

PEFFERLAW SECONDARY PLAN

AMENDMENT NO. 70 TO THE OFFICIAL PLAN FOR THE TOWN OF GEORGINA

**OFFICE CONSOLIDATION
(AS OF November 1 2018)**

**Originally approved by the Regional Municipality of York on November 1, 1996
This Office Consolidation incorporates all Amendments approved between
October 24, 1996 and November 23, 2016**

EXPLANATORY NOTE

The Pefferlaw Secondary Plan, being amendment No. 70 (O.P.A. 70) to the Official Plan of the Town of Georgina Planning Area (1982 Official Plan), was originally approved by the Regional Municipality of York on October 24, 1996, and deemed to come into force on November 1, 1996.

This Office Consolidation of the Pefferlaw Secondary Plan reflects the status of the Secondary Plan as of January 1, 2013 and incorporates changes to the Secondary Plan made through Amendments that have been approved since the Region's original approval in 1996.

This Office consolidation of the Plan is for information purposes only and should not be relied upon for legal purposes. The Regional Municipality of York Certificate Pages, the Ontario Municipal Board decisions and the approved copy of each Amendment is recommended for legal purposes. These documents are available for viewing or purchase from the Town of Georgina Planning & Building Department under separate cover.

Amendments incorporated within this Consolidation include:

- OPA 82 In Force April 11, 2001
- OPA 109 In Force July 28, 2009
- OPA 110 In Force February 12, 2010
- OPA 116 In force July 4, 2012
- OPA 129 In force November 23, 2016 (PSP re-numbered from 6.7.3 to 13.3)
- OPA 134 In force November 1, 2018

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SCHEDULES

- Schedule E1 - Land Use Plan
- Schedule E2 - Environmental Area Plan
- Schedule E3 - Road Classification Plan
- Schedule E4 - Sub-Watershed Area Plan

PART C - THE APPENDICES (not included herewith)

¹ APPENDIX A - BACKGROUND REPORT

APPENDIX B - NOTICE AND MINUTES OF PUBLIC MEETINGS

¹ NOTE: Appendix 'A' and 'B' can be obtained from the Town of Georgina Planning and Building Department.

PART A - THE PREAMBLE

1.0 PREAMBLE TO THE PEFFERLAW COMMUNITY SECONDARY PLAN

The Official Plan of the Town of Georgina Planning Area was adopted by the Council of the Town of Georgina by By-law 81-56(PL-2) on the 28th day of May, 1981 and was subsequently approved by the Ministry of Municipal Affairs and Housing on March 12, 1982.

2.0 INTRODUCTION

This Secondary Plan shall be known as:

AMENDMENT NO. 70 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA PLANNING AREA - THE PEFFERLAW COMMUNITY SECONDARY PLAN.

being an amendment to the Official Plan for the Town of Georgina Planning Area. This Official Plan Amendment defines the intent of Council, in the form of text and Schedules, with regard to the guidance and direction of growth and development, the utilization of resources, and the standard of servicing for the Pefferlaw community area of the Town of Georgina. The Plan is meant to function as a reference document for the planning and co-ordination of public and private development activities and undertakings in the Pefferlaw community area.

3.0 PURPOSE

The purpose of this Secondary Plan is generally to ensure a high quality of life, secure the safety and health of the present and future community residents, and protect the significant natural resources of the Pefferlaw community area. This Secondary Plan sets

out detailed land use polices, the appropriate levels of community servicing and study requirements, and forms the basis for the evaluation of development proposals. This Plan also intends to guide the growth of the Pefferlaw community area from a 1991 population of 2,314 persons to an estimated population of approximately 3,000 persons in the year 2011.

4.0 LOCATION

The Pefferlaw Secondary Plan Area is comprised of approximately 2,540 ha (6,276.72 acres) of land located in Concessions 4, 5, 6, 7 and part of 8 between the westerly limit of Lot 18 in the west and Lakeridge Road in the east. The boundaries are generally defined as Lake Simcoe to the north, the Township of Brock to the east, the municipal road allowance between Concessions 3 and 4 in the south and the westerly boundary of Lot 18 situated west of Weir's Sideroad.

5.0 BASIS

The basis of the Pefferlaw Secondary Plan is as follows:

- 5.1** The Official Plan for the Town of Georgina Planning Area states that development in the Pefferlaw community area will be permitted within the framework of a Secondary Plan.
- 5.2** Section 2.4 of the Official Plan states that population goals for the Pefferlaw community will be set forth in a Secondary Plan. In addition, the Municipal Housing Statement states that the municipality must ensure that the Secondary Plans contain appropriate policies and designations to enable the Town to meet its housing targets and objectives.
- 5.3** Section 3.3.4 of the Official Plan pertaining to objectives for Growth and Settlements seeks to direct residential development in the rural area to existing settlements and to provide for minor expansion of these settlements. The listed

objectives also seek to ensure that population growth is of a scale and rate that it is not disruptive to the community and that changes enhance the natural environment.

- 5.4** Section 6.7.3 of the Official Plan states that no major residential development by Plan of Subdivision may proceed until the Secondary Plan for Pefferlaw is adopted and incorporated into the Plan by way of amendment.
- 5.5** The York Region Official Plan requires that when a community has grown beyond 500 persons and where further growth is proposed, a Secondary Plan document with detailed policies and a settlement capability study shall be prepared by the area municipality.
- 5.6** Section 5.1 of the Ministry of Environment and Energy guideline pertaining to Planning for Sewage and Water Services states that municipalities should investigate and evaluate areas of potential settlement which may be targeted for growth and which are not serviced by water and sewer services.
- 5.7** Sections 1.7 and 1.8 of the Growth and Settlement Policy Guidelines of the Ministry of Municipal Affairs requires that when designating land beyond the existing built-up area and developing plans the long term impact on the environment be taken into consideration.

COMPONENTS OF THE AMENDMENT

Only that part of this document entitled "**PART B - The Amendment**" comprising text and attached maps, being Schedules E1, E2, E3 and E4 inclusive constitutes Amendment No. 70 to the Official Plan of the Town of Georgina Planning Area.

PART A - The Preamble - consists of the introduction, purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B - The Amendment - the Pefferlaw Community Secondary Plan, consisting of text and attached schedules, constitutes Amendment No. 70 to the Official Plan for the Town of Georgina Planning Area.

PART C - The Appendices - this section does not constitute part of the actual Amendment. These appendices (A through B inclusive) consist of information pertinent to this Amendment in the form of background data and a record of public involvement and notification.

PART B - THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

All of this part of the document entitled **PART B - The Amendment**, which consists of the following text and attached Schedules E1, E2, E3 and E4 constitutes Amendment No. 70 to the Official Plan for the Town of Georgina Planning Area and shall be known as the Pefferlaw Community Secondary Plan. The Official Plan is amended as follows:

1.1 Schedule Changes

- Item 1 - Map 1 of Schedule 'A' Land Use Plan is hereby amended by the incorporation of the Port Bolster, Holmes Point and Riverview Beach areas into the Pefferlaw Community Secondary Planning area and the redesignation of these lands as shown on Schedules 'E1' and 'E2' attached.

- Item 2 - Map 4 of Schedule 'A' Land Use Plan is hereby deleted in its entirety and replaced by Schedules 'E1' and 'E2' attached.

- Item 3 - That portion of Schedule 'C' Roads Plan relating to the Pefferlaw Community area be hereby deleted and replaced with Schedule 'E3' attached.

1.2 Text Changes

- Item 4 - Section 1.4 is amended by the replacing "and 'D'" with ", 'D' and 'E'".

- Item 5 - Section 2.1 of the Official Plan is amended by deleting the last sentence in the second paragraph in its entirety and replacing it with the following sentence. "Development in the Pefferlaw Community Area will be permitted in accordance with the policies of the

Pefferlaw Community Secondary Plan contained within Section 13.3 of this Official Plan.”

- Item 6 - The second sentence of the first paragraph of Section 6.3.1.5 (e) shall be deleted in its entirety.
- Item 7 - Section 5.2.5(a) of the Official Plan for the Town of Georgina Planning Area is amended by deleting and replacing the phrase “Ravenshoe, Virginia and Port Bolster” with “Ravenshoe and Virginia”.
- Item 8 - Section 5.2.3.1 **Central Business Districts** iii) **Pefferlaw** is amended by deleting the term “Schedule ‘A’” in the second line and replacing it with “Schedule ‘E1’”.
- Item 9 - Section 6.1.2.1.4 is amended by inserting the word “Residential” prior to the word “Urban Residential”.
- Item 10 - Sections 10.2 and 10.3 are amended by deleting the term “Schedule ‘C’”, and replacing it with “Schedules ‘C’ and ‘E3’”.
- Item 11 - Section 6.7.3 of the Official Plan is hereby deleted in its entirety and replaced with the following:

13.3 THE PEFFERLAW COMMUNITY SECONDARY PLAN

13.3.1 INTRODUCTION

The intent and purpose of the Secondary Plan for the Community Area of Pefferlaw is to establish a framework from which Council can guide future growth and assess the merits of individual development proposals. The goals, objectives and policies of the Plan are related to the physical development of the community, the health and safety of present and future residents of the community and the protection and enhancement of the natural environment. The Plan reflects current economic, social and environmental concerns and provides for the continued use and enjoyment of the area by both residents and visitors.

The Secondary Plan is based in part on a Hydrogeological Investigation of the community area as well as data collected from various Provincial Ministries, surveys, local government officials and public input. The Secondary Plan has been prepared following discussions with Council, staff, members of the development industry and the public. Over the length of the planning period it is likely that unexpected and unforeseen regulatory and technological changes and innovations will occur which may make policies irrelevant and outdated. Therefore, specific policies contained within the Secondary Plan may be interpreted in a flexible manner as long as the general intent of the Plan is maintained. A main purpose of the Secondary Plan document is to identify and set out a “**municipal vision**” of the community and to provide a written statement of the general intent of the municipality concerning growth and development of the community. Detailed information relating to the Pefferlaw Community Area used in the formulation of policies is found in the Appendices to this document.

13.3.1.1 COMMUNITY VISION STATEMENT

The policies of the Secondary Plan are based on the concept that the role of the Pefferlaw community is that of an important rural centre of the Town which will continue to provide a variety of services as well as residential and recreational opportunities to the local area.

The Pefferlaw Community will be permitted to grow at a relatively modest rate over the next two decades through infill activity and conversion of existing seasonal dwellings in the poorer soils areas, and by Plan of subdivision in appropriate development areas located near or adjacent to the existing built-up area of the community. This growth will generally be limited in extent as set out by this Plan and will include opportunities for new residential, commercial and industrial land uses.

The policies of the Plan recognize that there are inherent development limitations affecting wide areas of the community and that a large proportion of the community area is comprised of lands that are environmentally significant or sensitive and prone to flooding or inundation and are unsuitable for development. The Plan contains policies to ensure that any development proposal will be thoroughly reviewed in order to accurately assess and determine any potential environmental impact or hazard associated with a proposal.

13.3.2 GOALS AND OBJECTIVES

13.3.2.1 GOALS

- (a) To provide for the optimal convenience, efficiency, health, safety, and well-being of the present and future residents of the Pefferlaw Community Area.
- (b) To maintain the present role and character of the community as a seasonal recreational resort destination and a rural centre providing for the day-to-day needs of the residents and the surrounding agricultural and rural district.
- (c) To preserve, protect and enhance the significant and unique natural and environmental features and qualities of the Pefferlaw Community Area, specifically Lake Simcoe and its shoreline and the Morning Glory Swamp which is an Area of Natural and Scientific Interest and the forested area of the Pefferlaw Tract.
- d) To define floodplain lands and Wetlands and to develop policies for the protection

of life and property and the conservation of Wetlands.

- (e) To ensure that the existing and potential resource economy of the community is maintained and protected from inappropriate forms of development and the location of incompatible land uses.
- (f) To protect the groundwater and surface water resources of the community area from all forms of pollution and contamination and to ensure that a potable supply of water for the present and future residents of the community is maintained.
- (g) To allow for a limited amount of new development which is environmentally sustainable and integrated with existing and future land uses.
- (h) To restrict residential development from occurring in areas located away from existing built-up areas and direct development to appropriate locations adjacent or near existing built development within the settlement area.
- (i) To promote a community identity and define, protect, and preserve the historical and architectural heritage of the community.
- (j) To permit community residents to have ready access to a variety of goods and personal services and to ensure that local businesses and industries have sufficient alternative locations in which they may expand or relocate.
- (k) To identify appropriate areas for the establishment of less intensive forms of industrial and commercial uses with relatively low water consumption and sewage effluent generation.

13.3.2.2 OBJECTIVES

(a) Community Population and Settlement Pattern

- (i) To allow the development and expansion of the community of Pefferlaw from a 1991 population of 2,314 persons to approximately 3,000 people by the year 2011 in a manner which is consistent with the other objectives and policies of this Plan.
- (ii) To promote a compact and efficient settlement and road pattern with new residential development generally clustered adjacent to, or near existing built-up areas in an effort to minimize future land use conflicts.
- (iii) To define and identify appropriate areas for the location and development of future commercial, industrial and recreational uses in the Pefferlaw community area.

(b) General Land Use

- (i) To identify and discourage inappropriate land uses which may have historically been permitted in the community but which would be more suitably accommodated in other areas of the Town and discourage these uses from locating within the Pefferlaw community area.
- (ii) To promote the adequate supply and convenient access to housing, schools, parks, recreational facilities, open space, social institutions, commercial centres, and places of employment.

(c) Development Standards and Servicing

- (i) To discourage development in those areas of the community possessing poor soil conditions, high water tables and environmental sensitivity, and to encourage development to occur in areas suitable for the location and

development of the intended use.

- (ii) To establish a phasing and servicing policy that permits settlement to occur at a scale and rate that is environmentally sustainable and acceptable to regulatory bodies and approval agencies.
 - (iii) To require parties proposing development to consult with the Region and the Ministry of Environment and Energy to determine if a Hydrogeological assessment is required in conformity with Section 6.7.17 of the York Region Official Plan and in accordance with the policy guidelines of the Ministry of Environment & Energy.
 - (iv) To ensure that prior to new development on private services proceeding, a review of existing hydrogeological conditions and/or an environmental impact study is undertaken in order to preclude the possibility of a negative impact on the environment or established land uses.
 - (v) To generally establish appropriate development densities and lot size standards that may be achieved in the community.
- (d) **Health and Safety**
- (i) To restrict development from the areas shown on Schedule 'E2' Environmental Area Plan, as "**FLOODPLAIN LANDS**" and to introduce flood plain and fill line mapping and policies into the Secondary Plan document for the community.
 - (ii) To maintain the quality of the existing groundwater resource and the ability of this resource to supply the community with sufficient quantities of potable water.

(e) **Environment**

- (i) To prohibit future development in the areas shown on Schedule 'E2' as provincially significant Class 1 - 3 **"WETLAND"**.
- (ii) To ensure that on site sewage disposal systems and stormwater management facilities maintain and protect the quality of local and surface water resources and the environment in general.
- (iii) To introduce appropriate setbacks in the Town's comprehensive zoning by-law for the development of lots from different classifications of watercourses.

(f) **Housing**

- (i) To ensure that an adequate supply of residential land is available for development purposes in order to satisfy the longer term growth requirements of the Pefferlaw community.
- (ii) To promote the greatest diversity of housing stock possible within the community taking into consideration servicing limitations, and to encourage innovative forms of housing which will assist in addressing the affordability needs of present and future residents of the Pefferlaw community.
- (iii) To permit the majority of housing in the community to develop on a low density basis, directing medium and high density residential development to larger, fully serviced urban locations within the Town.
- (iv) To identify and designate specific lands to accommodate residential development adjacent to the existing built-up area of the Pefferlaw community.
- (v) To allow for the conversion of seasonal residences to permanent

residences in compliance with the policies of the Plan.

(g) **Commercial**

- (i) To promote and improve the existing Central Business District of the Pefferlaw community.
- (ii) To provide for the location of new commercial facilities to enable businesses in the community to continue to serve and meet the local shopping and service needs of present and future residents of the Pefferlaw community and the surrounding lands.
- (iii) To encourage the development of a commercial node, located at the intersection of Pefferlaw Road and Highway No. 48, in order to provide for the future expansion of commercial uses in the community.
- (iv) To encourage development of recreational marine and tourist commercial uses on underutilized and vacant lands, especially near the mouth of the Pefferlaw River.

(h) **Industrial Development**

- (i) To encourage those industries that use water in their industrial processes or which may utilize amounts greater than 4500 litres of water per day, to locate in appropriate locations in the municipality where full municipal services are available.
- (ii) To ensure that the nature of the industrial uses permitted in any industrial area are of a dry type in that water is used for domestic purposes only and not required for cooling, processing or washing purposes and that waste water generation does not exceed 4500 litres per day.
- (iii) To identify appropriate locations in the Pefferlaw community area in which

to situate future industrial uses; taking into consideration surrounding land uses, accessibility and traffic impact, marketability, the visual impact of the proposal on the rural character of the community, and the economic and environmental implications of such development.

- (iv) To encourage regular monitoring of new industries and businesses on private services by the appropriate regulatory authority. The purpose of this monitoring would be in order to review the quality and volume of waste water and other by-products which may cause pollution of the environment and to ensure compliance with the applicable Provincial and Regional policies and regulations.

(i) **Resources**

- (i) To protect good agricultural land and viable operating farms from the location of incompatible land uses and to direct non-agricultural land uses to non-productive or marginally productive lands whenever possible.
- (ii) To preserve for future utilization purposes the sand and gravel resources of the community area.
- (iii) To protect forestry resources and the existing wildlife and fish populations of the community area.
- (iv) To discourage the creation of new parcels of land which would conflict with existing or future extraction of aggregate resources or limit the use of an area for agricultural production purposes.

(j) **Public and Private Open Space/Parkland and Recreation**

- (i) To ensure a sufficient supply of recreational land in the built-up areas of the community for public use.

- (ii) To encourage the development of a linked and integrated open space system consisting of parks and other areas to facilitate both active and passive recreational activities.
 - (iii) To maintain and enhance, for present and future residents of the community and its visitors, the public accessibility to the Lake Simcoe shoreline and the Pefferlaw River.
 - (iv) To recognize and identify those areas of the municipality that are publicly owned lands which could possibly be utilized by residents for passive recreational purposes.
 - (v) To allow the development and expansion of new and existing private open space uses in appropriate areas of the community.
 - (vi) To identify areas where new recreational facilities should be situated and to maintain, expand, and upgrade the existing recreational opportunities within the Pefferlaw community area.
- (k) **Transportation**
- (i) To develop and maintain a rational, efficient and safe system for the movement of vehicles, bicycles and pedestrians.
 - (ii) To encourage the alignment of local and collector roads with proposed future development on adjacent lands.
 - (iii) To implement a policy encouraging the municipality to further investigate the performance of the existing transportation system and to examine the feasibility of improving any identified deficiencies.
 - (iv) To recognize bicycling as an alternative mode of transportation, which can play a positive role in improving mobility and quality of life as part of a

balanced transportation system.

(l) **Heritage and Conservation**

- (i) To encourage the development of an inventory of architecturally significant historic buildings and unique historical features, and where feasible, to assist with the conservation and/or restoration of such buildings or features.
- (ii) To promote architecturally sympathetic development and encourage builders to have regard and take into consideration the character and style of existing structures when redevelopment occurs in the Central Business District.
- (iii) To ensure that known areas of archaeological potential, and other development lands, be investigated for items of archaeological or historical interest prior to final approval of draft plans of subdivision or other consumptive land uses being undertaken or established, and to encourage the removal of significant findings for preservation purposes.

(m) **Institutional**

- (i) To recognize, through identification on the accompanying Land Use Schedules, the location of recreational and educational facilities in the Pefferlaw community area.
- (ii) To provide locational criteria for all new institutional uses and to ensure that sufficient buffering and lot area is provided for the use intended.

(n) **Community Improvement**

- (i) To encourage investigation and identification of potential types of community improvement initiatives in the Pefferlaw community.

- (ii) To provide opportunities for, and encourage residents of the Pefferlaw community area to continue to participate in, the Planning and improvement of their community.

13.3.3 GENERAL DEVELOPMENT AND SERVICING POLICIES

13.3.3.1 GENERAL DEVELOPMENT POLICIES

The following General Development and Servicing Policies shall apply to the entire Pefferlaw community area. The policies of this Plan are intended to allow the rural community of Pefferlaw to reach a population of approximately 3,000 residents by the year 2011.

- (a) This section should be read in conjunction with Schedules 'E1' and 'E2', the Land Use and Environmental Area Plans. It is the policy of the Council of the Town of Georgina that development within the Pefferlaw community generally shall occur in accordance with the land use designations of Schedules 'E1' and 'E2' and the policies of this Plan. Public works that do not comply with the provisions of this Plan shall be discouraged.
- (b) It shall be the policy of Council to encourage the development and growth of the Pefferlaw community to proceed in a logical and phased sequence. The purpose of this is to ensure that the amount of growth permitted is environmentally sustainable and efficient in terms of the provision of roads and other infrastructure and services.
- (c) Parties proposing to develop lands shall be required to study the development capability and suitability of the site for the intended use and the management of stormwater surface runoff. Studies may be required to examine feasible servicing alternatives, and the anticipated impact on local flora, fauna and other natural resources of the site and surrounding area.

- (d) It is recognized that portions of the Pefferlaw community are susceptible to, and at risk from, periodic flooding. Generally it shall be the policy of this Plan not to permit the construction of new buildings and structures in floodplain areas which would be susceptible to flood related damages or which would adversely impact the upstream or downstream development of land. This policy does not prohibit development or the alteration of existing private or public buildings and structures that must, by the very nature of their use, locate in a floodplain area. All development or redevelopment in floodplain areas is subject to obtaining written approval from the Lake Simcoe Region Conservation Authority.

- (e) Private development shall not be allowed to proceed in the community area which would place an undue burden on the financial resources of the municipality. Private development which could lead to or require the expenditure of large amounts of public money will generally be discouraged. Parties proposing to develop lands shall be required to enter into any necessary agreements with the Town in order to recognize the financial impact of the proposed development and to protect the existing stable financial position of the Town while meeting the social and environmental needs of the community residents.

- (f) It shall be the policy of this Plan that residential development will occur primarily on vacant lands presently designated “**RESIDENTIAL**” by this Plan. Development of other lands for residential purposes will require an amendment to the Plan in accordance with subsection (l) below and should only be considered if the lands are located adjacent to the existing built-up area of the community, have adequate public road access, and are physically suitable and capable of supporting the intended use. It should also be demonstrated that any anticipated environmental impact is estimated to be within acceptable limits and that the intended use would not cause a land use conflict.

- (g) When new development by Plan of Subdivision, Plan of Condominium, or Site Plan Control is being proposed, the developer may be required to prepare an

evaluation of the anticipated impact of the proposal on surrounding uses. In addition, the evaluation shall examine and estimate the impact of the surrounding land uses on the proposed use. The purpose of this land use study is to determine to the satisfaction of the Town the general compatibility of the proposed use and its potential to cause a land use conflict.

- (h) Where new development is proposed adjacent to a Provincial highway, Regional or arterial road, a traffic impact assessment may be required to be undertaken to the satisfaction of the Town, the Regional Municipality of York or the Ministry of Transportation.
- (i) It shall be the policy of this plan to minimize the impact of noise from the C.N. Rail line and Highway No. 48 on all new development. Council shall require noise/acoustical studies to be completed prior to final approval of plans of subdivision or site plans located within 500 metres of the rail line or the highway. For applications within 50 metres of the C.N. Rail line, Council will require the submission of a noise feasibility study which demonstrates to the satisfaction of the Town the feasibility of achieving provincial objectives for noise prior to recommending draft approval of plans of subdivision.
- (j) All new development situated within 75 metres of a railway right-of-way may be required to undertake vibration studies to the satisfaction of the Town and the Regional Municipality of York in consultation with representatives of the railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that are identified.
- (k) All new development situated 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 representatives of the railway.
- l) An amendment to this Plan is required to permit the establishment of areas for uses other than those contemplated by the Land Use Plan, Schedule 'E1'. When

considering an amendment to the Land Use Plan to change the designated use of a particular area, Council shall have due regard to the following criteria:

- (i) The need for the proposed use;
- (ii) The extent to which the existing areas in the proposed designations within the community and in the Town in general are presently developed, and the nature and the adequacy of such existing development;
- (iii) The physical capability and suitability of the land for the intended use, and the potential environmental impact of the proposal;
- (iv) The location and spatial attributes of the site or area under consideration with respect to:
 - (a) The adequacy of the existing and proposed road system in relation to the proposed development of the area;
 - (b) The convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
 - (c) The adequacy in terms of the quality and quantity of the local potable water supply and the likely impact of the proposed sewage disposal facilities, and generally the availability of municipal services to the site or area under consideration.
 - (d) The compatibility of the proposed use with existing and proposed uses adjacent to the site under consideration and in the surrounding community area and the possibility of the proposed use being adversely affected by adjoining properties; and
 - (e) The effect of the proposed use on the population and employment levels of the community.

- (v) Applications for amendments to this Plan may be required by the Town to be supported by studies addressing the matters noted in policies (i) to (iv) of this Section as shown above.

- (m) The Town, public authorities and private individuals will be encouraged to develop open space areas as parks and recreational areas. Compatible uses and various forms of recreation activities will be encouraged by the Town in order to promote the Pefferlaw community as a recreational and visitor destination.

- (n) The Central Business District of the Pefferlaw community, as described in Section 5.2.3.1 (iii), has evolved into a rural commercial centre and it shall be the policy of this Plan to support and encourage the continued development and redevelopment of this area when such activity is comprised of like or complementary uses.

- (o) It is the policy of this Plan to limit residential development of those areas of the Pefferlaw community found by the hydrogeological investigation as possessing sandy silt and clayey silt soils and described as having a low development potential, to an “infill” basis. It is also the policy of this Plan to generally permit residential development by plan of subdivision in those areas of the Pefferlaw community shown by the hydrogeological investigation component of the Background Study as possessing silty sand and sand soils and described as being generally satisfactory for development purposes.

- (p) The actual capability and suitability of any site for residential development purposes, including those areas designated for this particular use by this Plan, shall be verified and confirmed by hydrogeological and geotechnical studies of the site and surrounding area to the satisfaction of the Town, the Regional Municipality of York, and the Ministry of Environment and Energy before development may proceed.

- (q) In accordance with policies contained within Section 5.2.6.2(c) regarding the

maintenance of adequate separation distances from existing community areas to Estate Residential uses, and taking into consideration the stated goal of this Plan to promote a compact and efficient residential area, it shall be the policy of this Plan to prohibit further Estate Residential type development in the Pefferlaw community area.

- (r) Recreation Vehicle Parks may be permitted in the community area, preferably in the area located north of Highway 48 near other complementary recreational facilities and open space amenities in accordance with the relevant policies of Section 5.2.10 of this Plan.
- (s) Nothing in this Plan should adversely affect the continuance of uses legally established on the date that the Plan was adopted by Council. Existing non-conforming uses throughout the Pefferlaw community area are subject to Section 5.1.1 of this Plan which deals with this subject.
- (t) It shall be the policy of the Town of Georgina that an important factor in the approval of development will be the preservation and enhancement of landscape amenities and natural areas. In this regard, it shall be the policy of this Plan to prohibit development in wetlands shown on Schedule 'E2' and to ensure that development proposals in wooded or other attractive natural areas of the Pefferlaw community area do not adversely impact the natural features and functions associated with such areas. Notwithstanding this policy, limited development on existing lots of record in the Riverview Beach Wetlands may be considered subject to conformity to all of the policies of this Plan and the approval of the applicable regulatory agencies.
- (u) All new development in the Pefferlaw community area shall comply with the Minimum Separation Distance requirements of the Agricultural Code of Practice as administered by the Ministry of Agriculture and Food and the Ministry of Environment and Energy.

- (v) It is the policy of this Plan to maintain compatibility between sensitive land uses and industrial facilities as well as aggregate operations. Measures including land use separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of Environment and Energy. Distances will vary depending on the nature of the industrial facility or aggregate operation and the intervening land uses. The greater the scale and intensity of the industry or aggregate operation, the greater the separation distance required will be.

- (w) Where there is evidence that a site may be contaminated due to the previous use of the property, Council shall require that a soils study in accordance with provincial guidelines for the decommissioning and clean up of contaminated sites be submitted along with any application for development. Development of any contaminated site shall not be permitted until the site is decommissioned or cleaned up to the satisfaction of the Town.

- (x) 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 permitted within a single detached, semi-detached and/or townhouse dwelling;

 - b) an accessory apartment shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating accessory apartments shall not be permitted;

 - c) the accessory apartment shall comply with the provisions contained in a Municipal Registration By-law;

 - d) an accessory apartment shall comply with all applicable health and safety

standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,

- e) an accessory apartment shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.

13.3.3.2 LAND DIVISION POLICIES

(a) Definition

- (i) The definitions, general provisions and policies of Section 6.1 “**LAND DIVISION**” shall apply to requests for land division within the Pefferlaw Community Secondary Plan Area. In addition, the following special policies shall apply to those lands designated “**RURAL**” on Land Use Plan Schedule ‘E1’.

(b) Policies

- (i) Minor infilling will be permitted by way of severance of a lot between two existing dwellings, provided that:
 - (a) Such dwellings are not more than 100 metres apart on the same side of an assumed road or around a corner of an intersection road; and
 - (b) The depth of the lot from which the new lot is to be severed is not more than 200 metres.
- (ii) Severance of lots within the Rural Special Development Area shown on Land Use Plan Schedule ‘E1’ shall be permitted in accordance with the policies contained within Sections 6.1.2.1.5 and 13.3.4.8 b) of this Plan.

13.3.3.3 HYDROGEOLOGICAL REVIEW

- (a) Hydrogeological studies completed on behalf of developers shall be prepared in conformity to Section B of the **REGIONAL POLICY ON RURAL COMMUNITIES SERVICING**, or its successors, and the requirements of the Ministry of Environment and Energy.
- (b) Prior to new development being approved and allowed to proceed in areas designated for residential or other purposes by this Plan, the estimated environmental impact of the development on the groundwater resources of the community, as shown by any required hydrogeological investigation undertaken by a professional hydrogeologist, shall be in conformity with the regulatory guidelines and policies of the Town, the Regional Municipality of York, and the Ministry of Environment and Energy.
- (c) At such time that the approved Settlement Capability Study undertaken by the municipality is more than five years old, final approval of a draft plan of subdivision shall only occur if the proponent updates the Settlement Capability Study or reconfirms the baseline data for ground and surface water quality identified in the preparation of the Study.
- (d) In conjunction with the preparation of hydrogeological studies, a monitoring and related phasing program shall be established to determine any cumulative effects of the various stages of development within the community on soil and groundwater conditions and which regulates the amount of development to be permitted in each stage. Further development on private individual sewage disposal systems shall only be permitted if the monitoring results demonstrate no adverse impacts on soil or groundwater quality.

13.3.3.4 SERVICING AND STANDARDS

- (a) **Water and Sewage Services**

- (i) Presently, residential uses located within the Pefferlaw community area are serviced by private water systems which consist of dug wells, sandpoints, drilled wells and individual septic tank and tile field systems. It is proposed that future development will also utilize private water and septic tank and tile field systems for the purposes of water supply and sewage waste disposal. The minimum servicing requirements for all existing developments shall be individual septic systems and wells. Where private individual sewage systems and individual drilled wells are inappropriate, communal water supply and sewage treatment may be considered and shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Town, the Regional Municipality of York and the Ministry of Environment and Energy.
- (ii) All new development in the “**RESIDENTIAL**”, “**COMMERCIAL**” and “**INDUSTRIAL**” designations shall be serviced by individual drilled wells. New development shall not be permitted unless adequate waste disposal and water supply facilities, satisfactory to the Regional Municipality of York and/or the Ministry of Environment and Energy, are available.
- (iii) A Settlement Capability study undertaken by the municipality indicates that there is an adequate supply of potable water in the Pefferlaw community area and that the community area can support, without a major environmental impact on the quality of the groundwater resource, additional population if development proceeds in a staged and orderly manner in accordance with standard practices and densities.
- (iv) All septic tanks and tile field systems shall conform to the Regional Municipality of York and the Ministry of Environment and Energy standards. New holding tanks shall be permitted only with the express written approval of the above noted agencies because of the burden of providing disposal sites and other health related concerns.

- (v) Specific regulations concerning lot frontages, setbacks, and minimum lot sizes shall be contained within the implementing Zoning By-law. Final lot sizes shall have regard for the method and capability of the servicing system. Any form of servicing shall meet the requirements of the Ministry of Environment and Energy and those government agencies having jurisdiction.
- (vi) New lots created through the severance or plan of subdivision process proposed to be serviced by an individual drilled well and a standard Class 4 sewage disposal system shall generally not be less than 0.7 ha (1.7 acres) in size. Notwithstanding the 0.7 ha (1.7 acres) minimum, specific lot sizes will be determined through hydrogeological studies prepared to the satisfaction of the Region of York and the Ministry of the Environment and Energy. The results of such studies may result in individual lot sizes which exceed or are less than the 0.7 ha (1.7 acres) minimum; however, the minimum lot size shall not be less than 0.4 ha (1.0 acres).

(b) **Other Required Services**

- (i) The developers of all proposed subdivisions in excess of three lots must make provisions for stormwater management according to the policies contained within Section 13.3.3.5 of this Plan. At the request of the Town developers may also be required to enter into subdivision, site plan or other agreements in order to ensure the provision of such services as street lighting, walkways, stormwater management facilities, landscaping or other matters which the Town feels are appropriate to the particular development proposal.

(c) **Municipal Services**

- (i) The Town shall ensure that any other municipal services such as fire protection are maintained at a reasonable level. Road and park

maintenance will be provided where necessary, and all other municipal services will be provided as required.

(d) **Staging of Development**

- (i) It is the intention of Council to stage development outwardly from the present built-up core area in a contiguous manner and to restrict development that would occur in a haphazard or “leapfrog” manner.
- (ii) The “**RESIDENTIAL**” designation as shown by Land Use Plan, Schedule ‘E1’ represents the anticipated limit of residential development of the Pefferlaw community during the planning horizon. It is not anticipated that additional Official Plan amendments are necessary to accommodate residential development within the community area. Zoning is available and will serve as the main mechanism through which the Town will control the rate at which development occurs in Pefferlaw.
- (iii) While the timing and standards for development in the community are the responsibility of the Town of Georgina and the Regional Municipality of York, Council shall take into consideration the recommendations and advice of local citizens concerned with the development of the Pefferlaw community area.

13.3.3.5 STORM DRAINAGE POLICIES

Stormwater from the Pefferlaw Secondary Plan Area drains in a northerly direction to Lake Simcoe or indirectly into Lake Simcoe through the Pefferlaw River and its tributaries. Drainage is primarily by open ditch and has historically been problematic within certain areas of the community having poor drainage and a high water table. It is therefore very important that site drainage be thoroughly reviewed and adequate stormwater management be achieved. From the aspect of stormwater runoff, the protection of the wetlands and warm water fisheries is of paramount importance. In addition, existing

watercourses must be protected from erosion which could occur with higher volumes of runoff.

The negative impact from individual development sites shall be minimized especially during the construction stage and the impact of any proposed development on local drainage patterns shall be identified. In general, post development peak flows shall equal pre-development levels and a suitable method of handling surface runoff shall be developed and implemented as an aspect of the approval process. In this regard, the following policies shall apply:

(a) **Policies Relating to Sub-Watershed Areas**

- (i) Prior to the consideration of draft plans of subdivision, a Master Drainage Plan which addresses both quantity and quality control aspects of stormwater management in accordance with terms of reference approved by the Town, the Lake Simcoe Region Conservation Authority, and the Region of York may be required to be undertaken by the developer for the applicable sub-watershed area in which the development is located (as shown by the Sub-Watershed Area Plan Schedule 'E4' down to the next major confluence) in order to minimize erosion and ensure drainage structures have adequate capacity. Quality control shall be in accordance with the Ministry of Environment and Energy and the Ministry of Natural Resources, **Interim Stormwater Quality Control Guidelines for New Development, 1991** or its successor. An intermunicipal agreement may be necessary in this regard. The Ministry of Transportation may also be a party to such an agreement if their transportation facilities are deemed to be involved.
- (ii) Water quality monitoring may be required to be undertaken by parties proposing development with respect to bodies of water receiving surface runoff. If a deterioration in water quality occurs, appropriate measures may be implemented or required by the municipality or the appropriate

authority including restrictions on development, treatment of surface runoff to improve the quality, or regulations for on-site disposal of surface water.

- (iii) If an intermunicipal drainage agreement is necessary, it shall be finalized and the stormwater management plan formulated prior to any amendment to this Official Plan or a plan of subdivision being approved in the community area.

(b) Policies Concerning Specific Properties and Developments

- (i) Stormwater Management Plans shall be undertaken for all new plans of subdivision in the Pefferlaw community area and may be required for those developments placed under Site Plan Control by the municipality. The stormwater management system shall be acceptable to the relevant regulatory agencies and commenting bodies having jurisdiction and shall be designed in accordance with the Town of Georgina design standards, and if available, the Master Drainage Plan for the sub-watershed area in which the site is situated.
- (ii) The retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate the infiltrating of storm water runoff into the ground where soil conditions permit.
- (iii) The use of on-site facilities shall be encouraged so as to retain surface runoff during peak flow periods and to permit settling of some pollutants contained in the surface runoff.
- (iv) No plans of subdivision shall be approved in the Pefferlaw community area if the proposed development would have a significant adverse impact on surface drainage.

(c) Other Policies

- (i) It is the policy of this Plan that any required stormwater facilities should not be considered as part of any parkland dedication areas as required by The Planning Act.
- (ii) Whenever possible, the location of the required stormwater facility should be located adjacent to the areas of parkland dedication, where such parkland dedication areas have been requested by the Town to be dedicated by the developer. The design of the facility should preferably be curvilinear in shape with gentle grades and slopes so as to present as natural a landscaped effect as possible, as opposed to being square or rectangular in design with steep slopes.

13.3.4 LAND USE POLICIES

13.3.4.1 RESIDENTIAL POLICIES

(a) **Definition**

- (i) The use of land designated “**RESIDENTIAL**” on Land Use Plan Schedule ‘E1’ shall be for permanent or seasonal residences.
- (ii) Residential densities and types of housing shall relate directly to the nature of available servicing and give consideration to any servicing limitations.
- (iii) Compatible uses which may be located within the residential designation include: home occupations, open space uses such as parks and natural areas, institutional uses such as places of worship and nursing homes, and local commercial uses.
- (iv) The definition and policies of Sections 5.2.1.4 and 5.2.1.6 of this Plan as they pertain to Local Commercial and Local Institutional uses shall apply to those lands designated “**RESIDENTIAL**” on Land Use Plan Schedule ‘E1’.

(b) **Policies**

- (i) In “**RESIDENTIAL**” areas the predominate use of land will be for single family residential dwellings. Other forms of residential housing such as a semi-detached dwelling and an apartment accessory to a single family dwelling may be permitted subject to the applicable policies of this Plan, the provisions of the Zoning By-law of the Town of Georgina, and the guidelines and policies of the Ministry of Environment and Energy and the Regional Municipality of York.
- (ii) Residential development within the Pefferlaw community area shall generally be low density in nature. Notwithstanding Section 6.3.1.5 (e), medium density and multi-unit residential development may be permitted in accordance with policies contained in Section 5.2.1.3 of this Plan. Medium density development, however, shall generally be directed and encouraged to locate in areas of the municipality possessing full municipal water and sewage services.
- (iii) It is not anticipated that 25 percent of the total number of new dwelling units in the Pefferlaw community area will be affordable housing. It is intended by the Town that affordable housing will generally be provided within the fully serviced urban areas of Keswick and Sutton.
- (iv) Plan of Subdivision applications which contain affordable housing units shall identify the number, type, and location of the affordable housing units provided.
- (v) New residential uses generally shall be situated in areas designated for such uses by Land Use Plan Schedule ‘E1’. Residential development by consent may be permitted where allowed by the applicable policies of this Plan.

- (vi) Residential development, other than the creation of 3 lots or less by consent in accordance with the policies of Section 6.1 of this Plan, shall be permitted only by Plan of Subdivision, Plan of Condominium, and/or the Site Plan Control approval process.
- (vii) Residential development, whether by subdivision or otherwise, should not be encouraged if such development would cause an undesirable pattern of growth or would prevent orderly growth in a compact and efficient manner.
- (viii) Where applicable, residential development should be designed to retain as much of the existing natural vegetation and features of a site as possible in order to control erosion and prevent any other adverse environmental impact. The Town may require the planting of vegetation by the developer for the purposes of buffering adjacent non-residential land uses and erosion control. Such buffering may include grass strips or other landscape amenities. Where possible existing trees and shrubs should be maintained and preserved.
- (ix) Lots created by a Plan of Subdivision shall be required to provide a setback from a watercourse to a lot line. This setback would be required in order to provide a vegetated buffer between the watercourse and development. The setback should be approximately as follows:
 - (a) Fifteen (15) metres from the lot line on either side of a stream channel containing a warm water fishery; and
 - (b) Thirty (30) metres from the lot line on either side of a stream channel containing a cold water fishery.
- (x) The design of new residential subdivisions will endeavour to limit the number of roads and/or driveways which provide ingress and egress for the development onto any Provincial highway, Regional or arterial road.

- (xi) The development of new residential areas will be staged to allow the monitoring of, and prevent a deterioration in, the groundwater resource of the community. The Town will also take into consideration the availability of municipal services and the desirability of maintaining and promoting a contiguous and compact built-up community form.

- (xii) Home occupations will be allowed and should be continually monitored by licensing, if necessary, to ensure compatibility with surrounding residential uses. Home occupations may be restricted to those uses that may be carried on within the dwelling and will be regulated by the implementing Zoning By-law.

- (xiii) It is recognized that noise from transportation facilities or industrial sources can adversely affect the residential use of property. To minimize the impact, new residential subdivisions and dwellings shall be designed in order to minimize noise exposure and meet the noise level objectives of the Ministry of Environment and Energy or the relevant agency having jurisdiction.

- (xiv) Where new residential development by Plan of Subdivision or Condominium is proposed adjacent to a Provincial highway, Regional or other arterial road, railway right-of-way or any other existing or potential noise source, a noise impact and attenuation study may be required to be prepared to the satisfaction of the Town, the Regional Municipality of York and the relevant agency having jurisdiction.

- (xv) Earth berms or other noise attenuation structures or features recommended by a noise impact and attenuation study completed in accordance with the policies of this Plan, may be required to be provided by the developer between new residential development and the existing or potential noise source or sources to the satisfaction of the Town, the Regional Municipality of York and the relevant agency having jurisdiction.

- (xvi) Vegetated buffer strips or other landscaping amenities, may be required to be provided by the developer between new residential development and a Provincial highway, Regional or arterial road, to the satisfaction of the Town, the Regional Municipality of York and/or the appropriate agency having jurisdiction.
- (xvii) Conversion of older homes into apartments and seasonal residences into permanent residences will be allowed subject to the policies of this Plan and the provisions of the Zoning By-law of the municipality and in accordance with the regulations of the Ministry of Environment and Energy and/or the Regional Municipality of York.

(c) **Special Provisions**

- (i) On those lands described as Lot 1, Block A, Plan 93, a mechanical garage for commercial purposes may be permitted, however, it is recognized that no potential exists to service same on private services.
- (ii) Notwithstanding Section 3.4.2 of the Town of Georgina Official Plan respecting development on an assumed public road, and any policies to the contrary, on land described as Part Lot 75, Plan 472, and Parts 1 and 2, Plan 65R-31703, the establishment of a single family dwelling and associated accessory buildings, structures and uses shall be permitted on the subject property, having frontage on a private right-of-way.
- (iii) **O.P.A 134**
Notwithstanding Section 5.1.4 of the Town of Georgina Official Plan (1982) respecting development on an assumed public road, and any policies to the contrary, on land legally described as Part Lot 21, Concession 6 (G), and further described as Part 1, Plan 65R-31959, the establishment of a single detached dwelling and associated accessory buildings, structures and uses shall be permitted on the subject lands, having frontage on the private right-of-way municipally known as Memory Lane.

13.3.4.2 COMMERCIAL POLICIES

(a) **Definition**

- (i) The “**COMMERCIAL**” classification of land shall mean that the predominant use of land in the areas so designated shall be for the purposes of buying, selling, leasing and exchanging of commodities and the supplying, selling and leasing of personal, business and recreational services.
- (ii) Within “**COMMERCIAL**” areas, permitted land uses may also include institutional, residential and office uses. Restricted uses in the commercial areas will be those of high water use. The policies of Section 5.2.3 of this Plan shall apply to those lands designated “**COMMERCIAL**” on Land Use Plan Schedule ‘E1’. In addition, the following policies shall also apply to those lands designated “**COMMERCIAL**” on Schedule ‘E1’.

(b) **Policies**

- (i) It is the intention of this Plan to allow the development of a commercial node in the area of the junction of Pefferlaw Road and Highway No. 48. Future commercial activities shall continue to predominantly serve the local community and the tourist population.
- (ii) In the event of the establishment of new convenience stores or a small commercial plaza adjacent to Provincial highways or Regional roads, adequate off-street parking shall be provided for the safety and convenience of the people using such commercial areas. Parking shall be provided in accordance with the requirements of the implementing Zoning By-law of the Town.
- (iii) Adequate buffering shall be provided between commercial areas and any

adjacent residential use. This required buffering shall also apply to individual commercial establishments. Such buffering may include grass strips or other landscape amenities. Where possible existing trees and shrubs should be maintained and preserved.

- (iv) In the absence of a central water supply system within the Pefferlaw community, larger scale commercial proposals may be required to be accompanied by a hydrogeological report indicating that there is an available and adequate supply of potable water for such development. The report may also be required to examine the impact of the proposed commercial development on the quality of local groundwater resources and drainage systems.
- (v) All proposed methods of water supply and sewage disposal shall be approved by the Regional Municipality of York and the Ministry of Environment and Energy.
- (vi) All areas or lots designated “**COMMERCIAL**” on Land Use Plan Schedule ‘E1’ to this Plan which are either currently vacant of any buildings or structures or which are built on but are currently used for another purpose such as residential, may be subject to site plan control pursuant to Section 6.8 of this Plan. In addition to the above, the development or redevelopment of existing “**COMMERCIAL**” uses may also be subject to site plan control.

13.3.4.3 INDUSTRIAL POLICIES

(a) **Definition**

- (i) The “**INDUSTRIAL**” classification of land shall mean that the predominant use of land in areas so designated, as shown on Land Use Plan Schedule ‘E1’, shall include only those industrial uses which are largely free from

noxious emissions of smoke, noise, dust, fumes or odours. Permitted “**INDUSTRIAL**” uses include wholesaling, service operations, parking lots, utilities, accessory buildings, manufacturing, warehousing, retailing as accessory to manufacturing, warehousing and farm related activities. In addition, certain other compatible uses may be permitted including commercial uses accessory to an industry and essential accessory residential uses such as a caretaker’s residence. All industrial uses shall be of a dry nature in accordance with subsection 13.3.2.2.

b) **Policies**

- (i) New industry shall be located in areas designated “**INDUSTRIAL**” except for those which may be characterized as a Home Industry.
- (ii) An amendment to this Plan shall be necessary to permit industrial development of lands situated within the Pefferlaw community area not contemplated for industrial use by this Plan. Such an amendment may require the following studies to be completed to the satisfaction of the Town and the relevant approval agencies:
 - (a) An assessment of the suitability of the proposed location for industrial purposes based on site characteristics which may include, but are not limited to, accessibility, visual impact, traffic impact and the compatibility of the proposed use with adjacent land uses;
 - (b) An examination of the current status of the local market demand and supply for industrial lands and an estimate of the probable economic impact of the proposal on the Pefferlaw community and the Town;
 - (c) A hydrogeological investigation prepared by qualified professionals which would evaluate and assess the proposal in terms of current Provincial and Regional requirements governing the environmental

- review of industrial development on private services;
- (d) A Stormwater Management Report in accordance with the policies of Section 13.3.3.5 of this Plan and the requirements of the relevant commenting agencies such as the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority;
 - (e) A breakdown and listing of the proposed industrial activities and processes to occur on the lands under consideration for industrial purposes and the methods by which monitoring of these activities may occur; and
 - (f) Other studies or reports as may be required to ensure that the proposed industrial development will conform to current Provincial, Regional and Town requirements.
- (iii) All industries shall comply with the Ministry of Environment and Energy emission regulations and be of a low water consuming and discharging nature or a “dry” industrial type. Those industries which utilize, for any purpose, amounts of water greater than 4500 litres per day shall locate in areas of the Town where full municipal services are available.
- (iv) For a proposed industrial development which abuts lands containing a non-industrial use or non-industrial designation, landscaping or screening shall be provided to adequately buffer the two different types of land use. Such buffering may include grass strips or other landscape amenities. Where possible existing trees and shrubs should be maintained and preserved.
- (v) All industries will provide adequate off-street parking and loading facilities.
- (vi) All areas or lots designated “**INDUSTRIAL**” on Land Use Plan Schedule

'E1' to this Plan which are either currently vacant of any buildings or structures or which are built on but are currently used for another purpose such as commercial, may be subject to site plan control. In addition to the above, the development or redevelopment of existing industrial uses may also be subject to site plan control.

- (vii) Industrial uses situated adjacent to, or near existing residential areas may be restricted by the implementing Zoning By-law to those uses which will have no adverse environmental impact in terms of noise, vibration, smoke or odour.
- (viii) Outside storage for industrial uses shall not be permitted where such storage may have an adverse visual or environmental impact.

13.3.4.4 OPEN SPACE POLICIES

(a) Definition

- (i) The predominant use of the lands designated “**PUBLIC OPEN SPACE**” and “**PRIVATE OPEN SPACE**” on Land Use Plan Schedule 'E1' shall be for recreational and conservation purposes. The uses of the “**PUBLIC OPEN SPACE**” designation may include but are not limited to, forestry, public parks, playgrounds, sports fields, nature trails, picnic areas and similar uses provided on lands generally open to the public. Uses permitted in the “**PRIVATE OPEN SPACE**” designation may include cemeteries and community service club halls as well as private commercial recreational facilities such as golf courses and driving ranges.
- (ii) Those uses not to be allowed in conjunction with any of these uses nor included in the above definition are bowling alleys, billiard halls or similar indoor commercial recreation enterprises, except where indoor commercial uses are incidental, subordinate or accessory to a primarily outdoor

recreational or conservation use.

- (iii) It is the intention of this Plan that open space areas generally be kept free and open from buildings and structures, except those which are incidental or accessory to the type of recreational or conservation activity.

(b) Public Open Space Policies

- (i) In developing park areas, adequate lands shall be acquired for open space purposes which shall take into consideration the open space needs of both existing and new development. The possibilities of obtaining additional funds for the development and maintenance of local parks will be continually reviewed as residential development occurs within the community.
- (ii) The Town endorses the concept of “linkage” in the formation of a recreational and open space system. Preferred areas for parkland acquisition would be lands located adjacent to, or near the Pefferlaw River or other watercourses and required stormwater facilities.
- (iii) As Pefferlaw develops, there may be the need for the development of small parkettes or tot lots (one or possibly two of approximately 1,400 -1850 m² in size) with play equipment for residents in the north-west and/or north-east (preferably one on either side of the Pefferlaw River) areas of the existing built-up area of the community. The Town shall monitor the open space requirements of the Pefferlaw community.
- (iv) In subdivision applications involving the dedication of relatively small areas of parkland, consideration shall be given by the Town to the availability and potential for the possible future acquisition of abutting lands to enlarge such an area. All lands dedicated to the municipality shall be conveyed in a physical condition satisfactory to the Town.

- (v) The potential for the utilization of Crown Land within the Pefferlaw community area for passive recreational purposes such as cross country skiing, nature trails, etc. should be further investigated by the Town. These areas would include the lands designated by Schedule 'E1' as "**PUBLIC OPEN SPACE**" as well as Crown lands located immediately adjacent to the community area in the Pefferlaw Tract.
 - (vi) Where it is felt that the dedication of open space lands is unnecessary or impractical, the municipality shall be paid monies by the developer to the value of such land required to be conveyed. Such monies shall be paid into a special account as provided for according to the Planning Act and these monies used primarily for the purchase of lands to be used for open space or park purposes. Such monies shall also be used for the development of these or other open space and park lands for recreational purposes.
- (c) **Private Open Space Policies**
- (i) When lands are designated "**PRIVATE OPEN SPACE**" by this Plan and held under private ownership, it is not intended that these lands will necessarily remain as open space indefinitely, nor should it imply that open space areas are free and open to the general public or will be purchased by the Town.
 - (ii) The golf course presently provides the community with a large open space area usable for public (particularly seasonal residents) recreational purposes. It is intended that this open space use be promoted and continue its present function for as long as possible.
 - (iii) If proposals to develop such lands in private ownership are made and the Town does not wish to purchase such lands in order to maintain the open space, then an amendment to the Plan shall be given due consideration by

Council.

- (iv) Proposals for open space uses that are recreational in nature shall be encouraged to generally locate in the area east of the Pefferlaw River north of Highway No. 48.

13.3.4.5 RURAL POLICIES

(a) Definition

- (i) The “**RURAL**” designation of land is intended to recognize and identify those areas not utilized for urban or open space purposes. The major purpose of this designation is to preserve the viability of existing resource uses and to generally maintain and conserve the natural landscape and rural character of the community.
- (ii) The predominant use of “**RURAL**” designated lands as shown on Land Use Plan Schedule ‘E1’ shall be for agricultural, forestry and conservation purposes. Other permitted uses include farm related uses, hunting, mineral aggregate extraction and rural residential uses. Limited rural industrial, commercial, and recreational uses may be permitted subject to an Amendment to this Plan and in accordance with Subsection 13.3.3.1(l). Private cemeteries, churches and other institutional uses may be permitted subject to an amendment to the Town’s zoning by-law and in conformity with the provisions of Subsection 13.3.4.5(b) (x).
- (iii) The definitions and policies of Section 4.3 pertaining to “**RESOURCE CONSIDERATIONS**”, and Section 5.2.8 outlining the “**RURAL**” policies of this Plan, with the exception of the second paragraph and Subsections 5.2.8.1.3, 5.2.8.1.4 and 5.2.8.1.6 shall apply to those areas designated “**RURAL**” on Land Use Plan Schedule ‘E1’. In addition, the following policies shall also apply to those lands designated “**RURAL**” on Schedule

'E1'.

(b) **Policies**

- (i) New livestock operations shall be discouraged from locating near designated non-rural areas or generally within the boundaries of the Pefferlaw community area. For the purposes of this Plan, livestock operations shall include such uses as feedlots, poultry barns, piggeries, the raising of fur bearing animals or similar uses.
- (ii) New non-farm uses generally shall not be permitted to locate within 305 metres (1000 feet) of an existing livestock operation.
- (iii) In all cases where the compatibility of an agriculturally related use is in doubt with other uses permitted by this Plan, the guidelines of the Agricultural Code of Practice and the provisions of the implementing Zoning By-law shall apply.
- (iv) When considering non-agricultural development proposals, the Town shall determine to its satisfaction that the lands involved are not good agricultural lands and that the proposal will not negatively impact existing or potential agricultural operations and where these matters cannot be adequately determined the opinion of the Ministry of Agriculture and Food shall be sought.
- (v) In addition to any other policies found herein, the general criteria for permitting non-agricultural uses shall be: the use of poorer quality lands wherever possible, little or no interference with existing agricultural operations or uses, location on good roads where heavy traffic is likely to be generated by the use, and adequate distance and buffering from incompatible uses.

- (vi) New residential development by severance generally shall not be permitted to locate within 150 metres of an area of aggregate potential in order that the possible future extraction of the resource not be compromised.
- (vii) The construction of a dwelling and accessory uses may be permitted on a vacant lot where such a lot shall front on an existing and assumed municipal road maintained year-round where the road is of a reasonable standard of construction. Such construction shall proceed in accordance with the provisions of the implementing Zoning By-law and where a permit for a sewage disposal and tile field system has been approved by the Regional Municipality of York.
- (viii) Portable asphalt plants used by a public road authority or their agent or contractor, shall be permitted in the “**RURAL**” designation located throughout the community area except within 300 metres of an existing built-up area of the community, or in close proximity to an existing residence or an environmentally significant or Wetland area. Council may regulate the time period during which a portable asphalt plant may remain at a specific site.
- (ix) A portable asphalt plant shall mean a facility:
 - (a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
 - (b) Which is not of permanent construction, but is designed to be dismantled and moved to other locations as required.
- (x) Private cemeteries, churches and other institutional uses may be permitted subject to an amendment to the zoning by-law and the following:

- (a) the need and demand for the proposed use at the proposed location;
 - (b) why the location of the proposed use is required and appropriate;
 - (c) the impact of the proposed use on the agricultural land base and farming activities;
 - (d) the impact of the proposed use on environmental functions, attributes and linkages;
 - (e) the proposed use cannot be accommodated within the built up portion of the Secondary Plan;
 - (f) the use conforms to the servicing policies of this Plan;
 - (g) the proposed use is compatible with surrounding uses; and
 - (h) the ability to provide an adequate potable water supply and sewage disposal system.
- xi) An Accessory apartment may be permitted in a single detached dwelling within the Rural designation, subject to an amendment to the Zoning By-law, and in accordance with the following provisions:
- i) an accessory apartment is an “accessory unit” which is a self-contained dwelling unit supplementary to the primary residential use of the property;
 - ii) only one accessory unit can be created within each single detached dwelling;
 - iii) the minimum lot area for a single detached dwelling being considered for the creation of an accessory unit shall be 2000 square

metres;

- iv) the creation of an accessory unit within a single detached dwelling shall comply with the requirements of the Building Code Act, namely Part 8 – “Sewage Systems” of the Ontario Building Code, as amended and/or the applicable requirements of any other relevant agency relating to private sewage system servicing with the exception that a holding tank shall not be a permitted servicing option for new development;
- v) a potable and sufficient supply of water for drinking and sanitary purposes shall be available;
- vi) the creation of an accessory unit shall be within a single detached dwelling that has frontage on an assumed public street;
- vii) the maximum size of the accessory unit shall be limited to a maximum of forty percent of the residential floor area of the single detached dwelling;
- viii) two parking spaces shall be provided for the accessory unit;
- ix) the creation of an accessory unit shall maintain conformity with the Town of Georgina Zoning By-law;
- x) the creation of an accessory apartment will be subject to applicable Fire Code standards, in addition to a building permit, which will ensure that all apartments conform to the Ontario Building Code, municipal property standards and other relevant requirements;
- xi) minor variations to the minimum lot area and maximum size policies required in (iii) and (vi) above, may be permitted provided that intent

of this plan is maintained.

13.3.4.6 INSTITUTIONAL POLICIES

(a) **Definition**

- (i) Lands designated “**INSTITUTIONAL**” in Land Use Plan Schedule ‘E1’ recognize the major existing public and institutional uses of the community, being the Morning Glory Public School and the Pefferlaw Community Park.
- (ii) Permitted uses shall include administrative and public service uses such as a school, post office, pumping house, works department, fire hall, community hall, library, etc.

(b) **Policies**

- (i) Presently the lands designated “**INSTITUTIONAL**” generally recognize the major public institutional areas within the Pefferlaw community area and it is the intent of this Plan that the introduction and development of new public institutional uses will not require an amendment to this Plan.
- (ii) All institutional uses shall be located near or adjacent to major roads and shall have sufficient lot area to adequately accommodate the parking requirements generated by the use.
- (iii) Institutional uses proposed to be located adjacent to, or within, residential areas shall be suitably landscaped and buffered from the residential uses and the building shall be architecturally designed so as to complement the nature of the surrounding residential uses.
- (iv) Wherever possible, schools shall be located adjacent to parks. Multi-user partnerships with other Boards, agencies or the Town shall be encouraged.

13.3.4.7 SPECIAL STUDY AREAS

(a) **General**

- (i) Areas designated by this Plan as a “**SPECIAL STUDY AREA**” and shown on Land Use Plan Schedule ‘E1’ as such, are lands deemed to be appropriate locations for the identified land uses as detailed by the policies of this Plan. The Town, as part of the approval process, shall require that an in-depth review of the physical characteristics of the site be undertaken as required by the policies of this Plan and other government authorities. Completion of this review, which consists of a number of different studies, is necessary before development as anticipated by the Plan is allowed to proceed. The requested studies are required in order to ensure that any potential development constraints of a specific site are adequately identified and assessed.
- (ii) The policies of Section 13.3.4.5 of this Plan as they pertain to the “**RURAL**” designation shall apply to any area designated as a “**COMMERCIAL, INDUSTRIAL OR RECREATIONAL COMMERCIAL STUDY AREA**” on Land Use Plan Schedule ‘E1’ until such time as development proceeds in accordance with the policies of this Plan or an amendment to this Plan is approved.
- (iii) Once site specific development suitability and potential land use compatibility issues have been adequately addressed to the satisfaction of the Town and relevant commenting agencies, development of the nature and scale anticipated in accordance with the policies of this Plan may proceed through an amendment to the implementing Zoning By-law without the need for a further amendment to this Plan.
- (iv) If it is determined in the future that development of the type envisioned by the policies of this Plan is not feasible or realistic in terms of the current

situation, other land uses not permitted by the “**RURAL**” designation may be considered by amendment to this Plan.

- (v) It is intended that the areas identified and the uses envisioned for lands identified as a “**SPECIAL STUDY AREA**” on Land Use Plan Schedule ‘E1’, shall be deemed, through inclusion in this Plan and the subsequent approval of the policies of this Plan by the Town and the Region of York, to comply and be an appropriate future use of land in terms of the “York Region Official Plan Policy Guidelines”. Further justification on the part of the proponent for the need, extent, size and the proposed location shall not be necessary if the development is of a similar nature as that envisioned and anticipated in this Section.

(b) **Commercial Special Study Area**

(i) **Definition**

- (a) The “**COMMERCIAL SPECIAL STUDY AREA**” classification of land shall be for the purposes of the development of a commercial “node” in this general location. The intent of this policy is to recognize the servicing constraints which affect the Central Business District of the community while also allowing for the possible future expansion of the number and range of commercial uses serving the residents of the Pefferlaw community area.
- (b) It is intended that the range and type of commercial uses permitted within lands designated as a “**COMMERCIAL SPECIAL STUDY AREA**” may be varied and flexible. These uses may include a combination of central business district, neighbourhood commercial, highway commercial and tourist commercial type uses as identified in Sections 5.2.3.1, 5.2.3.3, 5.2.3.4 and 5.2.3.5 respectively of this Plan. The implementing Zoning By-law shall detail and set out the

range and sizes of the permitted commercial uses.

- (c) It shall be the policy of this Plan that a “Major Shopping Centre” of not more than 1400 m² shall be deemed to be an appropriate future use for those lands generally located south and west of the corner of the junction of Provincial Highway No. 48 and Pefferlaw Road (Regional Road No. 21). Development on this site for this purpose shall proceed in accordance with Section 5.2.3.2 and the other applicable policies of this Plan.

(ii) **Policies**

- (a) Preference shall be given to “dry” commercial uses or those uses that consume minimal amounts of water in their day-to-day operation and generate minimal amounts of sewage and waste water. The aggregate amount of water consumed by all of the commercial uses located on a specific property or site shall not exceed 4,500 litres per day when such development is serviced by a private well and sewage disposal system.
- (b) In an effort to maximize the degree of commercial utilization of a property, and taking into consideration the servicing constraints affecting the community and the amount of water utilized for residential purposes; it shall be the policy of this Plan that where development is serviced by private wells and standard Class IV private services, accessory residential apartments developed in conjunction with commercial uses shall not be permitted.
- (c) The number of access points onto Provincial Highway No. 48 shall be kept to a minimum and the feasibility of creating connected driveways or a public service road may be considered by the municipality.

- (d) In order to reduce a potential traffic hazard and the need for turning lanes, the preferred road access location for a commercial plaza use located at the southwest corner of the junction of Provincial Highway No. 48 and the Pefferlaw Road would be from Pefferlaw Road (Regional Road No. 21).
- (e) The intent of the Town in encouraging the development of a commercial “node” is to expand the range of commercial services available to residents and allow existing businesses the opportunity to expand and still be located within the community. It is also the policy of this Plan to generally promote the location of businesses offering unavailable and unique commercial services within the community and to discourage the establishment of new commercial uses that would compete directly with existing businesses in the Central Business District.
- (f) New commercial uses proposed to be located within the new commercial “node” should generally conform with the assessed needs of the Pefferlaw community area as identified by the Commercial Needs Assessment appended to this Plan as part of the Background Study. If the proposed commercial uses do not generally appear to conform with the assessed needs, the Town may require the proponent to undertake a local commercial market study. Such a study, if requested, would examine the effect of the proposed commercial development on the existing businesses located in the Central Business District of the Pefferlaw community and would be a prerequisite to an amendment to the implementing Zoning By-law.
- (g) Commercial development proposals for lands identified as a **“COMMERCIAL SPECIAL STUDY AREA”** may be required to submit a hydrogeological review which shall examine the proposal in

terms of its compliance with the guidelines and policies of the Ministry of Environment and Energy and the Regional Municipality of York.

- (h) A stormwater management report shall generally be undertaken for commercial development of land identified as a “**COMMERCIAL SPECIAL STUDY AREA**” in accordance with the policies of Section 13.3.3.4 of this Plan and the requirements of the relevant authority.
- (i) As a condition of approval commercial development proposals may be required to install a water meter and maintain records of on-site water consumption.
- (j) All lands identified as a “**COMMERCIAL SPECIAL STUDY AREA**” by this Plan and developed for commercial purposes shall be subject to site plan control.
- (k) Adequate on-site parking shall be provided for the convenience of the customers and employees. In addition, landscaped areas, fences, berms, plantings and screenings or other forms of buffering may be required between new commercial uses and existing adjacent residential uses.

(c) **Industrial Special Study Area**

(i) **Definition**

- (a) The “**INDUSTRIAL SPECIAL STUDY AREA**” classification of land shall be for the location and development of industrial uses or an industrial plan of subdivision. The intent of this policy is to provide direction to the private sector as to the appropriate location for future industrial uses in the Pefferlaw community area. These areas have

been chosen by the Town taking into consideration the need for the use, surrounding land uses, accessibility and marketability factors, as well as the visual impact of such development on the rural character of the community.

- (b) Nothing in this Section shall be deemed to contradict Section 5.2.4 (b) of this Plan which states that the first priority area for the location of industrial development in the Town of Georgina shall be the fully serviced areas of Keswick and Sutton and that industrial development in the Pefferlaw community area is of secondary importance. Industrial development in the Town shall be encouraged first to locate in the areas of the municipality possessing full municipal services, although it will also be permitted to occur in the Pefferlaw community area in response to the need to ensure local employment opportunities and in order to satisfy the locational preferences of community businesses.
- (c) The range of industrial uses permitted within lands designated as an **“INDUSTRIAL SPECIAL STUDY AREA”** shall be limited in terms of the type, size and scale of industrial uses being permitted. Permitted uses may include industrial type uses as identified in Section 13.3.4.3 of this Plan. In addition the following policies shall also apply for those areas designated on Land Use Plan Schedule ‘E1’ as an **“INDUSTRIAL SPECIAL STUDY AREA”**.

(ii) **Policies**

- (a) The intent of the Town in encouraging the development of industrial uses is to expand the range of employment opportunities available to residents and to allow existing local industries the opportunity to expand and remain located within the Pefferlaw community area. New industrial uses shall only be permitted if they can be achieved in

a planned manner without causing an adverse environmental impact. It is therefore the policy of this Plan to prohibit the establishment of new industrial uses that would not be “dry” in nature and to direct those industrial activities which are high in water consumption to the fully serviced industrial areas of the municipality. Council may require any applicant for development in the “Industrial Special Study Area” to conduct an investigation of the feasibility of developing on communally-owned water and sewage services prior to granting approval of any development.

- (b) Uses that consume minimal amounts of water in their day-to-day operation and generate minimal amounts of sewage and waste water shall be permitted to locate within those areas designated **“INDUSTRIAL SPECIAL STUDY AREA”** upon the receipt and approval by the Town and relevant commenting agencies of satisfactory documentation demonstrating the development suitability of these lands. The total amount of water consumed by an individual industrial use located on a specific property or site to be considered “dry” is less than 4,500 litres of water per day.
- (c) Any proposal to divide an existing lot for the purpose of new industrial development into more than three parcels of land shall proceed by the Plan of Subdivision approval process. Lot sizes shall take into consideration and be dependent upon site specific soil and drainage conditions, the nature and scale of the proposed use, the method of servicing being considered and the guidelines and policies of the relevant approval authorities and commenting agencies.
- (d) Generally the number of access points onto Provincial Highway No. 48 servicing industrial uses shall be kept to a minimum wherever

possible and the feasibility of creating connected driveways or requiring access by a local interior road in an industrial plan of subdivision shall be examined when considering approval of industrial development.

- (e) In an effort to maximize the utilization of the permitted use of a property, and taking into consideration the servicing constraints affecting the community, it shall be the policy of this Plan that when new development is serviced by private wells and standard Class IV private services, accessory residential apartments developed in conjunction with industrial uses shall not be permitted.
- (f) Industrial proposals for lands identified as an “**INDUSTRIAL SPECIAL STUDY AREA**” shall be in compliance with the applicable guidelines and policies of the Ministry of Environment and Energy and the Regional Municipality of York.
- (g) A stormwater management report generally shall be undertaken for the industrial development of lands identified as an “**INDUSTRIAL SPECIAL STUDY AREA**” in accordance with the policies of Section 13.3.3.5 of this Plan and the requirements of the Town and the relevant approval authorities.
- (h) As a condition of approval, industrial development proposals may be required to install a water meter and maintain records of on-site water consumption.
- (i) All lands identified as an “**INDUSTRIAL SPECIAL STUDY AREA**” shall be subject to site plan control.
- (j) Adequate on-site parking shall be provided for the convenience of customers and employees. In addition, landscaped areas, fences,

berms, plantings and screenings or other forms of buffering may be required between new industrial and adjacent land uses.

- (k) Industrial uses shall be restricted by the implementing Zoning By-law to those uses which are “dry” in nature and generally have an insignificant adverse environmental impact in terms of noise, vibration, smoke or odour. The range and scale of industrial uses permitted on lands designated “**INDUSTRIAL SPECIAL STUDY AREA**” shall take into consideration the type and proximity of neighbouring land uses and designations.
- (l) Outside storage uses may be permitted in industrial areas situated within lands identified as an “**INDUSTRIAL SPECIAL STUDY AREA**”.

(d) **Recreational Commercial Special Study Area**

(i) **Definition**

- (a) The “**RECREATIONAL COMMERCIAL SPECIAL STUDY AREA**” classification of land shall signify that the appropriate future use of the lands so designated on Land Use Plan Schedule ‘E1’ is for the development of marine recreation commercial uses. This area is strategically located and has potential for marina use and/or other water related tourist recreational and sport activities.
- (b) The delineation of the “**RECREATIONAL COMMERCIAL SPECIAL STUDY AREA**” is intended to encourage the continued development of a nodal grouping of commercial uses based on the lake and river amenity.

(ii) **Policies**

- (a) The area identified on Land Use Plan Schedule 'E1' as a **“RECREATIONAL COMMERCIAL SPECIAL STUDY AREA”** is situated near the mouth of the Pefferlaw River and is located within the flood plain and regulatory fill area. It is the intention of the Town to ensure that development in this area shall take precautions concerning flood hazards and adhere to the requirements for development of the Lake Simcoe Region Conservation Authority.
- (b) The Town may require the preparation of a Waterfront Plan for the recreational commercial development of the mouth of the Pefferlaw River area. In the event that such a study is undertaken, consultation shall be made with local businesses, property owners and the relevant Federal and Provincial authorities.
- (c) Prior to the establishment of docking facilities, the developer may be required to enter into a development agreement and shall obtain all necessary approvals from the Federal government, Ministry of Natural Resources, Lake Simcoe Conservation Authority, Regional Municipality of York, and the Town of Georgina.

13.3.4.8 SPECIAL DEVELOPMENT AREAS

(a) Residential Special Development Area

(i) Definition

- (a) The **“RESIDENTIAL SPECIAL DEVELOPMENT AREA”** classification of land shall signify that in addition to the uses permitted in Section 13.3.4.1(a) (iii), this area is an appropriate location for home industry uses. The area was identified by taking into consideration the mix of surrounding land uses and the proximity of a **“COMMERCIAL SPECIAL STUDY AREA”**.

- (b) Home Industry uses are very limited industrial uses which are secondary to the main residential use of the lot and which characteristically employ family members. Home Industry uses shall not be permitted in a dwelling unit or a building attached thereto.

(ii) **Policies**

- (a) The “**RESIDENTIAL SPECIAL DEVELOPMENT AREA**” takes into consideration that the policies of this Plan do not generally allow home industry uses in “**RESIDENTIAL**” designated areas within the Pefferlaw community area without an amendment to the Plan. As such, careful consideration shall be given by the Town to the type and scale of any proposed home industry use in order to ensure compatibility with surrounding uses.
- (b) Home Industry uses shall be restricted by the implementing Zoning By-law to those uses which are “dry” in nature and which have no adverse environmental impact. The implementing Zoning By-law may be more restrictive in the range and scale of the permitted home industrial uses than what are generally permitted in the “**RURAL**” land use classification.
- (c) Where necessary, special zoning and/or site plan control provisions such as increased yards or landscaped areas, fences, berms and screenings may be required to be provided in order to protect the privacy and landscaped amenities of the surrounding residential area.
- (d) Generally, no outside storage shall be permitted in connection with a home industry in the “**RESIDENTIAL SPECIAL DEVELOPMENT AREA**”.

- (e) All lands identified as a “**RESIDENTIAL SPECIAL DEVELOPMENT AREA**” by Schedule ‘E1’ of this Plan and developed for home industrial purposes shall be subject to site plan control.

(iii) **Special Provisions**

- (a) **PART OF LOT 21, CONCESSION 6 (G)** **O.P.A. 79**

In that area shown in heavy outline in Schedule ‘E1 - Land Use Plan’ hereto, and designated **RESIDENTIAL SPECIAL DEVELOPMENT AREA NO. 3**, a bed and breakfast establishment having a maximum of six guest rooms serving the traveling public, within a single family residence, shall be a permitted use in addition to those uses permitted herein.

- (b) **PART OF LOT 21, CONCESSION 6 (G)** **O.P.A. 79**

Notwithstanding Sections 13.3.4.1(a) (iii) and 13.3.4.8, in that area shown in heavy outline in Schedule ‘E1 - Land Use Plan’ hereto, and designated **RESIDENTIAL SPECIAL DEVELOPMENT AREA NO. 4**, the following uses shall be permitted within the west 83 metres of the subject area, in addition to those uses permitted herein:

- (i) A bus garage for the parking and/or storage of buses, where the washing of vehicles is conducted only within a bus garage and where the total number of buses parked and/or stored is seven including a maximum of four buses parked outside of the bus garage.
- (ii) The maintenance and repair, excluding major mechanical repairs, only within the bus garage. Such repair, including minor mechanical repairs, shall not include the nature or type

of repairs described as follows:

- any cleaning of buses, where either the bus is located outside of the bus garage, or the cleaning equipment is operated from outside of the bus garage;
- any body work requiring the use of a paint booth and paint fumes exhaust system;
- any repair undertaken to straighten the frame of a bus;
- any engine repair requiring the removal of the engine from the bus, such as the installation or rebuilding of engines;
- any transmission repair requiring the removal of the transmission from the bus;
- any differential (rear end) repair requiring the removal of the differential from the bus;
- any main air conditioning system repair requiring a licenced air conditioner repair person, but excluding auxiliary air conditioning units;

Furthermore, “maintenance and repair, including minor mechanical repair” shall only be permitted so long as such repair and maintenance of buses is limited to those buses associated with the operation of the bus garage for the parking, storage, and washing of buses.

- (iii) The conversion or upgrading of bus shells for specialized bus accommodation such as VIP, entertainer, motor home or

industrial use coaches.

- (iv) The parking and/or storage of recreational vehicles and/or boats, where the washing of recreational vehicles and/or boats is conducted only within the bus garage, but at such time as the building no longer functions for the purpose of a bus garage. Further, maintenance and repair of recreational vehicles and boats will not be permitted.
- (v) Certain home industry uses within the bus garage, but at such time as the building no longer functions for the purpose of a bus garage. Home industry uses shall only include a carpentry shop, an electrical shop, an electronic equipment repair shop, a metal working shop, a plumbing shop, a small engine repair shop, and a welding shop. The maximum number of home industry uses conducted within the bus garage building, at any one time, shall be two. The following uses shall not be permitted as a home industry use; an autobody garage, a furniture stripping business, a mechanical garage, a paint shop, and storage of school buses.

It is a policy of this Official Plan that due to adjacent sensitive land uses no further intensification of the bus-related uses shall be allowed, including, but not limited to, additional outside parking and/or storage of buses or any further bus-related uses.

(c) **PART OF LOT 21, CONCESSION 6 (G)** **O.P.A. 79**

In addition to the severance policies contained in Section 6.1 of this Plan, the property shown in heavy outline in Schedule 'E1' - Land Use Plan hereto, and designated **RESIDENTIAL SPECIAL DEVELOPMENT AREA NO. 3** and **RESIDENTIAL SPECIAL**

DEVELOPMENT AREA NO. 4, may be divided by severance along the boundary line between the two Special Development Areas. Such severance may not be granted without the approval of the relevant approval authority for on-site sewage systems on each lot designed to accommodate the existing and proposed residential dwellings, and the non-residential use of the bus garage building in **RESIDENTIAL SPECIAL DEVELOPMENT AREA NO. 4**.

(b) **Rural Special Development Area**

(i) **Definition**

- (a) The “**RURAL SPECIAL DEVELOPMENT AREA**” classification pertains to the lands situated adjacent to and fronting onto an unassumed private right-of-way (Routley Road) shown on Land Use Plan Schedule ‘E1’.
- (b) In an effort to assist with development on existing vacant lots in this area, the Town considers it appropriate to create smaller lots of a minimum size of 2.0 hectares. However, it is intended that this area remain under a Rural zoning category and not be developed as a Plan of Subdivision with smaller lots.

(ii) **Policies**

- (a) Notwithstanding Section 6.1.2.1.5(a) (ii) of this Plan, the severance of lots a minimum of 2.0 hectares in size accessed from, and having frontage on an assumed public road shall be permitted, subject to all other applicable policies of this Plan. Furthermore, the infilling provisions of Section 6.1.2.1.5(b) shall not apply.

13.3.4.9 FORMER WASTE DISPOSAL SITE POLICIES

(i) **Definition**

The “Former Waste Disposal Sites” are located at Lot 17, Concession 4 in the Town of Georgina and Lot 1, Concession 13 in the Township of Brock. Schedule “E1” identifies lands within a 500 metre radius of these sites which are hereby referred to as “Waste Disposal Areas”.

(ii) **Policies**

(a) The Town, in conjunction with the Ministry of Environment and Energy may permit development on the site and on lands within a 500 metre radius of the site, subject to the following policies:

(i) Written approval has been received from the Ministry of Environment and Energy that development satisfies the provisions of the Environmental Protection Act.

(ii) Studies have been carried out to the satisfaction of the Town in consultation with the Ministry of Environment and Energy 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.

(iii) 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 (ii) above.

(iv) The Town shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure.

(b) Notwithstanding the land use designations on Schedule “E1”, development will not be allowed to proceed on lands identified by the

studies as containing waste until the requirements of the Ministry of Environment and Energy and the Town have been met.

13.3.5 ENVIRONMENTAL POLICIES

13.3.5.1 FLOODPLAIN LANDS POLICIES

(a) **Definition**

- (i) The “**FLOODPLAIN LANDS**” designation on Environmental Area Plan Schedule ‘E2’ includes those lands in the Pefferlaw community area possessing inherent physical hazards and limitations such as flood susceptibility, poor drainage, organic soils, erosion, steep slopes, or other conditions which, if the lands were to be developed or disturbed, may lead to the deterioration or degradation of the environment and possible risks to life and property. Lands designated as “**FLOODPLAIN LANDS**” possess inherent characteristics which limit their development suitability and therefore the permitted uses of these lands generally does not include the location and construction of buildings or structures.
- (ii) Floodline mapping has been undertaken for the Pefferlaw community area. Undeveloped and developed lands situated within the floodplain of the Pefferlaw River and other watercourses of the community area are designated “**FLOODPLAIN LANDS**” by Environmental Area Plan Schedule ‘E2’.
- (iii) Permitted activities include such uses as agriculture, outdoor education, nursery gardening, forestry and the conservation of soil or wildlife. In addition, public or private open space uses such as golf courses, parks, marinas and other outdoor recreational activities may be permitted.
- (iv) The policies of Section 4.2.1.1.1, “Hazard Lands and Valley Lands” of this Plan shall apply to those lands designated “**FLOODPLAIN LANDS**” on

Environmental Area Plan Schedule 'E2'. In addition the following special policies shall also apply to those lands designated "**FLOODPLAIN LANDS**" on Schedule 'E2'.

(b) **Policies**

- (i) No buildings or structures, other than those required for flood or erosion control purposes, nor the placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas designated "**FLOODPLAIN LANDS**" which are areas subject to periodic flooding or which possess apparent physical limitations without the approval of the Ministry of Natural Resources and/or the Lake Simcoe Region Conservation Authority.
- (ii) Development or redevelopment proposed for lands located between the regulatory fill lines as shown by the Environmental Area Plan Schedule 'E2' as the regulatory fill area, is subject to the Lake Simcoe Region Conservation Authority fill regulation policies.
- (iii) The addition, alteration, enlargement or replacement of existing buildings and structures within areas designated "**FLOODPLAIN LANDS**" by the Environmental Area Plan Schedule 'E2' may be permitted subject to the provisions and regulations of the implementing Zoning By-law of the Town and the policies and guidelines of the Lake Simcoe Region Conservation Authority.
- (iv) When lands are designated "**FLOODPLAIN LANDS**" these lands shall not necessarily remain as such indefinitely. An application for the redesignation of "**FLOODPLAIN LANDS**" for other purposes may be given due consideration by the municipality after taking the following into account:
 - (a) The nature, extent and magnitude of the existing environmental and/or physical constraints and the potential impact of these

- constraints to the health and safety of residents, the proposed use, surrounding land uses and the environment in general;
- (b) The proposed methods by which these constraints may be overcome and the anticipated impact of the proposal reduced in a manner consistent with accepted engineering techniques and resource management practices and where the constraints cannot be reasonably overcome, no development shall be permitted;
 - (c) Whether the area under consideration is situated in the fringe of the floodplain or within or near a Wetland; and
 - (d) The comments and policies of the regulatory agencies, in particular the Ministry of Natural Resources and/or the Lake Simcoe Region Conservation Authority.
- (v) Applications requesting a redesignation of lands from the “**FLOODPLAIN LANDS**” designation to another use shall be accompanied by a report showing that the potential upstream and downstream impact of the proposal will not significantly affect the hydrology or hydraulics of the floodplain. This report shall be reviewed by the Lake Simcoe Region Conservation Authority and/or the Ministry of Natural Resources and the Town shall consult with these agencies as to the desirability or appropriateness of amending the Floodplain Lands designation.
- (vi) An amendment to this Plan will not be required for changes to the “**FLOODPLAIN LANDS**” designation which are deemed to be minor in nature and insignificant if the intent of the Plan is deemed to be maintained. It is anticipated that future studies completed by the Ministry of Natural Resources or the Lake Simcoe Region Conservation Authority may identify other floodplain lands at which time it may be appropriate to update and amend the Plan to include the more detailed and accurate information

and/or the newly identified floodplain lands. Consultation with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority shall be made and the comments of these agencies taken into consideration when determining the necessity of amending this Plan. If an amendment is not required, the municipality may proceed with an amendment to the implementing Zoning By-law.

- (vii) Lands designated “**FLOODPLAIN LANDS**” situated within a draft plan of subdivision and proposed as parkland shall not necessarily be acceptable as a parkland dedication area pursuant to **The Planning Act, 1992**. Where an open watercourse is involved, setbacks from the watercourse to the parkland dedication area shall be provided as set out in Section 13.3.4.1(b) (ix) of this Plan.

- (viii) Developed areas lying within the floodplain may be designated a Special Policy Area by an amendment to this Plan and subject to conformity with the Provincial Floodplain Policy Statement. Development in a Special Policy Area may be regulated in order to provide adequate flood protection as follows:
 - (a) No habitable room shall be provided at an elevation lower than the regulatory flood line defined by the Lake Simcoe Region Conservation Authority; and

 - (b) Flood protection construction techniques shall be applied to all new development or redevelopment below the level of the regulatory flood line to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.

- (ix) Prior to permitting any development along the Lake Simcoe shoreline area, approvals shall be required from the Lake Simcoe Region Conservation Authority and/or the Ministry of Natural Resources and all other applicable

approval agencies.

13.3.5.2 WETLAND POLICIES

(a) Definition

- (i) Wetlands are a valuable natural resource which provide economic, social, and ecological benefits to the Town of Georgina. Wetlands perform essential ecological functions which include providing plant and animal habitat, controlling and storing surface water allowing the recharge and discharge of groundwater, maintaining and improving water quality, and immobilizing contaminants and nutrients while reducing other contaminants to less damaging compounds. The Town recognizes the hydrological, biological, and socio-economic benefits derived from the long term protection of these lands.

Within the Pefferlaw community area the “**WETLAND**” designation has been applied to the Morning Glory Swamp Wetland, the Lower Pefferlaw Brook Wetland and the Riverview Beach Wetland which are classified respectively by the Ministry of Natural Resources as Class 2, 3, and 6 Wetlands. The Morning Glory Swamp Wetland is also an Area of Natural and Scientific Interest (A.N.S.I.). As noted above, areas designated “**WETLAND**” are of regional and provincial significance and are very sensitive to disturbances resulting from development. The dominant objective for these lands is the maintenance and enhancement of the natural features located in the designated areas. The policies of this Plan relating to this designation are therefore intended primarily to preserve and conserve the natural landscape, wildlife, and environmental features.

- (ii) The “**WETLAND**” designation of the Environmental Area Plan Schedule ‘E2’ is intended to indicate those areas of the Pefferlaw community where provincial and regionally significant Wetlands of Classes 1 - 7 are located.

Construction of new buildings or structures, earthworks or alterations to the landscape generally shall not be permitted in these areas. The policies of the Plan are not intended to limit or restrict sustainable uses, and activities such as hunting, trapping, fishing, cranberry and wild rice harvesting, etc. are permitted. It is the intent of the policies of this Plan to allow the construction of structures which relate directly to wildlife conservation, education, flood and erosion control, and the above noted sustainable activities subject to the approval of the Town and the relevant public agencies having jurisdiction.

- (iii) It is the intent of this Plan that development shall not be permitted within the **“WETLAND”** designation. Development may be generally defined as the construction, erection or placing of a building or structure; activities such as site grading, excavation, removal of top soil or peat and the placing or dumping of fill; drainage works, except for the maintenance of existing municipal and agricultural drains. Notwithstanding this policy, limited development on vacant lots of record in the Riverview Beach Wetlands may be permitted in accordance with Subsection 13.3.3.1 (t) of this Plan.
- (iv) The policies of Section 4.2.1.4, **“FOREST AND WETLAND AREAS”** of this Plan shall apply to those lands designated **“WETLAND”** on Environmental Area Plan Schedule ‘E2’. In addition, the policies in this Section shall also apply to those lands designated **“WETLAND”**.

(b) **Policies**

- (i) Lands proposed for development situated within 120 metres of the boundary margin of the **“WETLAND”** designation shown on Environmental Area Plan Schedule ‘E2’ of this Plan as **“LANDS WITHIN 120m OF WETLANDS”** shall be required to prepare an Environmental Impact Study undertaken in conformity with the policies of Section 13.3.5.3 of this Plan and in accordance with the policies of the Ministry of Natural Resources and

the Lake Simcoe Region Conservation Authority.

- (ii) Those activities compatible with the conservation and preservation of the natural flora and fauna of Wetland areas which generally do not require the erection of permanent buildings or structures, such as outdoor education, scientific research and other passive activities may be permitted.
- (iii) Lands designated “**WETLAND**” may be managed, in consultation with the Lake Simcoe Region Conservation Authority, to complement and protect adjacent land uses from physical hazards taking into consideration the natural function and processes of Wetland areas.
- (iv) It is the policy of this Plan that no new residential, commercial, or industrial development shall occur on lands designated as “**WETLAND**”, except for limited development on existing lots of record in the Riverview Beach Wetlands in accordance with Subsection 13.3.3.1(t) of this Plan. It is also the policy of this Plan that no new buildings or structures shall be permitted in “**WETLAND**” areas unless such development may be characterized as accessory to a permitted use and is minor in nature or directly related to wildlife conservation or education or flood and erosion control, and has been approved by the Town and the relevant public agencies having jurisdiction.
- (v) It is recognized that “**WETLAND**” and “**FLOODPLAIN LANDS**” designations overlap on Environmental Area Plan Schedule ‘E2’ and it shall be the policy of this Plan that whenever this overlap occurs the policies pertaining to “**WETLAND**” shall take precedent and be in force and effect.
- (vi) New utility facilities wherever possible shall be situated outside of areas designated by Environmental Area Plan Schedule ‘E2’, as being provincially significant (Classes 1 - 3) Wetland. Approval authorities shall take into consideration alternative methods and measures for minimizing the impact

upon Wetland areas when considering development of transportation, communication, sanitation and power supply facilities.

- (vii) In “**WETLAND**” Class 4 - 7 areas, additions to existing residential dwellings and construction of a new dwelling on an existing lot may be permitted in accordance with the policies of this Plan, the provisions of the implementing Zoning By-law and the policies of the Regional Municipality of York and the Lake Simcoe Region Conservation Authority.

- (viii) New development proposed for vacant lots of record within the Riverview Beach Wetlands and “**LANDS WITHIN 120m OF WETLANDS**” areas, as defined by Environmental Area Plan Schedule ‘E2’, may be subject to site plan control and may be required to enter into a development agreement with the Town of Georgina and/or the Lake Simcoe Region Conservation Authority.

- (ix) An amendment to this Plan will not be required for changes to the “**WETLAND**” designation which are deemed to be minor in nature and insignificant if the general intent of the Plan is deemed to be maintained. It is anticipated that future studies completed by the Ministry of Natural Resources or the Lake Simcoe Region Conservation Authority may identify other Wetlands in the Pefferlaw community at which time it may be appropriate to update and amend the Plan to include the more detailed and accurate information and/or the newly identified wetland areas. Consultation with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority shall be made and the comments of these agencies taken into consideration when determining the necessity of amending this Plan.

- (x) Agricultural activities are not a permitted use within provincially significant (Classes 1 - 3) Wetland areas. Existing and established agricultural usage of lands situated within 120 metres of lands designated “**WETLAND**” shall

not require an Environmental Impact Study to continue.

13.3.5.3 ENVIRONMENTAL IMPACT ASSESSMENTS

(a) Definition

- (i) When development by Plan of Subdivision, Plan of Condominium, or Site Plan Control is being proposed, the proponent may be required to undertake environmental studies to examine the environmental impact of the proposed use on inherent natural features, linkages, attributes or functions of a site or area. The general purpose of these studies is to assess the potential environmental impact of proposed development on the natural flora, fauna, and ecosystems to determine if environmental features, functions and/or characteristics of the site or the community area will be significantly affected. These studies may include, but are not limited to, an Environmental Assessment Statement for municipal review and/or an Environmental Impact Study in conformity with the requirements of the Wetlands Policy Statement.

(b) Policies

- (i) Land use changes and proposed development of lands situated within 120 metres of a Wetland or lands connecting individual Wetland areas within a Wetland Complex may be deemed to require a full site Environmental Impact Study conforming to the policies and guidelines of the Wetland Policy Statement of the Ministry of Natural Resources.
- (ii) The Environmental Impact Study in all instances shall be completed by the proponent and reviewed by the commenting agencies prior to the adoption by the Town of a site specific amendment to this Plan, the adoption of an amendment to the Zoning By-law, or the approval of a draft Plan of Subdivision.

- (iii) Where an Environmental Impact Study is required to be undertaken, it shall be shown by the findings of the study to the satisfaction of the Lake Simcoe Region Conservation Authority and/or the Ministry of Natural Resources that the proposal is not anticipated to result in any of the following outcomes:
 - (a) The loss of Wetland functions;
 - (b) Subsequent demand for future development which will negatively impact on existing Wetland functions;
 - (c) Conflict with existing site-specific Wetland management practices; and
 - (d) The loss of contiguous Wetland area.
- (iv) The proponent of land use changes or new development of lands identified by Maps 1 and 2 of Schedule 'B' of this Plan as Environmental Protection Areas, may be required by the Town to complete an Environmental Assessment Statement in accordance with the requirements and policies of Section 4.2.1.2 of this Plan.
- (v) Where new development by plan of subdivision is proposed, an Environmental Assessment Statement may be required to be undertaken by the proponent in order to provide a detailed characterization of the natural ecosystem of the lands under consideration including an identification of vegetation community boundaries, an inventory of flora and fauna during critical periods of the growing season, and an estimated impact of the development of the project on the identified natural features of the site and its surroundings. The physical setting of the site should also be interpreted for degree of slope and surface drainage patterns.
- (vi) The undertaking of duplicate environmental studies is not advocated or

desired by the Town of Georgina. An Environmental Assessment Statement as required by Section (iv) above may be combined or blended with other environmental or similar studies such as an Environmental Impact Study that may be required to be undertaken for a specific site by the policies of this Plan. This blending or combining of environmental reports may occur with prior approval from the Town and the relevant commenting agencies.

- (vii) When residential development is proposed to be located adjacent to an active railway line, an environmental noise assessment and vibration study shall be undertaken in accordance with the policies of Sections 5.1.6 and 13.3.3.1 of this Plan in order to determine whether any mitigative measures are necessary to deal with anticipated noise and vibration levels.

13.3.6 HERITAGE RESOURCES AND CONSERVATION POLICIES

13.3.6.1 HERITAGE REVIEW

(a) **Definition**

Heritage Resources include but are not necessarily restricted to archaeological sites, buildings and structures of historical and architectural value, monuments, and human-made rural, village, and urban landscapes or streetscapes of historic and scenic interest.

(b) **Policies**

- (i) The **Ontario Heritage Act, 1974** may be implemented by the Town to conserve, protect and enhance the heritage resources of the community area through the designation of individual properties and areas of architectural and historical significance and through the acquisition by donation of conservation easements on such heritage properties.

- (ii) Council may also investigate and adopt further measures available for the implementation of heritage resource conservation policies. These may include legislation pursuant to **The Planning Act, 1992, The Municipal Act** and any applicable government programs.
- (iii) All new development permitted by the land use policies and designations of this Plan shall have regard for the heritage resources of the Pefferlaw community and shall, wherever possible, incorporate these resources into any plan that may be prepared for new development. Specifically the Town shall:
 - (a) Promote architecturally sympathetic development when redevelopment occurs in the Central Business District; and
 - (b) Require builders and developers to have regard and take into consideration the character and style of existing development surrounding the site.
- (iv) The Town may encourage, or assist with the development of an inventory of architecturally significant and historic features of the Pefferlaw community area. Where possible, the Town may assist with the conservation and restoration of such features or buildings.
- (v) Council may pass a By-law of intent to study a selected area for future designation as a Heritage Conservation District. Such a study would determine what actions are required to retain and enhance the special character of the selected area.

13.3.6.2 ARCHAEOLOGICAL STUDY

(a) Definition

At least two potential archaeological sites have been identified within the Pefferlaw

community area. Additional sites may lie within the Pefferlaw community even though these sites may not yet be known and have not yet been identified. The approximate location of the above noted sites are shown in the Appendix to this Plan.

(b) Policies

- (i) It is the policy of Council that an archaeological study may be required by the Town or other public agencies prior to major earthworks or other disruptive activities being undertaken such as road construction or aggregate removal.
- (ii) Applications for approval of a Plan of Subdivision, Plan of Condominium and Site Plan or applications to amend this Plan or the Zoning By-law shall be evaluated by the Town to determine if preliminary comments should be sought from the Ministry of Culture, Tourism and Recreation. An archaeological study completed by a qualified professional may be required to be undertaken by an applicant as part of any development agreement or as part of a condition of approval for lands situated within the Pefferlaw community area.
- (iii) An archaeological study, as a minimum, shall include an examination of the site, a description of any artifacts discovered on site, an evaluation of the significance of any artifacts discovered on site, and mitigation measures proposed. The study shall be completed in conformity with the guidelines and applicable policies of the Ministry of Culture, Tourism and Recreation.

13.3.7 TRANSPORTATION POLICIES

13.3.7.1 ROAD CLASSIFICATIONS

- (a) The Road Classification Plan as set out in Schedule 'E3' is based on the inter-relationship of land use and transportation in the Pefferlaw community area.

The road pattern is designed to facilitate the satisfactory movement of both people and goods to and from the various land use areas within the Town and adjacent municipalities as well as to facilitate the movement of seasonal residents and tourists to the recreational areas.

- (b) The roads of the Pefferlaw community area, both existing and proposed are classified on Schedule 'E3' according to their various traffic volumes, ownership status and their relationship to the Provincial and Regional road networks. The system used to classify the community roads is in conformity with Section 10.3 of this Plan which describes the municipal road classification system. Future local road alignments and locations as shown on Schedule 'E3' are approximate locations and modifications to these alignments may be permitted without amendment to this Plan.
- (c) The policies of Section 10, "**ROADS POLICIES**" of this Plan shall apply to roads located within the Pefferlaw community area. In addition, the policies of this Section shall also apply to roads located within the Pefferlaw community area.
- (d) The Ministry of Transportation is currently undertaking an Environmental Assessment for the proposed extension of Highway No. 404. Although the Environmental Assessment Report is not expected to be completed until 1997, two alternative routes are shown conceptually passing through the Secondary Plan on Schedule E3. Until such time as a preferred alternative is selected, all development applications in proximity to these routes shall be forwarded to the Ministry of Transportation for comments. If the alternative routes shown on Schedule E3 are not selected, they may be deleted without an amendment to this Plan.

13.3.7.2 CIRCULATION POLICIES

- (a) It is intended that both vehicles and pedestrians shall move safely and efficiently within a rational system of routes.

- (b) It shall be the policy of this Plan, for efficiency reasons, that wherever possible, new development shall utilize existing dead-end streets for the purpose of road linkage and access.
- (c) It shall generally be the policy of this Plan to discourage and avoid direct access to Provincial Highways and Regional Roads. Where development or redevelopment is proposed adjacent to Provincial Highways or Regional Roads, access may be restricted to service roads or shared driveways. All proposed Provincial Highway and Regional Road accesses must be reviewed and approved by the Ministry of Transportation and the Regional Municipality of York.

13.3.7.3 ROAD IMPROVEMENTS

- (a) It shall be the policy of this Plan to pursue a program of improving road alignments, surfaces, pavement and right-of-way widths within the community area. Additionally, intersection improvements will be carried out where necessary to correct insufficient sight distances, jogs, and to provide turning lanes and the placement of traffic control devices. Where an intersection is improved, the improvements shall be designed to favour traffic on the highway or major route.
- (b) Certain roads within the Pefferlaw community area will require upgrading or reconstruction within the planning period. The phasing of these improvements will depend largely on traffic volumes and budget constraints.
- (c) Wherever a road in the community area appears to be carrying excessive amounts of traffic it may indicate that the road is servicing more than the local road function. In such case, a study may be required to indicate the necessity and desirability of upgrading such a road to collector or arterial standards.
- (d) If new roads or alignments are proposed, the location and development of the proposed road shall be evaluated in terms of what extent it:
 - (i) Avoids traversing good agricultural land and disrupting farm operations;

- (ii) Avoids crossing recreational and environmentally significant areas, minimizes damage to streams, water recharge areas and similar natural features;
 - (iii) Minimizes and avoids disruption to the rural community and the existing traffic circulation and road pattern; and
 - (iv) Meets the design criteria for an aesthetically pleasing road as well as meeting all relevant engineering standards of the Town, Regional Municipality of York or Ministry of Transportation.
 - (v) Assists the development of an efficient and interconnected road system.
- (e) In order to minimize the impact of erosion, wherever feasible water-course crossings should be perpendicular to the watercourse and designed to accommodate the appropriate storm flows in consultation with the Lake Simcoe Region Conservation Authority.
- (f) It is intended that, as traffic conditions warrant, improvements in the form of jog eliminations, regulation of turning movements, proper signaling, installation of traffic signals, marking or traffic lanes and channelization construction may be undertaken at the intersections so indicated on Schedule 'E3'.
- (g) It is intended that, as traffic conditions warrant, improvements may be made to any bridges requiring upgrading and that these improvements will be designed to serve the ultimate proposed function of the road allowance.
- (h) It is the policy of this Plan to preserve, in accordance with sound engineering and safety practices, established and mature road side plantings along roads in the community area.
- (i) When additional land is required for road widening purposes, extensions or rights-of-way, such land may be obtained by the appropriate agencies or

authorities as a condition of approval through the Plan of Subdivision, Condominium, Consent, or Site Plan approval processes.

- (j) It is anticipated that the road system will continue to evolve and adjust as traffic conditions change. Minor changes to the Road Classification Plan Schedule 'E3' may be made without requiring an amendment to this Plan.

13.3.8 COMMUNITY IMPROVEMENT

- (a) The existing built-up areas of the Pefferlaw community area are presently designated in Schedule 'D' of this Plan as a Community Improvement Area.
- (b) Certain areas and aspects of the Pefferlaw Community Improvement Area may lend themselves to future study and development works. The Town will continue to monitor the current situation and keep itself advised of the availability of government assistance programs in this regard so that action may be taken when deemed appropriate.
- (c) The Town may encourage the formation of a Pefferlaw business and/or ratepayers group which may assist the Town with the development and identification of community improvement objectives. Such a group could investigate, among other matters, the following items in the Pefferlaw community area:
 - (i) Street lighting and sidewalks;
 - (ii) Off-street parking in the Central Business District;
 - (iii) Road reconstruction and traffic circulation;
 - (iv) Indoor and outdoor recreation facilities, existing halls, library, and community park; and
 - (v) Access of residents to social services provided by the Town.

- (d) Once identification of the improvement objectives have been made, and the needs of the community are prioritized, the development and implementation of a Community Improvement Project Plan would allow the community to achieve these objectives. Participation in, and the development of such a Plan, is to a large part dependent upon the availability of provincial and federal government funding programs.

13.3.9 IMPLEMENTATION AND INTERPRETATION

13.3.9.1 OFFICIAL PLAN AMENDMENT

- (a) The Secondary Plan for the Pefferlaw community area will, upon approval of the Ministry of Municipal Affairs, be incorporated as Amendment No. 70 to the Official Plan for the Town of Georgina Planning Area.
- (b) The amendment supplements the policies of the Official Plan, and the policies should be read in conjunction with those of the Official Plan for the Town of Georgina Planning Area.
- (c) The adoption and implementation of Schedule 'E1' Land Use Plan, and Schedule 'E2' Environmental Area Plan, will identify certain lands in the Pefferlaw community as Special Study Areas or Special Development Areas and redesignate a significant amount of land from the **"RURAL"** and **"LAKE SHORE RESIDENTIAL"** designations to the **"RESIDENTIAL"** designation, and from the **"RURAL"** designation to the **"PUBLIC OPEN SPACE"**, **"PRIVATE OPEN SPACE"**, **"WETLAND"** and **"FLOODPLAIN LANDS"** designations.

13.3.9.2 IMPLEMENTATION

- (a) This amendment shall be implemented in accordance with the policies of Section 11, the **"PLAN IMPLEMENTATION AND AMENDMENT"** Section of the Official Plan for the Town of Georgina Planning Area, *save and except for the Site Plan Control policies. The Site Plan Control policies that apply within the Pefferlaw*

Secondary Plan area are set out in Section 13.3.9.4 of this Plan.

- (b) The policies contained within this Secondary Plan generally may be implemented by Zoning By-laws, Temporary Use By-laws, Interim Control By-laws, Site Plan Control, Public Participation Processes, Plans of Subdivision, Consents, Development Agreements and Charges, Community Improvement and Property Maintenance Standards, and Capital Budgets and the Construction of Public Works.
- (c) The Town may enact holding by-laws in accordance with Section 36 of The Planning Act to ensure that development will take place in a logical, efficient manner conforming to the policies of the Plan. Holding by-laws shall be identified by affixing an 'H' symbol to the applicable zoning category. The holding zone will prevent or limit the ultimate use from taking place until the Town is satisfied that all necessary requirements of development have been met. Prior to enacting a by-law to delete the holding provision in accordance with The Planning Act, the Town shall be satisfied that:
 - (i) adequate servicing, such as water supply, sewage disposal facilities, stormwater drainage, solid waste collection and disposal, and roads can be provided;
 - (ii) all necessary requirements of the Town have been satisfied;
 - (iii) all necessary subdivision or development agreements have been entered into, and that the conditions of these agreements have been, or will be met; and
 - (iv) the proposed development satisfies all other relevant policies of this Secondary Plan.
- (d) The Town shall review and revise the provisions of this Secondary Plan for the Pefferlaw community area from time to time.

- (e) In addition, the following special implementation policy shall apply to this amendment:
 - (i) Processing of individual Plans of Subdivision will occur in accordance with the policies set out in this Secondary Plan and in the Official Plan for the Town of Georgina Planning Area.

13.3.9.3 PRE-CONSULTATION AND SUBMISSION REQUIREMENTS

13.3.9.3.1 Pre-Consultation

- a) Consultation with the Town prior to the submission of an application requiring a *Planning Act* approval is encouraged and shall be required for those applicants submitting applications for amendments to the Official Plan and/or Zoning By-law, or making applications for Plans of Subdivision or Condominium or Site Plan approval. The purpose of the pre-consultation meeting is to allow the applicant to discuss matters pertaining to the application with Municipal Staff and appropriate agencies. Through these discussions, Municipal Staff will have the opportunity, in consultation with the applicant, to outline the information and materials that the applicant will be required to submit concurrently with the application. The pre-consultation meeting shall be conducted prior to the submission of an application. The specific reports/studies that are required to be submitted together with the application will be identified at the pre-consultation meeting.
- b) For Official Plan amendments, Zoning amendments, draft plans of Subdivision, draft plans of Condominium, Site Plans and Consents, the *Planning Act* permits the Town to require any other information and material that it considers it may need to assess an application. An

application is only considered complete in accordance with the *Planning Act* if all of the information and material requested has been submitted, in addition to the required fees. In this regard, in addition to the prescribed information required by the *Planning Act*, additional information, mapping, drawings, reports and technical studies may be required to support any application to assist in understanding, evaluating and making recommendations on the application, and to ensure that sufficient information in an appropriate format can be made available to the commenting agencies and the public, and to the Council and its delegated approval authorities. Detailed information requirements for Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision or Condominium and Site Plan applications will be determined through the pre-consultation process.

- c) 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.
- d) 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.

13.3.9.3.2 Submission Requirements

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

Environmental Considerations:

- Earth Science Heritage Evaluation
- Environmental Impact Statement
- Erosion Hazard Assessment
- Fish Habitat Assessment
- Greenbelt Plan Conformity
- Hydrological Evaluation
- Hydrogeological Evaluation
- Lake Simcoe Protection Plan Conformity
- Natural Heritage Evaluation
- Source Water Protection Plan
- Tree Compensation Plan
- Tree Inventory and Preservation Study/Arborist Report
- Vegetation Protection, Enhancement and Restoration Plans
- Watercourse/Shoreline Protection, Enhancement and Restoration Plans
- Watershed / Subwatershed Study
- Woodland Preservation and Management Plan

Transportation Considerations:

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

Engineering Considerations:

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

- Survey Plan, indicating all existing vegetation, landform features, buildings, structures and contours
- Well Impact Study
- Water Budget and Conservation Plan

Financial Considerations:

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

Cultural / Heritage Considerations:

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

Planning Considerations:

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

Nuisance and Hazard Considerations:

- Air Emissions Study
- Dust Impact Study
- Noise Study

- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Site Remediation Plan
- Soil Capacity Study
- Vibration Study

Agricultural and Aggregate Considerations:

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

Design Considerations:

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

- Sun / Shadow Analysis
 - Urban Design Guidelines
 - Waterfront Access Plan
- b) 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.
- c) 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.
- d) 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.

13.3.9.3.3 Complete Application

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

- b) 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:
 - (i) a completed application form;
 - (ii) the prescribed current application fee(s)
 - (iii) any information or materials prescribed by statute;
 - (iv) at least one pre-consultation meeting to determine the required information and materials; and,
 - (v) the requisite other information and materials required to be provided with the initial submission as determined through the pre-consultation meeting(s).

- c) 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:
 - (i) 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.

 - (ii) Accept the application as complete.

13.3.9.3.4 Peer Review

- a) 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 Secondary Plan.
- b) 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.
- c) The cost of the peer review will be the responsibility of the proponent for the subject development application.

13.3.9.4 SITE PLAN CONTROL POLICIES

- (a) All of the lands within the Pefferlaw Secondary Plan Area are designated as a Site Plan Control Area and may be subject to site plan control by-laws. Furthermore, in accordance with the *Planning Act*, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction of and at no expense to the Town, any or all of the requirements set out in the *Planning Act*.
- (b) The site plan control provisions of the *Planning Act* may be used with respect to all uses, or designations within the Plan, however, the following shall not be subject to site plan control:

- (i) single family detached dwellings;
 - (ii) agricultural and farm-related buildings or structures which are utilized for farming operations except for intensive farms and by their nature do not serve the public. Agricultural, commercial or industrial operations such as farm equipment sales and service, farm supply sales, greenhouse operations and agricultural storage, sales and supply establishments, but excluding a farm produce stand, are not subject to this exemption; and,
 - (iii) residential and farm fences.
- (c) In accordance with the *Planning Act*, no development shall be undertaken within a site plan control area designated in accordance with Section 13.3.9.4(a), unless exempt from site plan control under Section 13.3.9.4(b), until the Town has approved plans, drawings and any necessary coloured elevations, and cross-section views which display the massing and conceptual design of the proposed building, interior walkways and the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access, and any other technical aspects as reasonably required for approval. These plans, drawings and elevations shall address, among other matters:
- (i) matters relating to external building design details, including without limitation, the character, scale, appearance and design features of buildings and their sustainable design;
 - (ii) sustainable and accessible design elements within, or adjacent to, an adjoining municipal right-of-way, including without limitation, trees, landscaping, permeable paving materials, street furniture, curb ramps,

waste and recycling containers and bicycle parking facilities; and,

- (iii) facilities designed to have regard for accessibility for persons with disabilities.”

13.3.9.5 INTERPRETATION

- (a) This amendment shall be interpreted in accordance with the policies of Section 12, the “**INTERPRETATION**” Section of the Official Plan for the Town of Georgina Planning Area.
- (b) The provisions of the Official Plan for the Corporation of the Town of Georgina Planning Area, as amended from time to time, shall apply to this Amendment.
- (c) In the event of a question of interpretation or of a conflict between policies contained within the Official Plan for the Town of Georgina Planning Area and the provisions of Section 13.3 The Pefferlaw Community Secondary Plan, the provisions of the Secondary Plan shall prevail.
- (d) All population projections and other statistics are approximate and shall be regarded as flexible except for those concerning maximum development densities. Minor variations of statistics shall be permitted provided that the intent of this Secondary Plan is maintained. In addition, it is the intent of this Plan that revisions to numerically based standards requested by government agencies will generally not require an amendment to the Secondary Plan.
- (e) Wherever a use is permitted in a land use designation, it is generally intended that uses, buildings or structures normally incidental, accessory, subordinate and essential to that use also be permitted.