoe Protection Plan (2009) and the *Ontario Building Code Act*.

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

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

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

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

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

9.3.13 Communal Servicing

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

9.4 Waste Management Disposal, Recycling and Composting
--

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

Policies

- 9.4.1 The Town supports private and public efforts to promote the principles ~~of~~ to reduce, reuse, ~~and~~ recycle ~~and recover.~~
- 9.4.2 Private waste composting of organic material may be permitted in ~~a~~ the Rural Area designation subject to the following conditions:
- (a) The operations must be in-vessel or in-building without outdoor storage;
 - (b) The operations will use the most current technology available to minimize the emission of odours and other emissions;
 - (c) The operator shall at all times retain or employ properly trained staff;
 - (d) The site of the operations shall be subject to site plan control;

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- (e) The operation shall be in compliance with the requirements, as they may exist from time to time, of the appropriate permissions granted under the *Environmental Protection Act* or its equivalent and such other by-laws of the Town as may be applicable including the Zoning By-law; and
- (f) ~~compatibility~~ The use must be *compatible* with surrounding land uses.

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

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

9.4.4 The Town will work with the Province to track decommissioned landfill sites and sites contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use.

Commented [AF105]: York Region Official Plan policy 7.4.22

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

- 9.4.6 The Town will work with the Region to support the participation of 3-stream waste collection in new and existing multi-unit residential buildings.

9.5 Stormwater Management

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

Policies

- 9.5.1 Stormwater management shall be carried out to the satisfaction of the Town, the Lake Simcoe Region Conservation Authority, and the ~~Region of York~~ York Region on a watershed and/or subwatershed basis, and in accordance with the requirements of the South Georgian Bay Lake Simcoe Source Protection Plan and the policies of this Plan.

- 9.5.2 Stormwater management ponds are prohibited in key natural heritage features or key hydrologic features or their vegetation protected zones.

Commented [AF106]: Policy obtained from Section 4.2.3(1) of the Greenbelt Plan

- 9.5.3 Applications for development and site alteration shall be accompanied by a Stormwater Management Plan and erosion and sediment control study. This study will examine the suitability of the site, the water table conditions and surface drainage. In addition, the Storm Water Management Plan must demonstrate that:

Commented [AF107]: Portions of 9.4.3 added to this policy and remainder obtained from 4.2.3(2) of the Greenbelt Plan

- (a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
- (b) Where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structure through such measures as lot level controls and conveyance techniques such as grass swales; and
- (c) Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.

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9.5.4 The objectives of a Stormwater Management Plan are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- (a) Maintain groundwater quality and flow and stream baseflow;
- (b) Protect water quality;
- (c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
- (d) Prevent increases in stream channel erosion;
- (e) Prevent any increase in flood risk; and
- (f) Protect aquatic species and their habitat.

9.5.5 The quality of groundwater and surface water and quantity of groundwater through surface water recharge shall be protected and/or enhanced through stormwater management best practices.

9.5.6 *Best management practices* shall be applied to meet or exceed ~~Level 1 protection criteria~~ the *enhanced protection level (or equivalent)* as outlined in the Ministry of Environment and Climate Change's "Stormwater Management Planning and Design Manual ~~June 1994 2003~~", or any update of that document as amended from time to time.

9.5.7 ~~Prior to any major development, a stormwater management and erosion and sediment control study will be required. This study will examine the suitability of the site, the water table conditions and surface drainage. In addition, Development proposals must be accompanied by a drainage plan that indicates contours, elevations, and the proposed final grade. This drainage plan must be prepared to the specifications of, and be subject to, the approval of the Town, and shall also demonstrate:~~

- (a) Consistency with a stormwater management master plan, when in effect in the Town;
- (b) Consistency with subwatershed evaluations prepared under section 8.3-SA and water budgets prepared under section 5.2-SA of the ~~South Georgian Bay~~ Lake Simcoe Protection Plan, 2009 when completed;

Commented [AF108]: Policy obtained from Section 4.2.3 (3) of the Greenbelt Plan

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

(d) Through an evaluation of anticipated changes in the water balance between pre-development and post-development conditions and how such changes shall be minimized; and

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

Commented [AF109]: Policy obtained from Lake Simcoe Protection Plan (4.8-DP)

9.5.8 Stormwater management works that are established to serve new major development in the Lake Simcoe watershed shall not be permitted unless the works have been designed to satisfy the enhanced protection level specified in Chapter 3 of the MOE's Ministry of Environment and Climate Change's "Stormwater Management Planning and Design Manual 2003", as amended from time to time. This policy does not apply if the works are intended to serve:

(a) An infill development or a redevelopment within a settlement area;

(b) It is not feasible to comply with the specified design standard; and

(c) The applicant seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the development or redevelopment.

Commented [AF110]: Policy obtained from Lake Simcoe Protection Plan (4.9-DP)

9.5.9 Developments requiring the construction of new or expanded stormwater management facilities may be subject to the general vulnerable area source water protection policies as described in Section 5.5.2.

9.5.10 The design of new stormwater management facilities should reduce the risk of contaminating the drinking water by directing the discharge of stormwater outside of vulnerable areas where it would

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be a significant drinking water threat as outlined in the *general vulnerable area* source water protection policies as described in Section 5.5.2.

9.5.11 In the consideration of development adjacent or in ~~close~~ proximity to a Provincial Highway, the stormwater management *report and plan prepared in accordance to Ministry of Transportation Drainage Guidelines*, shall be reviewed and approved by the Ministry of Transportation.

9.5.12 The preparation of comprehensive Master Environmental Servicing Plans, or appropriate technical studies, shall be required as a component of secondary plans and *major development or re-development*. Such studies are encouraged to include *low impact development* techniques to promote the use of natural systems for infiltration, evapotranspiration, and the reuse or stormwater to effectively remove nutrients, pathogens, and material from stormwater, and reduce the volume and intensity of stormwater flows.

9.5.13 Low Impact Development

Policies

9.5.13.1 An application for *major development* within the Town shall be accompanied by a Low Impact Development Evaluation as part of an overall Stormwater Management Report. For the purposes of this policy, major development is defined as a proposal with a proposed impervious area of greater than 500 square metres. This Evaluation shall be prepared by a qualified professional to the satisfaction of the Town and Lake Simcoe Region Conservation Authority prior to any planning approvals or the issuance of permits under the Regulations passed through the *Conservation Authorities Act*.

9.5.13.2 The Low Impact Development Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using *low impact development* techniques. The Evaluation must also demonstrate that there will be no negative impacts on the associated aquatic features and their ecological function that depend on the contributing surface or groundwater including wetlands, watercourses, and fish habitat. The Low Impact Development Evaluation shall be prepared in accordance with the following:

Commented [AF111]: Policies 9.5.7 and 9.5.8 obtained from York Region's Official Plan Amendment template based on the South Georgian Bay Lake Simcoe Source Protection Plan

Commented [AF112]: Policies requested by the Lake Simcoe Region Conservation Authority

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- (a) The Town's Comprehensive Stormwater Management Master Plan prepared in accordance with 4.5-SA of the Lake Simcoe Protection Plan (2009);
- (b) Subwatershed Evaluations under 8.3-SA of the Lake Simcoe Protection Plan;
- (c) Designated policies 4.8 to 4.11, and 6.40 of the Lake Simcoe Protection Plan;
- (d) Policy 1.6.6.7 of the Provincial Policy Statement (2014); and
- (e) Lake Simcoe Region Conservation Authority's Technical Guidelines for Stormwater Management Submissions

9.5.13.3 The Low Impact Development Evaluation shall assess the suitability of the following techniques as part of the development proposal:

- (a) Rainwater harvesting to promote water re-use;
- (b) Infiltration galleries to maintain water balance and reduce runoff;
- (c) Enhanced swales to help improve water quality;
- (d) Green roofs to provide evapotranspiration and aesthetic benefits; and
- (e) Natural landscapes to minimize water use and consumption

9.5.13.4 Proper agreements shall be established in order to ensure that the *low impact development* strategy or technique will be employed and maintained in perpetuity. The following agreements or legal instruments, where appropriate, shall be required as a condition of approval for any draft plan of subdivision or condominium, site plan under Section 41 of the *Planning Act*, or consent and minor variance applications:

- (a) Subdivision or consent agreement;
- (b) Condominium agreement;

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- (c) Site plan agreement;
 - (d) Purchase and sale agreements; and
 - (e) Covenants under the *Conservation Land Act*
- 9.5.13.5 Council may enact by-laws under the *Municipal Act* to help implement the approved *low impact development* strategy. Existing fill or site alteration by-laws may be amended or updated to include the *low impact development* requirements.
- 9.5.13.6 The Town may pass a by-law under the *Municipal Act* that would establish a stormwater utility fee based on the percentage of impervious surface of a property. The by-law may also allow for a reduction or elimination of the fee for landowners where sufficient *low impact development* strategies have been employed and maintained to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority.

9.6 Communication Technology

Policies

- 9.6.1 Development within the built boundary shall be encouraged to accommodate the capability to implement leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and development and knowledge-based initiatives, and support health services.
- 9.6.2 Construction of hydro, telephone, and other communication services shall be encouraged to locate in the road right-of-way, where possible.
- 9.6.3 Where appropriate, development shall be designed to accommodate the implementation of leading-edge communication technologies, including but not limited to broadband fibre optics.

SECTION 10 – DEVELOPMENT REVIEW

~~10.1~~ Purpose

- ~~10.1.1~~ All *development* applications shall be subject to review in accordance with the policies of this section, and the other applicable policies of this Plan. In addition, the Town may require *development* to be subject to the site plan control provisions of the *Planning Act*.

10.1 Pre-Consultation and Submission Requirements

10.1.1 Pre-Consultation

Policies

- 10.1.1.1 Consultation with the Town prior to the submission of an application requiring a *Planning Act* approval is encouraged and shall be required for those applicants submitting applications for amendments to the Official Plan and/or Zoning By-law, or making applications for approval of Plans of Subdivision or Condominium or Site Plans. ~~approval.~~ The purpose of the pre-consultation meeting is to allow the applicant to discuss matters pertaining to the application with Municipal Staff and appropriate agencies. Through these discussions, Municipal Staff will have the opportunity, in consultation with the applicant, to outline the information and materials that the applicant will be required to submit concurrently with the application. The pre-consultation meeting shall be conducted prior to the submission of an application. The specific reports/studies that are required to be submitted together with the application will be identified at the pre-consultation meeting.
- 10.1.1.2 For Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision, draft plans of Condominium, Site Plans and Consents, the *Planning Act* permits the Town to require any other information and material that it considers it may need to assess an application. An application is only considered complete in

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accordance with the *Planning Act* if all of the information and material requested has been submitted, in addition to the required fees. In this regard, in addition to the prescribed information required by the *Planning Act*, additional information, mapping, drawings, reports and technical studies may be required to support any application to assist in understanding, evaluating and making recommendations on the application, and to ensure that sufficient information in an appropriate format can be made available to the commenting agencies and the public, and to the Council and its delegated approval authorities. Detailed information requirements for Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision or Condominium and Site Plan applications will be determined through the pre-consultation process.

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

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

- (i) prior to submission and acceptance of development applications, as items necessary for the application to be considered complete; and,
- (ii) during the processing of applications in cases where such information and materials cannot reasonably be provided at the time of initial submission.

10.1.2 Submission Requirements

Policies

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

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waived through the pre-consultation meeting process. The final list of required information and material will be determined through the pre-consultation meeting process.

Environmental Considerations:

- Compliance Letter (issued by a Risk Management Official under the Clean Water Act)
- Contaminant Management Plan
- Earth Science Heritage Evaluation
- Environmental Impact Statement Study
- Environmental Management Plan
- Erosion Hazard Assessment
- Fish Habitat Assessment
- Greenbelt Plan Conformity
- Hydrological Evaluation
- Hydrogeological Evaluation
- Infiltration Management Plan
- Lake Simcoe Protection Plan Conformity
- Natural Heritage Evaluation
- ~~Source Water Protection Plan~~ Source Water Impact Assessment and Mitigation Plan
- Tree Compensation Plan
- Tree Inventory and Preservation Study/Arborist Report
- Vegetation Protection, Enhancement and Restoration Plans
- Watercourse/Shoreline Protection, Enhancement and Restoration Plans
- Watershed / Subwatershed Study
- Watershed/Subwatershed Study/Conformity Report
- Woodland Preservation and Management Plan
- Record of Site Condition (RSC)
- Risk Assessment
- Risk Management Plan

Transportation Considerations:

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

Engineering Considerations:

- Approved Top-of-Bank Demarcation Mapping

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- Coastal Engineering Analysis
- Communal Servicing Study
- Communication Implementation Plan
- Composite Utility Distribution Plan
- ~~Detailed Service Plan~~ Detailed Servicing Plan
- Erosion and Sediment Control Plan
- Floodplain Study
- Functional Servicing Report
- Geotechnical/Soils Report
- Grading and Drainage Plan
- Hydrological Evaluation
- Hydrogeological Evaluation
- Low Impact Development Evaluation
- Master Drainage Plan
- Recreation Water Use Plan
- Servicing Options Report
- Septic System Design Report
- Settlement Capability Study
- Slope Stability and Erosion Control Plan
- Stormwater Management Plan/Report
- Survey Plan, indicating all existing vegetation, landform features, buildings, structures and contours
- Utilities Plan, including broadband/highspeed internet
- Well Impact Study
- Water Budget and Conservation Plan

Financial Considerations:

- Financial Impact Analysis
- Municipal Financial Impact Assessment
- Needs and Fiscal Impact Study
- Property appraisal form confirming the appropriate amount for cash-in-lieu of parkland
- Regional Impact Analysis (applications for retail spaces greater than 30,000 square metres of gross leasable area)
- Rental Housing Study
- Retail Market Impact Study

Cultural / Heritage Considerations:

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

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Planning Considerations:

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

Nuisance and Hazard Considerations:

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

Agricultural and Aggregate Considerations:

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

Design Considerations:

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

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- Sun / Shadow Analysis
- Urban Design Guidelines
- Waterfront Access Plan

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

10.1.2.3 The number and the scope of reports and technical studies required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. ~~The final list of additional information will be determined in consultation with the applicant during the pre-consultation meeting. The determination regarding specific scoping of reports and studies to be submitted by an applicant will also be identified at the pre-consultation meeting.~~ Scoping shall be done by the Town, Lake Simcoe Region Conservation Authority, and other relevant agencies in consultation with the applicant at the pre-consultation meeting in accordance with the policies of this Plan. Such scoping will reflect the type of development being proposed and the sensitivity and characteristics of the area within and surrounding it.

Commented [AF113]: Policy revisions requested by the Province

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

10.1.3 Complete Application

Policies

10.1.3.1 Pursuant to the *Planning Act*, until the Town has received the prescribed fee and the other information and materials as identified through the pre-consultation meeting(s), and has deemed the

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application complete in accordance with the Act, the Town may refuse to accept or further consider the application and the appeal periods do not commence.

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

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

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

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

10.1.4 Environmental Impact ~~Statements~~ Study

An Environmental Impact Study is a study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed development on the Regional Greenlands System and/or on a *key natural heritage feature* or *key hydrologic feature* and their functions.

Policies

10.1.4.1 Where the preparation of an Environmental Impact ~~Statement~~ Study is required, the report shall be prepared to the satisfaction of

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the Town in consultation with the relevant agencies. The Town may determine that a peer review should be conducted of the Environmental Impact ~~Statement~~ Study. The Town shall select and retain a qualified environmental consultant, at the expense of the proponent, to conduct the peer review in accordance with ~~the provisions of~~ Section 10.2.

- 10.1.4.2 All Environmental Impact ~~Statements~~ Studies shall be prepared by experts qualified in the fields of ecology, biology, hydrology, hydrogeology and/or environmental planning and shall be prepared in accordance with a work plan that has been approved by the Town in consultation with the relevant agencies. The work plan shall identify the boundaries of the area to be studied and may include lands beyond the limit of the lands proposed for development. The objective of the ~~Statement~~ Study is to identify and assess the potential impacts of a specific development proposal on the environmental features, functions and linkages of the potentially affected areas and to ensure that the proposal complies with the policies and intent of this Plan.
- 10.1.4.3 Prior to the preparation of an Environmental Impact ~~Statement~~ Study, the applicant is encouraged to consult with the Town and/or ~~Lake Simcoe Region~~ Conservation Authority to define the scope of the required Environmental Impact ~~Statement~~ Study
- 10.1.4.4 Components of an Environmental Impact ~~Statement~~ Study shall generally include, but are not necessarily limited to, the following:
- (a) A detailed description of the site including the *key natural heritage features* and/or *key hydrologic features*, functions and the linkages between features;
 - (b) A characterization of the existing adjacent *key natural heritage features* and/or *key hydrologic features* and functions;
 - (c) A detailed description of the proposed *development* or land use activity;
 - (d) An assessment of the expected direct, indirect and cumulative impacts of development on the functions, attributes and linkages for which the area was identified;

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- (e) An evaluation of the extent to which *development* can be accommodated within or adjacent to the *key natural heritage features* and/or *key hydrologic features* without *negative impact* to the *key natural heritage features* and/or *key hydrologic features*;
 - (f) Recommendations to avoid or mitigate impacts and identification of opportunities for restoration and/or enhancement;
 - (g) Establishing specific boundaries and buffers to protect the *key natural heritage features* and/or *key hydrologic features*;
 - (h) A strategy for implementing the recommended mitigation measures; and
 - (i) An evaluation of the need for a construction and post-construction monitoring plan to measure the potential effect on the *key natural heritage features* and/or *key hydrologic features*.
- 10.1.4.5 For *development* proposed on *adjacent lands* or lands in close proximity to significant portions of the habitat of endangered or threatened species, or *vulnerable special concern species* and *significant wildlife habitat*, the Ministry of Natural Resources and Forestry shall be contacted to determine what additional requirements must be addressed in the Environmental Impact *Statement Study*.
- 10.1.4.6 Applications for *development*, other than decks, accessory structures, additions to existing residential dwellings *with a gross floor area of up to 56m²* and *conservation* and erosion protection works within the 30 metres of the shoreline of Lake Simcoe, shall be accompanied by an Environmental Impact *Statement Study* that demonstrates in addition to the requirements of Section 10.1.4 that:
- (a) It will not result in an increase in nutrient loading to the lake;
 - (b) It will not result in significant reduction in surface or groundwater flow characteristics in the lake;
 - (c) It will not adversely affect the stability of the Lake Simcoe shoreline;

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- (d) It will result in no net loss of productive capacity for fish habitat;
- (e) Stormwater flows discharged to the lake will not adversely affect the lake ecosystem;
- (f) A net gain of productive capacity for fish habitat is achieved wherever possible.

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

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

10.2 Peer Review

Policies

10.2.1 The Town may deem it desirable to have independent, qualified professionals conduct a Peer Review of technical studies in support of *development* applications that have been completed by the proponents. Peer reviews may be required for any of the studies identified in this Official Plan.

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- 10.2.2 In accordance with the Town’s Policy for Peer Reviews, the peer review consultants are to review the technical studies having regard to relevant Town, Regional and Provincial policies and guidelines, and provide recommendations to the Town regarding the acceptability of the methodology or approach used in the study, the completeness, and accuracy of the conclusions and findings of the study.
- 10.2.3 The cost of the peer review will be the responsibility of the proponent for the subject development application.

10.3 General Policies Amendments to the Official Plan

Policies

- 10.3.1 ~~Amendments to the Official Plan prior to the 5-year review required by the Planning Act are discouraged.~~ **Amendments to the Official Plan prior to the statutory review requirements by under the Planning Act are discouraged.** However, if amendments are considered, the following ~~policy and the policies of the Plan will~~ provide ~~a context~~ the basis for the review of ~~the~~ a proposed amendment. An amendment shall not conflict with the guiding principles and objectives of this Plan.
- ~~10.3.2 In the consideration of amendments to this Official Plan, Council shall be guided by the following:~~
- ~~(a) The impact of the proposed change on the ability of the Town to comply with the guiding principles and objectives expressed in this Plan or on other municipal policies, programs or interests;~~
 - ~~(b) The need for the proposed change;~~
 - ~~(c) The effect of the proposed change on the need for Town and Regional services and facilities; and~~
 - ~~(d) The implications, if any, that the amendment may have for other parts of the Plan.~~
- 10.3.3 An amendment to this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an

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amendment to either the schedules or policies of this Plan, regard shall be had to the following criteria that are in addition to those specified elsewhere in this Plan:

- (a) The impact of the proposed change on the ability of the Town to comply with the guiding principles and objectives expressed in this Plan or on other municipal policies, programs or interests;
- (b) The need for the proposed change **and use**;
- (c) The effect of the proposed change on the need for Town and Regional services and facilities;
- (d) The implications, if any, that the amendment may have for other parts of the Plan.

~~(a) the need for the proposed use;~~

- (e) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such *existing* development;
- (f) The physical suitability of the land for such proposed use;
- (g) The location of the areas under consideration with respect to the potential impact on:
 - (i) the adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;
 - (ii) the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety in relation thereto;
 - (iii) the adequacy of the water supply and private or public sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which shall be requested from the developer and subject to the approval of the Ministry of Environment **and Climate Change**, ~~the Region of~~

- ~~York~~ **York Region**, the Town and any other authority deemed appropriate;
- (iv) the compatibility of such proposed uses with uses in the surrounding area;
 - (v) the potential effect of the proposed use on the financial position of the municipality;
 - (vi) the effect of the proposed use on the population level and the social character of the community.
- (h) **Conformity with Regional and Provincial plans and policies.**

SECTION 11 – IMPLEMENTATION

11.1 Purpose

- ~~11.1.1~~ It is the intention of Council to implement this Plan by utilizing the powers conferred upon it by the *Planning Act*, *Municipal Act* and any other statute or regulation that may be applicable. This Plan shall be implemented by means of the following measures and procedures.

11.1 Existing Non-Conforming Uses, Buildings and Structures

Policies

- 11.1.1 **Notwithstanding any policy to the contrary**, it is the intent of this Plan that legally *existing* uses, buildings and structures that do not conform with the land use designations or provisions of this Plan shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended necessarily to prevent the continuation, extension or enlargement of uses, buildings and structures that do not comply with the designations or provisions of this Plan. After deeming it unfeasible to acquire a non-conforming subject property so as to bring it into compliance with this Plan through a change in land use or redevelopment, Council may, at its discretion, zone lands to permit the continuation, extension, or enlargement of legally *existing* non-conforming uses, buildings and structures and/or zone lands to

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permit accessory, complementary or similar uses, buildings and structures to legally *existing* non-conforming uses, buildings and structures, provided that it is satisfied that the zoning shall:

- (a) Have no *adverse effect* on the present or future uses of the surrounding lands;
- (b) Comply with the Minimum Distance Separation Formulae ~~of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food, and Rural Affairs; and Guidelines;~~
- (c) Apply to a use that has frontage on a public road that has been assumed by the municipality and is fully maintained year round; and
- (d) Not detrimentally affect the implementation of the policies of this Plan and that the general intent and purpose of the Plan is maintained.

11.2 Zoning By-Law

Policies

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

~~11.2.1.2 It is not the intention of Council to zone each area for the ultimate use as designated in this Plan. Council may zone lands to development holding or other appropriate zoning category as an interim measure until such areas are deemed appropriate for development, at which time they will be rezoned in a specific category to permit uses in accordance with the provisions of this Plan.~~

Commented [AF114]: Addressed in 11.2.2.1 (b)

11.2.1.2 Any use, building or structure that does not comply with the Zoning By-law, may continue to exist if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose.

The Committee of Adjustment may consider applications for extensions or enlargements of buildings or uses that no longer comply with the Zoning By-law, as well as applications for a change from one legal non-conforming use to another.

11.2.2 Implementing By-law

Policies

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

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

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

11.2.2.3 The Town may establish a Development Permit System, by by-law and through an amendment to this Official Plan, for the Keswick Business Park to replace individual zoning, site plan and minor variance processes.

Commented [AF115]: Province requested policy on DPS

11.2.3 Holding Provisions

Policies

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

11.2.4 Interim Control By-laws

Policies

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

11.2.5 Temporary Use By-laws

Policies

- 11.2.5.1 Pursuant to the provisions of the *Planning Act*, by-laws may be passed to permit the temporary use of lands, buildings or structures which may not conform to this Plan, provided that the following requirements are complied with:
- (a) The use is *compatible* with the surrounding land uses and activities;
 - (b) Adequate water supply and waste disposal activities are available to the satisfaction of the Town;
 - (c) The temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with;
 - (d) There is a signed agreement between the applicant and the Town which addresses issues related to installation/removal and maintenance; and

- (e) The Town is satisfied that the nature of the use is temporary and that any buildings and structures are kept to the minimum and can easily be dismantled.

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

11.2.6 Height and Density Bonus Provisions

Policies

- 11.2.6.1 Pursuant to the provisions of the *Planning Act*, a zoning by-law may authorize increases in the height and density of residential development, otherwise permitted by the by-law, that will be permitted in return for the provision of such facilities, services or other matters that are set out in the zoning by-law. The Town's objectives in authorizing such increases in height or density are:
- (a) To encourage the provision of underground or in-building parking for attached housing or mixed use development;
 - (b) To encourage the ~~preservation and conservation~~ of buildings or structures of ~~historical, cultural or architectural merit~~; cultural heritage value or interest;
 - (c) To encourage the protection of ~~natural~~ environmental features, particularly features which form part of the Greenlands System;
 - (d) To encourage the provision of parkland above and beyond that required through the provisions of this Plan and the *Planning Act*;
 - (e) To encourage the provision of unique urban design features above and beyond the requirements of this Plan;
 - (f) To encourage the provision of the trails system, ~~day care~~, *affordable housing*, special needs housing, and other