

KING CITY COMMUNITY PLAN

TOWNSHIP OF KING

JANUARY 27, 2000

**AMENDMENT NO. 54
to the
OFFICIAL PLAN
for the
TOWNSHIP OF KING PLANNING AREA**

THE COMMUNITY PLAN

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1. INTRODUCTION

1.1 PURPOSE

The King City Community Plan establishes principles, objectives and general policies, as well as specific strategies with respect to the natural environment, servicing, land use, and transportation, for the developed area of King City and adjacent lands. The Plan is intended to provide through its implementation for:

- i) the conservation and enhancement of existing natural systems and features;
- ii) the enhancement of the existing community; and,
- iii) new development which occurs in a manner in keeping with the general character of existing development and which minimizes any negative impacts on natural systems and features.

1.2 PLANNING AREA

The King City Community Planning Area is bounded by the 15th Sideroad and its westerly extension to the north, Dufferin Street (Regional Road No. 53) to the east, the King/Vaughan boundary to the south and Jane Street (Regional Road No. 55) to the west.

1.3 COMMUNITY PLAN - STRUCTURE

The Community Plan is structured as follows:

- i) Section 2 Principles and Objectives
- ii) Section 3 Community Structure
- iii) Section 4 Environment Conservation Strategy
- iv) Section 5 Servicing Strategy

- v) Section 6 Land Use Strategy - Existing Community
- vi) Section 7 Land Use Strategy - Lands Surrounding Existing Community
- vii) Section 8 Transportation Strategy
- viii) Section 9 Community Design Strategy
- ix) Section 10 Development Review
- x) Section 11 Phasing and Monitoring Strategy
- x) Section 12 Implementation
- xi) Section 13 Interpretation

2. PRINCIPLES AND OBJECTIVES

2.1 GENERAL

This plan is based on a future population for King City (should all lands develop at the densities proposed) of 10,000 persons and employment of 3,761 in the year 2016, with a Regional Official Plan forecasted population of 12,000 and employment of 4,422 in the year 2021. All public works shall be prepared and designed to match this forecast and all development applications shall conform to the policies of the Plan, in particular, reference shall be had to Section 5.3.3.

The Principles and Objectives upon which the Community Plan is based are outlined in the following sections. The Principles and Objectives provide a framework for the planning of King City by all levels of government, as well as residents, agencies, landowners and other interested groups.

2.2 PRINCIPLE ONE: ENVIRONMENT FIRST

2.2.1 Principle One: Environment First

Any development activity which is to take place in King City must be undertaken in a manner which recognizes its location on the Oak Ridges Moraine and preserves the integrity of the natural environment and natural systems.

2.2.2 Objectives

- i) To maintain, and enhance where feasible, the natural systems which are located in the King City Planning Area including significant natural areas and landform conservation areas; and,
- ii) To maintain, and enhance where feasible, surface and groundwater resource quality and quantity to meet existing and future uses on a sustainable basis in the King City Planning Area.

2.3 PRINCIPLE TWO: DISTINCTIVE COMMUNITY IDENTITY

2.3.1 Principle Two: Distinctive Community Identity

Any development activity which is to take place in King City must maintain the distinctive character of the community and set the community apart from the adjacent more urban municipalities.

2.3.2 Objectives

- i) To provide for a natural open space system as a significant feature of the community which will link the community together, reinforce its distinctive character and contribute to the maintenance of the boundaries of the community.
- ii) To encourage community design at all levels of development that will reflect King City's heritage and distinctive character and reflect a human scale and pedestrian orientation, particularly in the Core Area.
- iii) To provide for the development of housing forms and densities which will be harmonious with the natural environment and consistent with the character of the community.
- iv) To protect the heritage of the community through the preservation of designated heritage buildings and other features.

2.4 PRINCIPLE THREE: HEALTHY COMMUNITY

2.4.1 Principle Three: Healthy Community

Any decisions made with respect to the future of King City will be directed at creating a healthy King City community which is environmentally and economically sustainable.

2.4.2 Objectives

- i) To maintain and strengthen the Core Area as the focal point of the community.
- ii) To foster the economic health of existing businesses and encourage the location of new businesses within the community.

- iii) To provide, within the context of the character of the community, for choice with respect to secure, adequate and affordable housing, location and types of local employment opportunities and the pursuit of leisure, recreation and social activity.
- iv) To provide, within the context of the character of the community, for a range of community, recreational, educational and cultural facilities.
- v) To build and maintain the level of physical services required to ensure the health, safety and well-being of the community.
- vi) To ensure that all proposed development promotes safety and security through the use of appropriate design strategies.
- vii) To promote compact development, within the context of the character of the community.
- viii) To promote the integration of the community and accessibility by residents to public service facilities inside and outside King City.
- ix) To minimize or prevent conflict between sensitive development and potentially incompatible industrial, commercial and institutional land uses.
- x) To ensure that the soil quality of development sites is suitable for the proposed use.

2.5 PRINCIPLE FOUR: FINANCIAL FEASIBILITY

2.5.1 Principle Four: Financial Feasibility

Any development which is to take place in King City must be financially feasible from the standpoint of capital costs and operating and maintenance costs.

2.5.2 Objectives

- i) To ensure that the costs of public-sector development, including the construction, operation and maintenance of hard services infrastructure and community facilities to service King City, can be borne financially by the Township, the Region and local landowners and residents.

- ii) To ensure that the scale of growth in the community can financially support the provision and operation of community facilities and services in King City.
- iii) To enhance King City's economic viability through the promotion of complementary commercial development in the Core Area and to provide opportunities for employment uses.

3. COMMUNITY STRUCTURE

3.1 GENERAL

The structure of the King City Community is established in the Concept Plan which is Figure '1' to this Plan. The Concept Plan employs the following organizational components to define the fundamental arrangement of land use and activity. Each component of the Plan has its own function and in combination they result in an ordered community.

i) Greenlands

King City includes a natural "greenlands" system which should be maintained and enhanced.

ii) Major Land Use Corridors

Major corridors provide linkages through the community. They also help define the patterns of activity, often in their role as boundaries between different districts.

iii) Community Edges

The King City community is surrounded by rural and agricultural areas. The edges of the community must provide a transition to this more purely rural environment and ensure that the community continues to be distinctly different and separate from the adjacent more urban municipalities.

iv) Community Focus Areas

Community Focus Areas provide focal points for activity by the community as a whole, which usually consist of mixed use areas such as the Core Area.

v) Gateways

Gateways are major entrances to the community.

vi) Residential Districts

The principal organizational component of the community comprising primarily residential uses, with some complementary supporting uses including parks and schools.

vii) Employment Areas

Employment opportunities shall be provided throughout the community (e.g. home occupations, Core Area). However, provision is made for two significant employment areas in addition to the Core Area and GO Station Area.

3.2 GREENLANDS

King City has a natural "greenlands" system which must be maintained and enhanced. This system which is primarily focussed on the river valleys, but also includes some wetland and forest areas, forms a major defining feature for the community. It links it together, while also serving a boundary between different parts of the community. Additional linkages should be created where possible and the existing system expanded through the addition of a trail system and parkland.

3.3 MAJOR LAND USE CORRIDORS

3.3.1 Central Corridor

King Sideroad and adjacent development comprises the Central Corridor in King City. King Sideroad presently serves as the principal transportation route through King City for both the Community itself, as well as through traffic. It is intended that a by-pass will ultimately be developed for through traffic, but, King Road will still be the major route for residents. Development along the Central Corridor will include a mix of land uses with mixed used development in the Core Area, medium density residential development, institutional uses, employment uses and low density residential development.

The Central Corridor will be an key area for the establishment of King City's identity. In addition, uses which serve the community as a whole, will be encouraged to locate in this area, particularly in the Core or adjacent to it. As such, special design guidelines will be developed to reinforce its importance in creating the image of the community, particularly the importance of the natural environment.

3.3.2 Keele Street Corridor

Keele Street serves as the major north/south transportation corridor through King City. This street has, and will continue to have, primarily a residential character north of the railway track. However, south of the railway, it has a mix of land uses, including mixed use development in the Core Area, and industrial and commercial development adjacent to the GO Station.

While Keele Street does not have the same central role to play as King Road, it is still important in establishing the identity of the community. North of the railway, the dominance of the natural environment combined with the low density residential character of the area must remain central to the character of the corridor. South of the railway, the heritage/village character of the Core should be extended to the community boundary.

3.4 COMMUNITY EDGES

The King City community is surrounded by rural and agricultural areas. The edges of the community must provide a transition to this more purely rural environment and ensure that the community continues to be distinctly different and separate from the adjacent more urban municipalities.

During the preparation of this plan the goal was to provide for a model community which has its own distinct identity and sense of place that is indicative of high standards for development that best represents King City. The boundaries within the Community Plan have been carefully chosen to contain all future growth of the community over the planning period and provide sufficient flexibility to accommodate a variety of land uses. For this reason, the edges and boundaries of the Community Plan are intended to be permanent for the community of King City.

The edges of the community must continue to reflect a rural/natural environmental character. Buildings should generally be set back from the roads and naturalized landscaping or the preservation of the natural environment encouraged.

On the southern boundary, a naturalized buffer should be maintained along the boundary between the Township and the City of Vaughan to ensure that a well-defined boundary is established for the future.

3.5 COMMUNITY FOCUS AREAS

3.5.1 Core Area

The focal point of the whole community is the Core Area including both existing areas and potential expansion areas. Detailed design guidelines will be developed for the Core Area including both existing areas and potential expansion areas. Mixed use development will be encouraged, where possible, through the conversion of existing buildings. New development will be designed to generally reflect the "heritage/village" character of the existing development.

New uses which serve the community as a whole will be encouraged to locate in or adjacent to the Core Area, where their size is deemed compatible with the existing scale of the area.

The Township will work with the Region to introduce changes to the street and sidewalk areas such as narrowing of the pavement width, landscaping and on-street parking, to reduce traffic speed and enhance the character of the Core Area.

3.5.2 GO Station Area

The Go Station is presently in the centre of a mixed commercial/industrial area. As a facility which serves King City and the surrounding area and, effectively a major gateway to the community, this area should be developed in a manner which more accurately reflects the character of the surrounding community. The Township should take a leadership role in co-ordinating the redevelopment of this district to provide a more suitable facility and setting.

3.6 MAJOR GATEWAYS

Major entrances to the community are located at King Road and Jane Street, King Road and Dufferin Street, Keele Street and the King/Vaughan boundary and Keele Street and the 15th Sideroad. Development in these areas must be subject to special design guidelines to ensure that as the gateways to the community, they reflect it's character, particularly the natural environmental/rural focus. Entrance features in the road allowance should also be given consideration.

3.7 RESIDENTIAL DISTRICTS

Each residential district in the community has its own character. However, there are also certain common features including vistas of adjacent rural/natural areas, development which is largely limited to single detached residences, large well-landscaped lots, and few or no sidewalks. The character of existing residential areas should be maintained and new residential areas should generally be similar in character. The only exception would be certain limited areas for medium density development or seniors housing along King Road.

3.8 EMPLOYMENT AREAS

Two employment areas are identified at the entrances to the community on King Road. these easterly and westerly areas provide the opportunity of employment uses to locate in King City subject to design controls to ensure development in keeping with the character of the community.

4. ENVIRONMENT CONSERVATION STRATEGY

4.1 GENERAL

The key principle on which the King City Community Plan is based is "Environment First". All new development will reflect this principle, and in addition, the Township will encourage community action with respect to environment conservation.

The Environment Conservation Strategy establishes for King City:

- i) A Natural Heritage System;
- ii) Landform Conservation Areas;
- iii) Water Management; and,
- iv) A Resource Management Plan.

4.2 A NATURAL HERITAGE SYSTEM

4.2.1 Purpose

King City, like most of southern Ontario, has a fragmented landscape with isolated woodlots, wetlands and valleys surrounded by rural and urban lands. For conservation to succeed in such a fragmented system it must be systematic. Core natural areas need to be "knit" back together again and buffered by upland and valley corridors and by restored lands where none exist. Such a landscape network is called a natural heritage system.

The policies of this section, together with the designations on Schedule 'A', Natural Heritage System and Landform Conservation Areas, establish a natural heritage system for King City and are designed to enhance this area as part of the Oak Ridges Moraine in keeping with provincial guidelines. Schedule 'A' also includes related landform conservation areas, the policies for which are found in Section 4.3.

The key components of the Natural Heritage System are:

- i) Environmental Protection Areas;
- ii) Environmental Buffers;
- iii) Zones of Influence;

- iv) Connecting Links;
- v) Environmental Restoration Areas; and,
- vi) Tree Conservation.

4.2.2 Environmental Protection Area

- i) The Environmental Protection Area designation, as shown on Schedule “A”, includes the following existing natural features;
 - a) Provincially and Locally Significant Wetlands, and an additional minimum 30 metre (100 foot) buffer;
 - b) Forested Areas and an additional minimum 10 metre (32 foot) buffer beyond the forest dripline;
 - c) Stream Corridors, waterbodies and flood susceptible areas. The boundary of stream corridors shall be determined as the greater of
 - (i) the regulatory floodplain when the upstream drainage area is greater than 125 hectares and an additional minimum 10 metre (32 foot) buffer;
 - (ii) the predicted meander belt of the watercourse, expanded as required to convey the major system flows and an additional minimum 10 metre (32 foot) buffer; or
 - (iii) the vegetative buffer zone of 30 metres (100 feet) shoreward from the top of the average annual high water mark.
 - d) Valley Corridors, including the greater of (i) a minimum 30 metre (100 foot) vegetative buffer zone shoreward from the top of the average annual high water mark or (ii) the stable/predicted stable top of bank, as verified by the Toronto and Region Conservation Authority, and an additional 10 metre (32 foot) buffer.
 - e) Significant wildlife habitat and a minimum 120 metre (394 foot) buffer immediately adjacent to around such areas; and
 - f) Environmentally Significant Areas identified by the Toronto and Region Conservation Authority.

and where there is any inconsistency between the text of this section and Schedule “A”, this section shall prevail.

- ii) The areas included in the Environmental Protection Area designation and mapped on Schedule “A” were identified by the Ministry of Natural Resources based on existing information. The boundaries of the natural features in this designation can be refined without further amendment to this Plan based on a Functional Servicing and/or Environmental Impact Study or the submission of other more detailed information approved by

the Township in consultation with the Region of York and the Toronto and Region Conservation Authority.

- iii) The deletion of significant areas from the Environmental Protection Area designation shall require an amendment to the Plan. Such an amendment shall only be approved based on the submission of a Functional Servicing and/or Environmental Impact Study or a site specific study of the natural systems on the site and within 150 metres (492 feet) of the site in accordance with terms of reference approved by the Township, in consultation with the Region of York and the Toronto and Region Conservation Authority. In addition, the Township must be satisfied, in consultation with the Region of York and the Toronto and Region Conservation Authority that the lands are not:
 - a) necessary to protect the function of any natural feature which is being protected by the Environmental Protection Area designation ;
 - b) essential to ensure connectivity between the areas in the Environmental Protection Area designation;
 - c) necessary for any strategy for maximizing the protection of forested areas; and/or,
 - d) lands which incorporate a stream, river, pond or lake or other riparian lands such as intermittent streams or seepage areas which contribute to streamflow and downstream fish habitats.
- iv) Development or land disturbances in the Environmental Protection Area designation shall be prohibited.
- v) The only exceptions to Section 4.2.2 iv) are the following uses and facilities, provided that prior to approving the location/construction of such uses, a Functional Servicing Study shall be prepared demonstrating the need for such a use or facility and that there is no negative impact on the functions and features of the Environmental Protection Area during both the construction and post-development phases, and subject to the satisfaction of the Township in consultation with the Toronto and Region Conservation Authority and the Region of York:
 - a) development or land disturbance for required stream bank erosion protection and fish, wildlife and conservation management;

- b) a limited number of roads and utilities which may be permitted to cross Environmental Protection Areas in the Landform Conservation Area - 4 designation on Schedule "A" and the following designations on Schedule "C":
 - Estate Residential 3 Area;
 - 30 metre (100 foot) wetland buffers in the Low Density Residential 2 Area in the area bounded by King Road, the Existing Community boundary and Jane Street;
 - Low Density Residential 1 Area in the area bounded by King Road, Dufferin Street, and the Existing Community boundary; and,
 - Low Density Residential 5 Areas and Low Density Residential 4 Area.
- c) unpaved pedestrian trails or other similar passive recreation use;
- d) minor storm drainage works and overflow valves (or other equivalent mechanisms or features) for internally draining areas that are demonstrated to be necessary for the conservation of the area and where there will be net environmental benefits, as determined by the Toronto and Region Conservation Authority;
- e) outdoor recreation facilities in the community park located south of Kingscross Drive, west of Curtis Crescent, north of Martin Street and east of Manitou Drive.
- vi) The Township shall seek acquisition of lands in the Environmental Protection Area designation by the municipality or other public agency at no or minimal cost. However, the designation does not imply that the lands will be purchased by a public agency or that they are free or open to the public.
- vii) Such lands shall generally not be acceptable as parkland dedication under the Planning Act unless:
 - a) the lands can be used for some open space/recreational use in conjunction with adjacent active parkland; and,
 - b) the Township is satisfied that the active parkland requirements for the development have been satisfied.

- viii) Where the lands in the Environmental Protection Area designation are not acquired by a public agency, the Township shall discourage fragmentation of ownership and seek the maintenance and enhancement of the lands through the use of conservation easements.
- ix) The area of the natural feature which forms part of the Environmental Protection Area shall not be included in the net development area for any development within the Plan. In addition, the Environmental Protection Area shall be zoned in an appropriate environmental protection zone.
- x) Where natural features in the Environmental Protection Area designation experience degradation from natural processes and events or human activities such lands shall retain their designation and be given priority for rehabilitative measures relative to the rehabilitation of other environmental features. Further, where the owner of such lands is responsible for the degradation, the owner, at its sole cost, shall be responsible for the rehabilitation of the feature to the satisfaction of the Township, the Region and the Toronto Region Conservation Authority.

4.2.3 Environmental Buffers

- i) Environmental buffer areas shall be provided immediately adjacent to the natural features in the Environmental Protection Area designation and such buffers form part of this designation. Environmental buffer areas are necessary to minimize potential conflict between human activities and sensitive environmental features and to ensure that there will be no negative impacts on the natural features or the ecological functions for which the Environmental Protection Area has been identified.
- ii) In areas in the Existing Community, as designated on Schedule 'C', where environmental buffers have not been created, or in areas where development is not being permitted or proposed, opportunities to establish environmental buffers will be explored as part of the Resource Management Plan described in Section 4.5 or, where redevelopment occurs.
- iii) In all areas within the Plan where development is proposed, the size and extent of environmental buffers, the form they take, and the uses set out in section 4.2.3 iv) which may be permitted within the buffer areas, shall be identified through a Functional Servicing Study. The Functional Servicing Study will include an Environmental Impact Statement. The extent of the buffers recommended in the Environmental Impact Statement will be to the satisfaction of the Region of York and the Toronto and Region

Conservation Authority. However, the minimum buffers identified in Section 4.2.2 ii) shall be required in all cases.

- iv) Development or land disturbances in the environmental buffer portion of the Environmental Protection Area designation shall be prohibited except for those uses and facilities set out in, and in accordance with the policies and criteria of, Section 4.2.2 v). In addition, naturalized stormwater management facilities may be permitted in an environmental buffer if the Functional Servicing Study demonstrates that the policies and criteria of Section 4.2.2 v) have been met to the satisfaction of the Township in consultation with the Toronto and Region Conservation Authority and the Region of York.
- v) Environmental buffer areas may be included in the net development area of a parcel of land only where the entire buffer area located on such parcel is to be held in single ownership or is to be conveyed to the Township or other public agency. In addition, the buffer area shall be zoned in an appropriate environmental protection zone and the developer shall agree in the appropriate development agreement to include clauses in all agreements of purchase and sale advising prospective purchasers of the restrictions on the use of that portion of the lot or parcel.

4.2.4 Zones of Influence

- i) A Zone of Influence is identified on Schedule 'A' for all lands within 120 metres (394 feet) of a Provincially or Locally Significant Wetland, inclusive of the minimum 30 metre buffer required under section 4.2.2 i) a) and 4.2.3 iii).
- ii) The continuation of agricultural uses may be permitted in a Zone of Influence without an Environmental Impact Study. All other development or site alteration may only be permitted in a Zone of Influence, where it has been demonstrated through an Environmental Impact Study to the satisfaction of the Township, in consultation with the Region of York and the Toronto and Region Conservation Authority, that:
 - a) it will not negatively impact on the natural features or the ecological functions for which the wetland has been identified; and,
 - b) it will maintain, and improve where possible, the diversity of natural features in the area and the natural connections between them.

Where development or site alteration is permitted, such areas may be included in the net development area. In no event however, shall development or site alteration be permitted within the minimum 30 metre buffer required under Section 4.2.2 i) a) and 4.2.3 iii), except in accordance with Section 4.2.3 iv). Any lands in addition to the minimum 30 metre buffer which are identified through the Functional Servicing Study as required for additional buffering shall be treated as a part of the environmental buffer area portion of the Environmental Protection Area and is subject to the applicable policies of section 4.2.2 and 4.2.3.

4.2.5 Connecting Links

- i) King City is located in the centre of a network of stream valleys which serve as natural corridors to ecologically link most of the area's wetlands and woodlots. However, there are several wetlands and woodlots not connected by valley corridors, which could benefit from such a link. The Connecting Links identified on Schedule 'A' indicate conceptually where such connections could be located.
- ii) In areas in the Existing Community as designated on Schedule 'C', where connecting links have not been created, or where development is not being permitted or proposed, opportunities to establish such links will be explored as part of the Resource Management Plan described in Section 4.5. or, where redevelopment occurs.
- iii) In all areas within the Plan where development is being proposed, the need for the location, size and extent of such links, the form they take, and the uses permitted within the links, shall be identified through a Functional Servicing Study. However, the links should use existing natural features such as hedgerows wherever possible.
- iv) Connecting Links may be included in the net development area of a parcel of land only where the entire Connecting Link located on such parcel is to be held in single ownership or is to be conveyed to the Township or other public agency. In addition, the Connecting Link shall be zoned in an appropriate environmental protection zone and the developer shall agree in the appropriate development agreement to include clauses in all agreement of purchase and sale advising prospective purchasers of the restrictions on the Connecting Link portion of the lot or parcel.

4.2.6 Environmental Restoration Areas

- i) Environmental Restoration Areas are identified conceptually on Schedule 'A'. They are located around Environmental Protection Areas to create a more ecologically sound shape thereby increasing critical forest interior habitat and minimizing edge habitat.
- ii) In lands in the Existing Community as designated on Schedule 'C', where environmental restoration areas have not been created, or where development is not being permitted or proposed, opportunities to establish environmental restoration areas will be explored as part of the Resource Management Plan described in Section 4.5. or, where redevelopment occurs.
- iii) In all areas within the Plan where development is being proposed, the need for the location, size and extent of such areas, the form they take, and the uses permitted within the areas, shall be identified through a Functional Servicing Study.
- iv) Environmental Restoration Areas may be included in the net development area of a parcel of land only where the entire Environmental Restoration Area located on such parcel is to be held in single ownership or is to be conveyed to the Township or other public agency. In addition, the Environmental Restoration Area shall be zoned in an appropriate environmental protection zone and the developer shall agree in the appropriate development agreement to include clauses in all agreements of purchase and sale advising prospective purchasers of the restrictions on the Environmental Restoration Area portion of the lot or parcel.

4.2.7 Tree Conservation

- i) In addition, to the lands designated as Environmental Protection Area, Connecting Links and Environmental Restoration Areas, and environmental buffer areas, it is the objective of the Township to maintain and enhance existing woodlots, hedgerows and trees wherever possible, and to encourage the planting of new woodlots and trees.
- ii) Woodlots shall be subject to the provisions of the Regional Tree By-law.
- iii) In lands in the Existing Community as designated on Schedule 'C', where tree conservation and planting plans have not been created, or where development is not being permitted or proposed, opportunities to establish

such plans will be explored as part of the Resource Management Plan described in Section 4.5. or, where redevelopment occurs.

- iv) Prior to development of any lands, a Tree Conservation and Planting Plan shall be required.

4.2.8 Special Policy

It is recognized that the south west portion of Lot 1, Plan 65M-2392 contains some tableland. Should access become available to the site without intrusion into any Environmental Protection Area or environmental buffers within this Community Plan, consideration will be given to redesignation of the tableland to permit a residential designation, subject to the studies required by this plan, including an Environmental Impact Study. An application for Official Plan and Zoning By-law amendment will be required.

4.3 LANDFORM CONSERVATION AREAS

4.3.1 Purpose

Landform conservation is the protection and wise use of the land base, including its form, soils and associated biophysical processes. Such an approach recognizes that modifications or changes to the land will occur, but seeks to avoid unnecessary landform modification and ensure that the conversion of lands to new uses occurs in an environmentally responsible manner, taking advantage of design opportunities provided by the natural landform.

The policies of this section, together with the Landform Conservation designations on Schedule 'A', Natural Heritage System and Landform Conservation Areas, outline a planning and design approach for each of the landform conservation areas identified for King City. These areas include:

- i) Existing Urban Area;
- ii) Standard Development Area;
- iii) Landform Conservation Area;
- iv) Stream Corridor; and,
- v) Significant Natural Areas.

4.3.2 Existing Urban Area

- i) The Existing Urban Area designation on Schedule 'A' includes lands where the landform character has already been highly modified by excavation, filling and grading activity.
- ii) No Landform Conservation Practices are required for new development in the Existing Urban Area designation. However, development or redevelopment shall be planned, designed and constructed in a manner so as to ensure no adverse effect on, or if possible, enhancement of adjacent lands in the Natural Heritage System. Site plan approval may be required to ensure the maintenance and enhancement of the Natural Heritage System.

4.3.3 Standard Development Area

- i) The Standard Development Area designation applies to lands which are predominantly used for agricultural purposes and have no significant natural areas or landform features.
- ii) No Landform Conservation Practices are required for new development in the Standard Development Area designation. However, development or redevelopment shall be planned, designed and constructed in a manner so as to ensure no adverse effect on, or if possible, enhancement of adjacent lands in the Natural Heritage System. Functional Servicing Studies shall be required to ensure the maintenance and enhancement of the Natural Heritage System.

4.3.4 Landform Conservation Area - 1

- i) The Landform Conservation Area - 1 designation includes lands in a well defined Kame and Kettle landscape largely occupied by existing estate residential development. The existing development on large lots has allowed much of the topographic character of this area to continue to exist.
- ii) No significant new development or redevelopment shall be permitted in the major portion of this area. However, opportunities to enhance the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5. or, where redevelopment occurs.
- iii) Where development is proposed on the remaining undeveloped lands in this designation, a Landform Conservation Plan shall be submitted with any application. Such a Plan will be designed to ensure that any development will minimize grading, protect essential landform features and establish environmental buffers and connecting links between lands in

the Environmental Protection Area designation. In addition, alternative development approaches such as clustering, shall be considered in this area to maximize open space and establish significant separation distances between lands in the Environmental Protection Area designation and any buildings.

4.3.5 Landform Conservation Area - 2

- i) The Landform Conservation Area - 2 designation includes lands in a wetland complex within hummocky terrain with a high degree of ecological complexity. The existing development includes agriculture and very large estate lots.
- ii) No significant new development or redevelopment shall be permitted in the existing estate lot subdivision in this area. However, opportunities to enhance the ecological character of the estate lot subdivision area, and the remaining portion of this area will be explored as part of the Resource Management Plan described in Section 4.5. or, where redevelopment occurs.
- iii) Where development is proposed on the remaining undeveloped lands in this designation, a Landform Conservation Plan shall be submitted with any application. Such a Plan will be designed to ensure that any development will minimize grading, protect essential landform features and establish environmental buffers and connecting links between lands in the Environmental Protection Area designation. In addition, alternative development approaches, such as clustering, shall be encouraged in this area to maximize open space and establish significant separation distances between lands in the Environmental Protection Area designation and any buildings.

4.3.6 Landform Conservation Area - 3

- i) The Landform Conservation Area - 3 designation includes lands in a wetland and forest complex within hummocky terrain with a high degree of ecological complexity. The land is currently in agricultural use.
- ii) Opportunities to enhance the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5 should no development be proposed.
- iii) Where development is proposed, a Landform Conservation Plan shall be submitted with any application. Such a Plan will be designed to ensure

that any development will minimize grading, protect essential landform features and establish buffers and connecting links between lands in the Environmental Protection Area designation. In addition, alternative development approaches, such as clustering, shall be encouraged in this area to maximize open space and establish significant separation distances between lands in the Environmental Protection Area designation and any buildings.

4.3.7 Landform Conservation Area - 4

- i) The Landform Conservation Area - 4 designation includes lands in a forest complex which forms an existing natural area linkage.
- ii) Opportunities to enhance the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5 should no development be proposed on the lands to the east in the Low Density Residential 3 Area designation on Schedule "C".
- iii) Where development is proposed on the lands to the east in the Low Density Residential 3 Area designation on Schedule "C", such development shall be conditional on the maintenance and enhancement of the ecological character of this area and its function as a connection between two stream corridors which shall be addressed through the submission of an Environmental Impact Study.

4.3.8 Stream Corridor - 1

- i) The Stream Corridor -1 designation includes well defined stream valleys in relatively undisturbed topographic profile. The stream and adjacent riparian lands, including valley slopes, shall be protected and enhanced.
- ii) Opportunities to enhance the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5.

4.3.9 Stream Corridor - 2

- i) The Stream Corridor -2 designation includes streams with or without well defined valley systems flowing through the Existing Urban Area designation Schedule 'A'. Such areas are often degraded because of activities related to urbanization of adjacent lands. The stream and adjacent riparian lands including valley slopes shall be protected and enhanced.

- ii) Opportunities to restore the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5.

4.3.10 Stream Corridor - 3

- i) The Stream Corridor -3 designation includes intermittent streams which are poorly defined with no well developed valley profile. Such areas and their adjacent riparian buffers shall be protected to maintain terrestrial and aquatic habitats and functions including water quality and base flow.
- ii) Opportunities to restore the ecological character of this area will be explored as part of the Resource Management Plan described in Section 4.5.

4.4 WATER MANAGEMENT

4.4.1 Purpose

This section of the Plan identifies the policies and criteria to be applied to protect and enhance ground and surface water quality and quantity including the evaluation of the impact of development on rivers, groundwater, stormwater and other water resources, and the consideration of the enhancement of baseflow, water quality, temperature and other considerations as they relate to aquatic habitat. A range of guidelines are applicable, some of which are general and apply to all areas, while others are specific to certain management units. The geographic basis for the policies are the water management units and sub-catchment areas identified on Schedule 'B', Water Management Units.

4.4.2 General Water Management Guidelines - Storm Water Criteria

- i) Stormwater management shall be carried out to the satisfaction of the Township, the Toronto and Region Conservation Authority, and the Region of York.
- ii) Best Management Practices to be applied shall meet or exceed Level I protection criteria (or equivalent) as outlined in the Ministry of Environment or Energy's "Stormwater Management Practices Planning and Design Manual, June 1994 or any update of that document. The following criteria shall be used in establishing locations for storm drainage control facilities:

- a) Grading shall be limited so that present catchment and subcatchment areas connections to respective outlets are maintained;
- b) Water quantity (runoff control)/quality facilities shall be required for any new development with a site greater than 5 ha (12 acres) draining to tributary streams of the East Humber River, but, not necessarily for smaller sites with direct overland flows to the East Humber itself. Smaller sites may require that the proponent implement source controls (i.e. infiltration trenches, discharging downspouts to grassed areas);
- c) Water quality control facilities shall be required for all new development.
- d) Stormwater facilities may be located in any land use designation, however, they shall not be located in lands designated Environmental Protection Area, with the exceptions identified in Section 4.2.3 iv);
- e) The number of facilities will be limited as much as possible to minimize future municipal costs for monitoring and maintenance;
- f) Uncontrolled runoff from existing developed areas shall be incorporated into quantity/quality facilities for new development, wherever possible;
- g) Opportunities to enhance ground water recharge through the use of perforated or two pipe conveyance systems and infiltration facilities shall be explored on a site specific basis to enhance baseflow, particularly in the vicinity of wetlands.
- h) Stormwater ponds in proximity to the East Humber River shall be designed to maximize opportunities to infiltrate and cool stormwater before it enters any stream, using the best available technology.
- i) Stormwater management will employ lot level controls and conveyance controls where possible to encourage clean groundwater infiltration. Source controls will include utilization of lawns, shallow ditches, constructed swales, natural swales, dry tributaries and perched wetland systems to enhance seepage to local wetlands and tributaries and infiltration to groundwater.

4.4.3 General Water Management Guidelines - Groundwater

A water budget will be prepared by the Township, to the satisfaction of the Toronto and Region Conservation Authority and the Region, based on existing and new developments as designated by this Plan.

Groundwater shall be managed to protect, and where possible enhance, its quality and quantity. In addition, design measures shall be identified to ensure that fish habitat is protected and enhanced.

Within this context, groundwater management shall be addressed through Functional Servicing Studies based on terms of reference established to the satisfaction of the Township, the Toronto and Region Conservation Authority, and the Region of York.

Where the results of a Functional Servicing Study indicate that development of lands within the quadrant or catchment area to which the Study applies will result in an unacceptable impact(s) to the hydrogeological function of the Oak Ridges Moraine in that quadrant or catchment area, the extent, form and/or density of development shall be reduced or restricted in accordance with the recommendations of the Functional Servicing Study. Any area identified as non-developable shall be zoned in an appropriate environmental protection zone.

4.4.4 General Water Management Guidelines - Minor Streams

Modifications to minor streams which are not designated as Stream Corridors 1 or 2 on Schedule 'A', or Water Management Unit - 3 areas on Schedule 'B' may be permitted subject to the preparation of a Functional Servicing Study based on terms of reference established to the satisfaction of the Township, the Toronto and Region Conservation Authority, and the Region of York.

4.4.5 Water Management Unit - 1

- i) Lands in Water Management Unit - 1 consist of Till Plain Tablelands. These lands provide little recharge capability since the surface soils are comprised of fine-grained tills which tend to promote overland runoff rather than infiltration.
- ii) No specific restrictions on development on lands in the Water Management Unit - 1 designation are necessary because measurable changes to the ground or surface water systems would not be anticipated.

4.4.6 Water Management Unit - 2

- i) Lands in Water Management Unit - 2 consist of Hilly (Hummocky) topography. Surface drainage is often poorly developed and isolated internal drainage is characteristic of this area.
- ii) Functional Servicing Studies shall be required prior to any development. Such studies will have to address the following issues;
 - a) understanding of the local hydrology to ensure that existing drainage patterns are maintained;
 - b) physical limitations to siting of roads and structures in Sub-Units 2A and 2B; and,
 - c) locally high ground water tables.
- iii) Cluster development, or other similar development forms, shall be encouraged in Water Management Unit - 2 to satisfy the policies of the Section 4.3, Landform Conservation, as well as addressing the complex hydrology of these areas.

4.4.7 Water Management Unit - 3

Lands in Water Management Unit - 3 consist of stream and valley corridors where development shall generally be prohibited, with the exception of those uses permitted in the Environmental Protection Area designation in Sections 4.2.2 iv) and v).

4.5 RESOURCE MANAGEMENT PLAN

4.5.1 Purpose

The intent of the Resource Management Plan is to establish a program for the maintenance and enhancement of the Natural Heritage System, Landform Conservation Areas and water resources of King City for the existing community, which can be implemented independent of any additional development. This program is intended to be implemented by the Township and local residents, landowners and other interested groups, working with public agencies such as the Regional Municipality of York, the Ministry of Natural

Resources, the Ministry of Environment and Energy and the Toronto and Region Conservation Authority.

It recognizes the fiscal constraints which the Township must work within and focuses on two areas:

- i) Private Resource Management Practices; and,
- ii) Public Resource Management Practices.

4.5.2 Private Resource Management Practices

The Township has limited authority to control private resource management practices. Therefore, the focus of any program must be the encouragement of voluntary action by individual landowners, although the enforcement of existing regulations and the use of existing legislation are also available tools. Actions which the Township may initiate to improve private resource management practices include:

- i) Stewardship Program

The Township shall establish a stewardship program for King City within well defined terms of reference and budget which may include such approaches as:

- a) use of available resources to develop and implement a program to educate property owners, including farmers, about the sensitive nature of the area they live in, and the manner in which they can operate their household and workplace to manage their property to reduce negative impacts on natural systems;
- b) establish and operate an awards program for residents, farmers, employers and landowners who implement measures for improving the environment;
- c) establish and operate demonstration programs for environmentally sound management practices on public and/or private properties;
- d) establish a program to encourage the use of conservation easements for private lands or the dedication of such lands to the Township or other public agency;

- e) cooperate with local land owners for groundwater and stream water performance monitoring and rehabilitation programs.
 - f) study, and, if feasible, establish a Heritage Habitat Corporation; and,
 - g) other related activities such as a tree planting program through local service groups.
- ii) Enforcement of Existing Legislation

The Township shall review available legislation with respect to matters such as the operation of septic tanks, the dumping of fill, and the protection of trees and work with the appropriate agencies to develop better enforcement practices.

- iii) Site Plan Control

The Town shall use the site plan review process to control the quantity and quality of surface runoff on individual lots, where appropriate, to reduce the negative impacts of small new developments and to encourage appropriate tree planting and landscaping in accordance with the provisions of this Plan.

4.5.3 Public Resource Management Practices

Actions which the Township will initiate to improve its own resource management practices and the resource management practices of other public agencies, include:

- i) Management Practice Audit

The Township shall carry out an audit of its own management practices and facilities in King City and establish a plan to minimize negative impacts on natural systems and features (e.g. road deicing practices, street cleaning practices).

- ii) Other Agencies

The Township shall work with other agencies, particularly the Region of York:

- a) to seek improvements to their management practices in King City,

- b) the introduction of programs to improve the environment (e.g tree planting programs, education programs); and,
- c) improved enforcement of regulations and legislation.

iii) Development Standards

The Township will carry out a review of its development standards with a view to revising standards which appear excessive or which have unnecessary environmental impacts (e.g. minimum road allowances).

5. SERVICING STRATEGY

5.1 GENERAL

The King City area is presently serviced by:

- i) private sewage disposal systems;
- ii) a municipal water supply and distribution system for the major portion of the existing developed area (see Schedule 'B' for service area);
- iii) private wells for the remaining properties; and,
- iv) a variety of storm drainage works which range from open ditches to localized storm drainage works constructed as part of the subdivision approval process.

However, the approach which will be used to the servicing of the area in the future must also reflect:

- i) the results of the King City Sanitary Sewage Class Environmental Assessment (EA) which proposes the introduction of a municipal communal sewage system connected to the York Durham Sewage System; and,
- ii) the need to adopt current environmentally sound stormwater management practices.

The Servicing Strategy is designed to provide direction with respect to the servicing of the Community in a manner which will ensure the health and safety of residents and the environment, and conformity with provincial and regional policies.

5.2 WATER SUPPLY AND DISTRIBUTION

5.2.1 Water Supply and Distribution System

- i) The Township of King shall continue its on-going program for the upgrading and rehabilitation of the existing water distribution system based on the Water Distribution System Needs Study (1990) and any updates to that study.

- ii) The Township of King shall work with the Regional Municipality of York to expand the water supply works which serve King City, if required, to serve additional population beyond the capacity of the existing water supply works which is a population equivalent of 5,000.

5.2.2 Existing Water Service Area

All existing and new development within Existing Water Service Area designated on Schedule 'B', shall be served by the municipal water supply and distribution system .

5.2.3 Area Outside Water Service Area

- i) All existing development outside the Existing Water Service Area designated on Schedule 'C', shall continue to be served by private water services. However, if the municipal water supply and distribution system is extended, such lots may be connected to the water system at the option of the property owner.
- ii) New development on lots of record or on lots outside the Existing Water Service Area created through the consent process shall also be served by private water services. However, if the municipal water supply and distribution system is extended, such lots may be connected to the water system at the option of the property owner.
- iii) Any development by plan of subdivision shall be served by an extension of the municipal water supply and distribution system.
- iv) Notwithstanding the provisions of Section 5.2.3 iii), where new development by plan of subdivision is to be served by private sewer services, consideration may be given to service by private water services, provided it is demonstrated through appropriate studies, including studies in accordance with the technical guidelines of the Ministry of Environment and Energy with respect to private services, to the satisfaction of the Township, the Region of York, the Region of York's Medical Officer of Health, and the Ministry of Natural Resources that the land can be adequately serviced using the highest available evaluation standards and most current techniques and equipment available at the time of the application.

5.2.4 Water Services to Institutional Uses

An extension of the municipal water supply and distribution system to lands designated "Institutional" in the Township of King Official Plan which abut the boundary of the King City Community Plan and are occupied by Seneca College and the Country Day School for the institutional uses on those sites may be considered where those uses meet the criteria established in Section 5.3.3. however, no extension of the system shall be considered for any non-institutional use.

5.3 SEWER SERVICES

5.3.1 Existing Development

- i) Existing development is served by private sewer services. Such development shall continue to be served by existing private sewer services, and/or modifications to such systems or new systems approved by the Region of York's Medical Officer of Health, until the municipal communal sewage system proposed in the King City Sanitary Class EA is implemented.
- ii) The Township shall work with the Regional Municipality of York and the Province of Ontario to implement the Class EA. Through this process the Township shall establish:
 - a) whether to permit all, or some areas of, existing development to continue to use private sewage services and the form which such services may take; and,
 - b) areas of existing development which must be served by the municipal communal sewer system.

In this process, existing estate development, such as Kings Cross Estates, will continue to use private sewage services whenever possible.

5.3.2 New Development

- i) New development on lots of record or on lots created through the consent process may be served by private sewer services, provided it is demonstrated through appropriate studies, including studies in accordance with the technical guidelines of the Ministry of Environment

with respect to private services, to the satisfaction of the Township, the Region of York, the Region of York's Medical Officer of Health, the Toronto and Region Conservation Authority and the Ministry of Natural Resources that the land can be adequately serviced using the highest available evaluation standards and most current techniques and equipment available at the time of the application.

- ii) All new development by plan of subdivision, including approved draft plans of subdivision, shall be on the basis of full municipal services, including the municipal communal sewage system. Any additional development by plan of subdivision shall be prohibited until the municipal communal sewage system proposed in the King City Sanitary Class EA is implemented. However, draft plan approval may be granted once the financing is arranged and final. The Township shall work with the Regional Municipality of York and the Province of Ontario to implement the Class EA.

5.3.3 Design of Sewer System

It is the policy of this Plan to require that the design of the sewage system for the King City Community Plan conforms to all policies herein. In particular, the final design and construction of the system shall use the population and employment forecasts stipulated herein and the design shall not be oversized in anticipation of further amendments to enlarge the service area beyond the boundaries of the community established in this Plan. Notwithstanding the foregoing, the service area may be extended to provide sewage capacity for lands designated "Institutional" in the Township of King Official Plan which abut the boundary of the King City Community Plan and which are occupied by Seneca College and the Country Day School for educational institutions and related accessory uses on those sites where those uses meet the following criteria:

1. that the private sewage system(s) for the institutional uses has reached its capacity and require extensive enlargement or improvements to meet environmental standards appropriate for the size of the use;
2. that the financial costs of these extensions are borne entirely by the institutional uses; and
3. that all other approvals required by the Township and the Region of York and others are met.

In the event that criteria a), b) and c) above are met and the service area is to be extended to Seneca College and/or Country Day School, the capacity provided in the York Durham Servicing Scheme shall not exceed the following:

1. Seneca College - capacity required to accommodate 2,700 full time students, 410 students in residence and 200 employees; and
2. Country Day School - capacity required to accommodate 700 full time students and 100 employees.

No extension of the system shall be considered for any non-educational institutional use.

5.4 STORMWATER MANAGEMENT

5.4.1 Existing Development

The Township shall consider undertaking a separate study, or including in any Functional Servicing Study, a review of existing storm water facilities to establish a long term plan for their improvement or replacement, as required, to ensure that they maintain environmental and ecological integrity and provide a net benefit to the environment to the extent practical. The study shall be consistent with the recommendations of the King City Water Management Study, prepared by Gartner Lee Limited.

5.4.2 New Stormwater Management Facilities

Prior to the approval of a plan of subdivision for areas outside the Existing Community area designated on Schedule 'C', a Functional Servicing Study must be prepared in accordance with the policies of Section 10. The study will address a plan for drainage and stormwater management and shall be consistent with the recommendations of the King City Water Management Study prepared by Gartner Lee Limited.

6. LAND USE STRATEGY - EXISTING COMMUNITY

6.1 GENERAL

6.1.1 Purpose

The land use designations for the existing King City community on Schedule 'C' establish the general pattern of development for the existing and future development of that area. The policies for these designations are set out in this section. The major portion of these lands is located within the "Existing Community" area on Schedule 'C'.

6.1.2 Population

This area has a population presently of approximately 5,000. It is anticipated that the population will remain generally at this level during the planning period, with infill and redevelopment, particularly in the Core and GO Station Areas, balancing some reduction in population elsewhere.

6.1.3 Land Uses Permitted in all Designations

The following land uses shall be permitted in all designations except for the Environmental Protection Area designation which is subject to the policies of Section 4.2.2 of this Plan:

- i) public uses, including parks and schools, sited, designed and constructed to ensure compatibility with adjacent uses and minimize impacts on natural systems and subject to an amendment to the zoning by-law, and provided that where sewer and water services are required such uses can be serviced by a municipal communal water and sewer system;
- ii) senior citizen housing on municipally owned land, other than parkland, sited, designed and constructed to ensure compatibility with adjacent uses and minimize impacts on natural systems, subject to an amendment to the zoning by-law and site plan approval in accordance with the provisions of the Planning Act and provided that such uses can be serviced by a municipal communal water and sewer system;
- iii) stormwater management facilities;

- iv) accessory uses;
- v) forestry uses; and,
- vi) fish, wildlife and conservation management uses.

6.2 ENVIRONMENTAL PROTECTION AREA

6.2.1 Purpose

The Environmental Protection Area designation includes lands which have been identified by the Ministry of Natural Resources and the Toronto and Region Conservation Authority as a basis for a landscape network called a natural heritage system. The purpose of the designation is to protect and enhance this landscape network and the natural features of which it is composed.

6.2.2 Permitted Uses, Buildings and Structures

The uses, buildings and structures permitted in the Environmental Protection Area designation shall be in accordance with the policies of Section 4.2.2.

6.2.3 Land Use Policies

The policies for the lands in the Environmental Protection Area designation shall be in accordance with the policies of Section 4.2.2.

6.3 ESTATE RESIDENTIAL 1 AREA

6.3.1 Purpose

The Estate Residential 1 Area designation recognizes existing residential neighbourhoods which generally have a gross density of 1 unit per hectare (0.4 units per acre). The purpose of the designation is to recognize the existing residential development and ensure that new development is generally compatible with the existing character and density of the area.

6.3.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) legally existing uses, buildings and structures;
- ii) replacement of legally existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures;
- iii) one single detached dwelling on an existing lot of record subject to the regulation of the Zoning By-law;
- iv) neighbourhood parks and parkettes; and,
- v) home occupations subject to the regulations of the zoning by-law.

6.3.3 Land Use Policies

All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.

6.4 ESTATE RESIDENTIAL 2 AREA

6.4.1 Purpose

The Estate Residential 2 Area designation recognizes an existing residential area on the north side of King Road adjacent to the cemetery. This area has a mix of lot sizes, including a number of large lots which are partially included in the Environmental Protection Area designation. The purpose of the designation is to recognize the existing residential development and to provide direction with respect to proposals for expansion of the cemetery or new infill development.

6.4.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) legally existing uses, buildings and structures;

- ii) replacement of legally existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures;
- iii) one single detached dwelling on an existing lot of record subject to the regulation of the Zoning By-law;
- iv) one single detached dwelling on a lot created by consent or as part of a plan of subdivision;
- v) cluster housing as part of a plan of subdivision or condominium, subject to the policies of Section 10;
- vi) cemetery;
- vii) neighbourhood parks and parkettes; and,
- viii) home occupations subject to the regulations of the zoning by-law.

6.4.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.
- ii) Any development application for a plan of subdivision will only be permitted subject to an amendment to the zoning by-law and approval of a site plan in accordance with the provisions of the Planning Act. Such a development shall be evaluated based on submission of the following information:
 - a) a scale model of the site, proposed development and surrounding area;
 - b) detailed site and landscape plan for site;
 - c) Functional Servicing Study.

The study area and terms of reference for the Functional Servicing Study and Environmental Impact Study shall be established by the Township, in consultation with the Region of York, Toronto and Region Conservation Authority and the applicant. The study shall be carried out by consultants retained by the Township at the cost of the applicant.

- iii) Applications for a plan of subdivision shall also satisfy the following criteria:
 - a) be serviced by a municipal communal water and sewer system;
 - b) be designed to mitigate any impacts on adjacent development through the use of separation distances, landscaping and fencing and other measures; and,
 - c) not exceed a height of two storeys.
- iv) Any application for expansion of the cemetery shall require an amendment to the zoning by-law and an Environmental Impact Study where such expansion shall bring the cemetery into an Environmental Protection Area or within 120 metres of such an area.

6.5 EXISTING LOW DENSITY RESIDENTIAL AREA

6.5.1 Purpose

The Existing Low Density Residential Area designation recognizes existing residential neighbourhoods. The purpose of the designation is to recognize the existing residential development and ensure that new development is generally compatible with the existing character and density of the area.

6.5.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) legally existing uses, buildings and structures;
- ii) replacement of legally existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures;
- iii) one single detached dwelling on an existing lot of record subject to the regulations of the Zoning By-law;
- iv) neighbourhood parks and parkettes; and,

- v) home occupations subject to the regulations of the zoning by-law.

6.5.3 Land Use Policies

All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.

6.6 INSTITUTIONAL AREA

6.6.1 Purpose

The Institutional Area designation recognizes existing institutional uses. The purpose of the designation is to recognize the existing uses and ensure any redevelopment is generally compatible with the existing character of the site and surrounding area.

6.6.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) legally existing uses, buildings and structures;
- ii) replacement of legally existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures;
- iii) new institutional uses including places of worship, public and private schools, offices for public and non-profit uses, and arenas;
- iv) low density residential uses where the site is located on a local or collector road;
- v) medium density residential uses for areas of a site which abut an arterial road, including seniors housing developments which may include apartments with a maximum of three storeys;
- vi) community park provided the site is located on an arterial road; and,
- vii) neighbourhood parks and parkettes.

6.6.3 Land Use Policies

- i) The Township shall encourage existing institutional uses to remain on their sites, particularly those which are located within and adjacent to the Core Area. Where an institutional use expands or redevelops their existing use, buildings or structures, the Township shall work with the institutional use to ensure that the new development is designed to be in character with surrounding uses and compatible with such uses through the use of buffering and other similar approaches, where required.
- ii) Where an existing institutional use is closed or relocated, and replaced with a new institutional use, the Township shall work with the new institutional use to ensure any changes to the site are designed to be in character with surrounding uses and compatible with such uses through the use of buffering and other similar approaches, where required.
- iii) Where an existing institutional use is closed or relocated, and the site is proposed to be redeveloped for residential uses, any development application shall only be approved subject to an amendment to the zoning by-law and approval of a plan of subdivision or site plan in accordance with the provisions of the Planning Act. Such a development shall be evaluated based on submission of the following information:
 - a) a scale model of the site, proposed development and surrounding area;
 - b) detailed site and landscape plan for site;
 - c) Functional Servicing Study .

The study area and terms of reference for the Functional Servicing Study shall be established by the Township, in consultation with the Region of York and the applicant. The study shall be carried out by consultants retained by the Township at the cost of the applicant.
- iv) Applications for a plan of subdivision, site plan and/or a rezoning shall also satisfy the following criteria:
 - a) be serviced by a municipal communal water and sewer system;
 - b) be designed to mitigate any impacts on adjacent development through the use of separation distances, landscaping and fencing and other measures; and,

- c) not exceed a height of three storeys.

6.7 COMMUNITY PARK AREA

6.7.1 Purpose

The Community Park Area designation recognizes existing community parks as well as one potential park area, which provide active and passive recreation facilities to serve King City and adjacent areas of the Township.

6.7.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) open space and outdoor recreation uses; and,
- ii) related buildings and structures such as wading pools, tennis courts, concession stands, and playground equipment.

6.7.3 Land Use Policies

The Township shall continue to maintain and enhance the existing open space and recreation facilities in these parks recognizing their significance to the community.

6.8 CORE AREA

6.8.1 Purpose

The Core Area designation recognizes the existing community core and provides for its expansion. The purpose of this designation is to recognize the community core as the major focal point for commercial and community uses and provide for its enhancement. It also provides an opportunity for a range of residential uses.

6.8.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) commercial uses excluding car sales establishments and rental outlets;

- ii) office uses;
- iii) low and medium density residential uses, including seniors housing developments which may include apartments with a maximum of three storeys;
- iv) mixed use developments;
- v) institutional uses; and,
- vi) entertainment uses.

6.8.3 Land Use Policies

- i) Carefully designed and co-ordinated development in the Core Area shall be encouraged by the Township to create an environment which is attractive and economically vibrant. To achieve this objective the Township shall:
 - a) work with the Regional Municipality of York to redesign King Road and Keele Street through the Core Area in a manner which reduces traffic speed and improves the amenity of the area for pedestrians;
 - b) develop design guidelines for the area as basis for evaluating development applications and require all development to be subject to site plan control; and,
 - c) review with landowners, businesses and residents the King City Core Area Concept Plan as outlined in Appendix A to this Plan and work to implement its key features.
- ii) Development of permitted uses within existing buildings, or which require only minor modifications to existing buildings, shall be encouraged and shall generally be permitted without an amendment to the zoning by-law provided that it can be serviced by:
 - a) a municipal communal water and sewer system; or
 - b) a municipal communal water system and private sewer services, provided it is demonstrated through appropriate studies, including studies in accordance with the technical guidelines of the Ministry of Environment with respect to private services, to the satisfaction

of the Township, the Region of York, and the Region of York's Medical Officer of Health that the land can be adequately serviced using the highest available evaluation standards and most current techniques and equipment available at the time of the application; and,

- c) sufficient parking including on-site and street parking.
- iii) New development which is not to be located within existing buildings shall be designed to be in keeping with the character of the surrounding development and shall be evaluated based on submission of the following information:
- a) detailed site and landscape plan, which includes information on how the development will be integrated with adjacent development; and,
 - b) perspective drawings of the proposed development.
- iv) Applications for new development shall also satisfy the following criteria:
- a) be serviced by a municipal communal water and sewer system;
 - b) be designed to mitigate any impacts on adjacent residential development through the use of separation distances, landscaping and fencing and other measures;
 - c) not exceed a height of three storeys;
 - d) include no open storage of vehicles, machinery or equipment, excluding parking lots;
 - e) maximum floor space index of 0.5 for commercial or mixed use development;
 - f) maximum density of 20 units per hectare (8 units per acre) for medium density residential development;
 - g) demonstrate that development is integrated with adjacent lands wherever feasible with respect to parking, landscaping and pedestrian and vehicular circulation systems.

- v) New commercial development adjacent to the existing high school shall be discouraged and the redevelopment of existing commercial uses for non-commercial uses shall be encouraged.

6.9 GO STATION AREA

6.9.1 Purpose

The GO Station Area designation recognizes the existing GO Station and the surrounding existing industrial/commercial area. The purpose of this designation is to recognize the existing GO Station area as a major entrance to the community, and its potential to act as a southern "anchor" for the Core Area, and to provide for its enhancement. It also provides an opportunity for a mix of uses.

6.9.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) retail and service commercial uses;
- ii) office uses;
- iii) low and medium density residential uses, including seniors housing developments which may include apartments with a maximum of three storeys;
- iv) mixed use developments;
- v) institutional uses;
- vi) entertainment uses; and,
- vii) legally existing uses, buildings and structures.

6.9.3 Prohibited Uses

Any expansion of legally existing uses, buildings and structures which involves open storage.

6.9.4 Land Use Policies

- i) The existing development in the vicinity of the GO Station is a mix of industrial and commercial uses which do not contribute to creating an appropriate entrance to the community. The Township shall take a proactive role in working with CN Rail, GO Transit, the owners and operators of the existing uses, businesses and residents to develop and implement a detailed plan to expand the GO facility and redevelop the surrounding lands for an appropriate mixed use development. The Township's role shall be as a facilitator, and may include such actions as the preparation of conceptual plans for the area, the brokering of relocation opportunities for existing industrial uses and working with GO to expand their facilities.
- ii) New development shall be designed to be in keeping with the character of the surrounding development and shall be evaluated based on its conformity with any conceptual plan the Township may have developed and/or on submission of the following information:
 - a) detailed site and landscape plan for site, which includes information on how the development will be integrated with adjacent development; and,
 - b) perspective drawings of the proposed development.
- iii) Applications for new development shall also satisfy the following criteria:
 - a) be serviced by a municipal communal water and sewer system;
 - b) be designed to mitigate any impacts on adjacent residential development through the use of separation distances, landscaping and fencing and other measures and/or to be compatible with any remaining industrial uses;
 - c) not exceed a height of three storeys;
 - d) include no open storage of vehicles, machinery or equipment;
 - e) maximum floor space index of 0.5 for commercial or mixed use development;
 - f) maximum density of 20 units per hectare (8 units per acre) for medium density residential development;

- g) demonstrate that development is integrated with adjacent lands wherever feasible with respect to parking, landscaping and pedestrian and vehicular circulation systems.

6.10 CEMETERY AREA

6.10.1 Purpose

The Cemetery Area designation applies to existing cemeteries.

6.10.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) cemetery uses; and,
- ii) passive recreation uses.

6.10.3 Land Use Policies

The Township shall work with those responsible for the management of the cemeteries to ensure that the cemeteries are properly maintained.

7. LAND USE STRATEGY - LANDS SURROUNDING EXISTING COMMUNITY

7.1 GENERAL

7.1.1 Purpose

The land use designations for the lands in the King City Planning Area outside the Existing Community as designated on Schedule 'C' establish the general pattern of development for the future land use of that area. The policies for these designations are set out in this section. However, development shall only be permitted in accordance with the policies of this Plan.

7.1.2 Population

The anticipated population for this area, should it all develop, would be approximately 7,000.

7.1.3 Land Uses Permitted in all Designations

The following land uses shall be permitted in all designations except for the Environmental Protection Area designation which is subject to the policies of Section 4.2.2 of this Plan:

- i) public uses, including parks and schools, sited, designed and constructed to ensure compatibility with adjacent uses and minimize impacts on natural systems and subject to an amendment to the zoning by-law;
- ii) stormwater management facilities;
- iii) accessory uses;
- iv) agricultural uses;
- v) forestry uses;
- vi) legally existing uses, buildings and structures;
- vii) replacement of legally existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and

structures, including the addition of accessory uses, buildings and structures;

- viii) one single detached dwelling on an existing lot of record subject to the regulations of the Zoning By-law;
- ix) home occupations in any residential unit, subject to the regulations of the zoning by-law; and,
- x) fish, wildlife and conservation management.

7.2 ENVIRONMENTAL PROTECTION AREA

7.2.1 Purpose

The Environmental Protection Area designation includes lands which have been identified by the Ministry of Natural Resources and the Toronto and Region Conservation Authority as a basis for a landscape network called a natural heritage system. The purpose of the designation is to protect and enhance this landscape network and the natural features of which it is composed.

7.2.2 Permitted Uses, Buildings and Structures

The uses, buildings and structures permitted in the Environmental Protection Area designation shall be in accordance with the policies of Section 4.2.2.

7.2.3 Land Use Policies

The policies for the lands in the Environmental Protection Area designation shall be in accordance with the policies of Section 4.2.2.

7.3 LOW DENSITY RESIDENTIAL 1 AREA

7.3.1 Purpose

The Low Density Residential 1 Area designation permits future development of low density residential neighbourhoods at a maximum gross density of 5.0 to 6.0 units per hectare (2.0 - 2.4 units per acre). The purpose of the designation is to recognize the potential for residential development and ensure that new

development is generally compatible with the existing character the King City community.

7.3.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) neighbourhood parks and parkettes; and,
- iii) home occupations subject to the regulations of the zoning by-law.

7.3.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.
- ii) Notwithstanding any other provisions of this Section, development of the lands known as "King Station Phase III" shall be in conformity with the conditions of draft plan approval established for the site and the servicing policies of Section 5 of this Plan and the Community Design policies of Section 9 of this Plan. However, the Township shall also review the draft plan conditions with a view to seeking additional conditions to increase protection to adjacent lands in the Environmental Protection Area designation. Further, a revised or new application for development shall be evaluated in accordance with the Development Review policies in Section 10.2 for the Existing Community.

7.4 LOW DENSITY RESIDENTIAL 2 AREA

7.4.1 Purpose

The Low Density Residential 2 Area designation permits future development of low density residential or estate residential uses at a maximum gross density of 5.0 units per hectare (2.0 units per acre). The purpose of the designation is to recognize the potential for residential development and ensure that new development is:

- a) generally compatible with the existing character the King City community;
- b) designed to protect environmental features; and,

- c) creates a buffer along the boundary with the King/Vaughan boundary, where applicable.

7.4.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) cluster housing subject to the policies of Section 10;
- iii) neighbourhood parks and parkettes; and,
- iv) home occupations subject to the regulations of the zoning by-law.

7.4.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.
- ii) Special regard shall be had in the design of any development to protect environmental features including Environmental Protection Areas, environmental restoration areas and connecting links. In addition, where proposed development will abut the King/Vaughan boundary a naturalized buffer shall be required to be created abutting the boundary. Estate residential and/or cluster housing may be used to achieve these design objectives. In addition, residential development which abuts existing residential lots shall have approximately the same size lots or larger.
- iii) Where development abuts lands in the Prestige Employment Area designation, such development shall be designed to ensure compatibility between residential and employment uses through such approaches as setbacks, grading and buffering.

7.5 LOW DENSITY RESIDENTIAL 3 AREA

7.5.1 Purpose

The Low Density Residential 3 Area designation permits future development of a low density residential neighbourhood in a secluded area north of the railway which only has one potential road access. The purpose of the designation is to

recognize the potential for residential development and ensure that new development is generally compatible with the existing character the King City community, and recognizes the constraints on the development of the area which respect to access, natural features and noise.

7.5.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) neighbourhood parks and parkettes; and,
- iii) home occupations subject to the regulations of the zoning by-law.

7.5.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9
- ii) Where the applicant seeks to proceed with the application which was considered by the Ontario Municipal Board in 1993, or a revision to that application in accordance with the Board's direction, the application shall be assessed in terms of the Board's decision.
- iii) Where the applicant submits a revised plan of subdivision serviced with a municipal communal sewer system, notwithstanding any other policies of this Plan, the density of development shall be determined through the review of the revised application for a plan of subdivision. Such a development application shall be evaluated based on submission of the following information:
 - a) a proposed plan of subdivision and supporting information which illustrates how environmental areas will be protected and noise buffering provided; and,
 - b) new or updates of existing environmental, servicing, drainage and traffic studies, as deemed necessary, which will identify requirements for environmental protection and specific stormwater, sanitary, water supply and transportation needs including provision for emergency access.

- iv) Applications for a revised plan of subdivision shall also satisfy the following criteria:
- a) be serviced by a municipal communal water system;
 - b) be designed to mitigate any impacts on adjacent natural areas, both on and off-site, and to maintain and enhance lands which are designated Environmental Protection Area in accordance with the updated environmental studies;
 - c) be designed to mitigate any noise and vibration impacts from the railway;
 - d) not exceed a density which is appropriate given the access limitations, and a maximum gross density of 5.0 units per hectare (2.0 units per acre); and,
 - e) not exceed a height of three storeys.

7.6 LOW DENSITY RESIDENTIAL 4 AREA

7.6.1 Purpose

The Low Density Residential 4 Area designation permits future development of low density residential neighbourhoods at a maximum gross density of 5.0 units per hectare (2.0 units per acre). The purpose of the designation is to recognize the potential for residential development on this site which has a draft approved plan of subdivision on it and ensure that new development is generally compatible with the existing character the King City community.

7.6.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) neighbourhood parks and parkettes; and,
- iii) home occupations subject to the regulations of the zoning by-law.

7.6.3 Land Use Policies

- i) All development shall be in conformity with the conditions of draft plan approval established for the site and the servicing policies of Section 5 of this Plan and the Community Design policies of Section 9 of this Plan.
- ii) The Township shall also review the draft plan conditions with a view to seeking additional conditions to increase protection to adjacent lands in the Environmental Protection Area designation.
- iii) A revised or new application for development on lands in the Low Density Residential 4 Area designation shall be evaluated in accordance with the Development Review policies in Section 10.2 for the Existing Community.

7.7 LOW DENSITY RESIDENTIAL 5 AREA

7.7.1 Purpose

The Low Density Residential 5 Area designation permits future development of low density residential neighbourhoods at a maximum gross density of 3.0 units per hectare (1.2 units per acre). The purpose of the designation is to recognize the potential for residential development and ensure that new development is generally compatible with the existing character the King City community.

7.7.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) neighbourhood parks and parkettes; and,
- iii) home occupations subject to the regulations of the zoning by-law.

7.7.3 Land Use Policies

All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.

7.8 LOW DENSITY RESIDENTIAL 6 AREA

7.8.1 Purpose

The Low Density Residential 6 Area designation permits future development of low density residential or estate residential uses at a maximum gross density of 5.0 units per hectare (2.0 units per acre). The purpose of the designation is to recognize the potential for residential development and ensure that new development:

- v) along the Keele Street frontage and the Keele Street/15th Sideroad node is generally compatible with the existing character of residential development north of the East Humber river;
- vi) is designed to protect environmental features; and,
- vii) at the southerly boundary, provides a transition to the abutting estate residential development.

7.8.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) cluster housing in the LCA 1 Area, subject to the policies of Section 10;
- iii) neighbourhood parks and parkettes; and,
- iv) home occupations subject to the regulations of the zoning by-law.

7.8.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly Sections 3.3.2, 3.6 and the Community Design policies of Section 9.
- ii) Special regard shall be had in the design of any development to protect environmental features including Environmental Protection Areas, environmental restoration areas and connecting links. Estate residential and/or cluster housing may be used to achieve these design objectives.

In addition, residential development at the southerly boundary between the two stream corridors shall consist of larger lots to provide a transition and a greater degree of compatibility with abutting estate residential development, with attention to appropriate landscaping, as required.

- iii) any residential lots which abut Keele Street and the Keele Street/15th Sideroad node, shall be similar in depth and width to the lots on the east and west sides of Keele Street, north of the East Humber River, except for any lots designated ER1 within that area.

7.9 ESTATE RESIDENTIAL 3 AREA

7.9.1 Purpose

The Estate Residential 3 Area designation permits estate residential development a gross density of 1 unit per hectare (0.4 units per acre). The purpose of the designation is to permit new development which is generally compatible with the existing character and density of the adjacent area.

7.9.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached dwellings;
- ii) neighbourhood parks and parkettes; and,
- iii) home occupations subject to the regulations of the zoning by-law.

7.9.3 Land Use Policies

All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.

7.10 MEDIUM DENSITY RESIDENTIAL AREA

7.10.1 Purpose

The Medium Density Residential Area designation permits future development of medium density residential at a gross density of 25 units per hectare (10 units

per acre). The purpose of the designation is to recognize the potential for higher intensity residential development along King Road adjacent to the Core Area, and ensure that new development is generally compatible with the existing character the King City community. The designation is an overlay designation in that the medium density development can be integrated with low density residential development permitted in the Low Density Residential 1 Area designation.

7.10.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) single detached, semi-detached or duplex dwellings;
- ii) townhouses, quadraplexes or other similar dwelling types with a maximum of three storeys, including seniors housing developments which may include apartments with a maximum height of three storeys;
- iii) cluster housing subject to the policies of Section 10;
- iv) neighbourhood parks and parkettes; and,
- v) home occupations subject to the regulations of the zoning by-law.

7.10.3 Land Use Policies

- i) All development shall conform with the applicable policies of this Plan, particularly the Community Design policies of Section 9.
- ii) Special regard shall be had to the design of medium density development to ensure that it is integrated with the community and that it reflects the rural character of King City, particularly where such uses are located adjacent to King Road. The relationship to adjacent low density residential development should be carefully planned and consideration should be given to intermixing medium density development with low density development, rather than the development of large blocks of medium density development. The provision of design guidelines for medium density areas shall also be required in accordance with the policies of Section 10.

7.11 MIXED USE AREA

7.11.1 Purpose

The Mixed Use Area designation recognizes an existing industrial area and the lands between this development and King Road. The purpose of this designation is to recognize this area as a major entrance to the community, and its potential to act as an eastern "anchor" for the Core Area, and to provide for its enhancement. It also provides an opportunity for a mix of uses.

7.11.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) limited industrial/commercial uses including car sales establishments and rental outlets which cannot be easily integrated with the pedestrian oriented development in the Core Area;
- ii) office uses;
- iii) low and medium density residential uses, including seniors housing developments which may include apartments with a maximum of three storeys;
- iv) mixed use developments;
- v) institutional uses;
- vi) entertainment uses such as theatres, ; and,
- vii) community and neighbourhood parks and parkettes.

7.11.3 Prohibited Uses

- i) retail commercial uses including food stores and commercial malls;
- ii) service commercial uses including restaurants, and vehicular service facilities; and,
- iii) open storage other than storage of vehicles for vehicle sales outlets;

7.11.4 Land Use Policies

- i) New development shall be evaluated based on submission of the following information:
 - a) detailed site and landscape plan for all the lands in the designation, which includes information on how the new development will be integrated with the existing industrial uses;
 - b) perspective drawings of the proposed building(s); and,
 - c) scale model of the proposed development.
- ii) Applications for new development shall also satisfy the following criteria:
 - a) be serviced by a municipal communal water and sewer system;
 - b) be designed to ensure that the development along King Road, and particularly at the intersection of King Road and Dufferin Street provides an attractive entrance to the community;
 - c) not exceed a height of three storeys and generally not exceed two storeys on lands adjacent to Dufferin Street;
 - d) include no open storage of vehicles, machinery or equipment with the exception of vehicles for vehicle sales outlets;
 - e) maximum floor space index of 0.5 for commercial or mixed use development;
 - f) maximum density of 25 units per hectare (10 units per acre) for residential development; and,
 - g) provide appropriate buffering between any residential uses and the existing industrial uses, as well as any new industrial/commercial uses in accordance with Ministry of Environment guidelines.

7.12 PRESTIGE EMPLOYMENT AREA

7.12.1 Purpose

The Prestige Employment Area designation recognizes an area which has the potential to accommodate prestige employment uses. The purpose of this

designation is to recognize this area as a major entrance to the community, and its potential to provide for major prestige employment uses.

7.12.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) office uses;
- ii) research, education and training uses;
- iii) institutional uses;
- iv) data processing and related facilities;
- v) light industrial uses displaying high design standards; and,
- vi) community and neighbourhood parks and parkettes.

7.12.3 Prohibited Uses

- i) retail commercial uses including food stores and commercial malls;
- ii) service commercial uses including restaurants, and vehicular service facilities;
- iii) open storage; and,
- iv) commercial "self-storage" warehouses.

7.12.4 Land Use Policies

- i) New development shall be evaluated based on submission of the following information:
 - a) detailed site and landscape plan for all the lands in the designation, which includes information on how the new development will be integrated with proposed residential uses to the south;
 - b) perspective drawings of the proposed building(s); and,
 - c) a scale model of the proposed development.

- ii) Applications for new development shall also satisfy the following criteria:
 - a) be serviced by a municipal communal water and sewer system;
 - b) be designed to ensure that the development along King Road, and particularly at the intersection of King Road and Jane Street provides an attractive entrance to the community;
 - c) not exceed a height of three storeys;
 - d) include no open storage of vehicles, machinery or equipment; and,
 - e) maximum floor space index of 0.5.

7.13 SPECIAL STUDY AREA

7.13.1 Purpose

The Special Study Area designation on Schedules 'A' and 'C' recognizes an area for which a specific land use designation cannot be determined without detailed additional study.

7.13.2 Permitted Uses, Buildings and Structures

The permitted uses are those in the Environmental Protection Area designation in accordance with the policies of Section 4.2.2 of the Plan and agricultural uses, with the exception that no new agricultural buildings or structures shall be permitted.

7.13.3 Land Use Policies

The actual designation of the lands in the Special Study Area designation shall be determined by amendment to this Plan. The designation shall be established by the Township, in consultation with the Ministry of Natural Resources and the Toronto and Region Conservation Authority, and the Region of York. The designation shall only be established after a detailed review of the function of the lands in the Special Study Area with respect to the adjacent lands in the Environmental Protection Area designation.

The review process shall be established by the Township, in consultation with the Ministry of Natural Resources and the Toronto and Region Conservation Authority and the applicant.

7.14 EXISTING COMMERCIAL AREA

7.14.1 Purpose

The Existing Commercial Area designation recognizes any existing commercial areas. The purpose of this designation is to recognize these areas and to provide for their enhancement.

7.14.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) service and automotive commercial uses;
- ii) office uses;
- iii) low and medium density residential uses;
- iv) mixed use developments;
- v) institutional uses;
- vi) entertainment use; and,
- vii) community and neighbourhood parks and parkettes.

7.14.3 Land Use Policies

- i) The Township shall encourage the enhancement of the existing commercial uses recognizing their location on major arterial roads.
- ii) Where proposals are made for redevelopment of the existing uses, the Township shall encourage development which is designed to enhance the entrance to the community, and which does not include any open storage.

7.15 SCHOOL SITE AREA

7.15.1 Purpose

The School Site Area designation is intended to recognize approximate potential locations for public and separate elementary schools.

7.15.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) public and separate elementary schools; and,
- ii) community and neighbourhood parks and parkettes.

7.15.3 Land Use Policies

- i) The School Site Area designation is a symbol which is an overlay designation denoting approximate potential locations for elementary schools. The specific location and configuration of school sites will be further defined in consultation with the Public and Separate School Boards. School sites may be relocated in consultation with the School Boards without further amendment to this Plan.
- ii) The size and configuration of each school shall be consistent with the policies and requirements of the respective School Board and the policies of this Plan. Final site locations, sizes and configurations shall be determined in consultation with the School Boards in the context of plans of subdivision.
- iii) If all or part of a school site should not be required by either the Public or Separate School Board, alternative uses shall be permitted in order of priority as follows:
 - a) Open space uses, particularly parks or other open space linkages which contribute the creation of the Natural Heritage System identified on Schedule 'A';
 - b) Compatible institutional uses including private elementary schools, places of worship, community service or cultural buildings; and,
 - c) Low density residential uses in accordance with the underlying land use designation on Schedule 'C'.

- d) For those sites already purchased by the School Boards, alternative uses shall be the underlying land use designation on Schedule "C".
- iv) The Township of King shall have first right of refusal to acquire all or part of surplus school sites, with government agencies or community groups with identified needs having the second right of refusal.
- v) The provisions of Section 7.14.3 iii) and iv) shall only apply to sites purchased by the Public or Separate School Boards after December 31, 1996.

7.16 PARK AREA

7.16.1 Purpose

The Park Area designation is intended to recognize approximate potential locations for community or neighbourhood parks.

7.16.2 Permitted Uses, Buildings and Structures

The permitted uses are:

- i) open space and outdoor recreation uses; and,
- ii) related buildings and structures such as wading pools, tennis courts, concession stands, playground equipment, community centres, cultural buildings, and arenas.

7.16.3 Land Use Policies

- i) The Park Area designation is a symbol which is an overlay designation denoting approximate potential locations for community and neighbourhood parks. The location and configuration of parks will be further defined by the Township during the development review process. In particular, the Township will give consideration to the provision of an additional major community park in King City. Park sites may be relocated, and additional park sites may be created, without further amendment to this Plan.
- i) The size and configuration of each park shall be consistent with the policies and requirements of the Township and the policies of this Plan.

Final site locations, sizes and configurations shall be determined by the Township in the context of plans of subdivision based on a general standard of 2.2 ha (5.5 acres) of parkland per 1000 population and a minimum park size of .5 ha (1.2 acres).

- iii) Wherever possible, parks shall be located adjacent to Environmental Protection Areas, school sites or other institutional uses.
- iv) If all or part of a park site should not be required by the Township, alternative uses shall be permitted in order of priority as follows:
 - a) Compatible institutional uses including public and private elementary schools, places of worship, community service or cultural buildings; and,
 - b) Low density residential uses in accordance with the underlying land use designation on Schedule 'C'.

7.17 RURAL AREA

7.17.1 Purpose

The Rural Area designation on Schedule "C" recognizes areas which shall be subject to the Rural policies of the Official Plan. However, notwithstanding the policies of the Official Plan, non-farm residential uses shall be prohibited in the Rural Area designation on Schedule "C".

7.18 MINIMUM DISTANCE SEPARATION REQUIREMENT

7.18.1 Requirement

All farm and non-farm development will comply with the provincial requirements of Minimum Distance Separation Land I and Minimum Distance Separation II as amended from time to time.

8. TRANSPORTATION STRATEGY

8.1 GENERAL

The transportation network for the King City Planning Area shall consist of the following components, the policies for which are set out in this section:

- ii) King City By-pass to allow through traffic to by-pass the community;
- ii) Road network of local roads, collector roads and arterial roads as shown schematically on Schedule 'C', Land Use and Transportation Strategy (to serve the community);
- iii) GO rail and bus service primarily to serve commuter traffic and CNR rail service to provide freight service; and,
- iv) Pedestrian/bicycle trail system to serve the community.

8.2 KING CITY BY-PASS

The Township shall work with the Regional Municipality of York to carry out an Environmental Assessment to confirm the need and appropriate route for a by-pass route for King City. Upon completion of the Environmental Assessment process, the Township will work with the Region to implement its recommendations as expeditiously as possible, to reduce the impacts of through traffic on the King City Planning Area. In any corridor identified by King City By-pass Environmental Assessment, no approval shall be given that would preclude or impair the potential alignment for the King City By-pass route.

8.3 ROAD NETWORK

8.3.1 General

The road network consists of the existing local, collector and arterial roads, as shown on Schedule 'C'. Additional roads required to service the community will

be developed in accordance with the policies of this Plan without further amendment to this Plan.

8.3.2 Road Construction and Reconstruction

- i) The Township shall review its road construction standards for King City to ensure that the minimum road width is required and that the road standards minimize impacts on natural systems.
- ii) Design and construction of roads crossing valley lands shall not increase the flood risk to adjacent upstream or downstream properties and shall ensure that the landform, features and functions of the valley are properly protected and preserved. When providing for river crossings, design aspects of natural channel systems must be considered. Channelization and armoring shall generally not be permitted except on already disturbed sites. Bridge design concepts for watercourse crossings shall have regard for minimizing intrusions and alterations to existing valley landforms and functions.

8.3.3 Arterial Roads

- i) The arterial road pattern, which is currently under the jurisdiction of the Regional Municipality of York, provides for both local and through traffic movements.
- ii) The Township shall seek recognition by the Region of the different roles played by the arterial roads in the King City area. In particular, the Township shall seek recognition of the role that King Road, and the southern part of Keele Street, play as the "main streets" of the community, a role which is intended to be enhanced through the implementation of this Plan. In recognition of this role, the Township will work with the Region to introduce traffic "calming" measures on these streets, particularly through the Core Area, as well as measures to enhance the pedestrian orientation of the streets. In particular, the Township will seek to reduce access restrictions along these roads, as well as right-of-way widths. The Township will pursue this policy once the King City By-pass is approved.
- iii) The Township shall recognize the Region's policies and standards with respect to Jane Street and Dufferin Street which are Regional roads, as well as with respect to 15th Sideroad, a Township road.

8.3.4 Collector Roads

- i) Collector roads are under the jurisdiction of the Township and provide for through traffic between Arterial Roads, other collector roads and local streets.
- ii) The design and alignment requirements for any new collector roads shall generally be determined through a Functional Servicing Study, but, direct access shall generally be permitted to such roads from abutting properties, and sidewalks shall be provided along a minimum of one side of such roads.

8.3.5 Local Roads

- i) Local roads are designed to provide access to individual properties and to discourage through traffic. Such roads are under the jurisdiction of the Township.
- ii) The design and alignment requirements for any new local roads shall generally be determined through a Functional Servicing Study, or through the approval process for a plan of subdivision.
- iii) Local Road connections from new development areas to the existing community shall be encourage as an integral part of the community development, recognizing that environmental constraints will not always permit such connections. The Functional Servicing Study will evaluate the potential for such connections and examine in detail potential alignments and the impacts of such road connections.

8.4 TRANSIT AND RAIL SERVICE

8.4.1 Liaison with GO and CNR

The Township will take a proactive approach to the improvement of the existing GO Station facilities as outlined in the policies for the GO Station Area designation. They will also work with GO and CNR to maintain and enhance existing transit and rail service to the community.

8.4.2 Transit Oriented Design

The Township shall ensure that collector and arterial roads are designed to accommodate transit facilities, and subdivisions shall be designed to permit effective pedestrian access to transit routes.

8.5 TRAIL SYSTEM

The Township shall encourage the development of a system of pedestrian/bicycle trails to link the community together, as part of the Natural Heritage System. Where new areas are being developed, routes for the trail system shall be established as part of the Functional Servicing Study, and the provision of the trail system shall be a condition of approval of development, however, where trails are located on developable lands such lands may be accepted by the Township as part of the parkland dedication.

9. COMMUNITY DESIGN STRATEGY

9.1 GENERAL

The Community Design Strategy establishes policies relating to the visual character of the natural and built environment of King City and related matters such as heritage preservation and community improvement.

9.2 DESIGN PRINCIPLES AND POLICIES

9.2.1 Purpose

The design principles and policies provide general criteria to be used in the evaluation of any physical changes on public or private lands in King City. In particular, they shall be used in the evaluation of any applications for site plan approval.

9.2.2 Design Guidelines

The general principles and policies will be amplified through the development of design guidelines in the areas designated "Core Area", "Go Station Area" and "Mixed Use Area", along the King road corridor and for the lands surrounding the Existing Community as designated on Schedule 'C'. In addition, the Township may require the development of design guidelines for other areas of the community where a need for more detailed direction with respect to urban design is identified.

9.2.3 Design Principle One: Environmental Integration

9.2.3.1 Environmental Integration

Modifications to existing development, and any new development, shall be designed, as much as possible, to enhance existing natural features and landforms.

9.2.3.2 Design Policies

To implement the principle of "Environmental Integration", the following policies shall provide general direction in the evaluation of applications:

- i) Changes to the natural environment to accommodate new development, including substantial grading and filling, the introduction of servicing, and the channelization of streams, shall be minimized, rather the objective shall be to relate the form of development to the natural environment.
- ii) Existing natural features in areas designated Environmental Protection Area shall be maintained and enhanced in accordance with the policies of this Plan particularly Section 4.2.2. In particular, public and private open spaces shall be located and designed to assist in the protection of natural features.
- iii) Natural features and landforms shall be integrated with development in a manner which emphasizes the presence of these elements and the rural character of the King City area.
- iv) The diversity and productivity of the natural environment shall be enhanced through the use of landscaping on public lands, including roads and parks, and on private lands, including an emphasis on native plant materials.
- v) The street pattern and trail system shall provide connectivity between the different areas of the community, but, crossings of natural areas shall be kept to a minimum.
- vi) Stormwater quality and quantity ponds and other stormwater control features shall be designed, landscaped and located to reinforce and harmonize with existing wetland habitats, environmental linkages and areas of environmental restoration. Safety shall also be a consideration in the design of such ponds, particularly where they are adjacent to school sites.

9.2.4 Design Principle Two: Attractive Streetscapes

9.2.4.1 Attractive Streetscapes

The width and design of streets, as well as the configuration of lots and siting of buildings shall ensure attractive streetscapes in keeping with the character of each area of the community.

9.2.4.2 Design Policies

- i) King Road and Keele Street, in the areas designated "Core Area" and "Go Station Area" and "Mixed Use Area", as well as areas in the vicinity of

these designations, shall be designed for pedestrian ease of access and enjoyment. In particular, sidewalks should be wide and buildings should be sited to provide a sense of enclosure to the street.

- ii) Other streetscapes in the community should be designed to emphasize the rural and natural features of the community, with extensive landscaping and buildings set back from the street. In residential areas, where possible, this may lead to narrower pavement widths and no curbs and gutters or sidewalks.
- iii) In residential areas, garages should not be the dominant feature in the streetscape and generally should not project beyond the house facade.
- iv) New streets shall be designed, together with other public open spaces, to preserve and enhance views and vistas to natural and other features, as well as to achieve linkages between the community trail system.
- v) Reverse lotting on all streets shall generally be prohibited.
- vi) Unobstructed road frontage adjacent to public open space shall generally be encouraged.

9.2.5 Design Principle Three: Distinct Neighbourhoods

9.2.5.1 Distinct Neighbourhoods

King City, as a whole, has a rural, low density character. Within that context, existing neighbourhoods have a dispersed pattern and design which results from the different periods of construction and the extensive system of natural features. New development in existing neighbourhoods must be designed to be integrated with the character of the particular area in which it is located. New neighbourhoods may develop their own character within the context of the general rural, low density character of the community as a whole.

9.2.5.2 Design Policies

- i) Infill housing development, and new housing which abuts existing neighbourhoods, should generally be of a scale, type and density to complement existing housing stock, streetscapes and neighbourhood patterns.
- ii) The character of an existing neighbourhood should be maintained and enhanced by new development or redevelopment.

- iii) Development in new neighbourhoods may evolve its own character in keeping with the general rural, low density character of the community as a whole, and recognizing all other policies of this Plan including the policies with respect to streetscape, and the medium density residential areas along King Road.
- iv) Clustering of development in new residential neighbourhoods is encouraged where it will assist in achieving preservation of landforms and natural features.
- v) Heritage features including buildings, structures and landscape elements should be integrated with new development to assist in preserving the character of the community.

9.2.6 Design Principle Four: Core Area Enhancement

9.2.6.1 Core Area Enhancement

The Core Area is the community "main street" and development in both the public and private areas should be designed to enhance its role as a focal point for King City and a "pedestrian friendly" shopping area.

The Core Area Concept Plan in Appendix A to this Plan is intended to provide general guidance to the public and private sectors in considering the redevelopment and future use of the lands in the Core Area designation. It is not the intent of this Plan that any proposal in this area must comply with the Core Area Concept Plan, but, rather that regard shall be had to the concepts expressed in the plan.

9.2.6.2 Design Policies

- i) A detailed plan shall be developed by the Township, in consultation with the Regional Municipality of York, to improve the design of the public road allowance and other public lands, and to reduce the impacts of the high volumes of traffic which traverse this area. In particular, the plan will address:
 - a) the introduction of traffic calming measures including on-street parking;
 - b) improved design of the pedestrian areas with respect to matters such as pavement width, type of paving, lighting, seating, and landscaping elements; and,

- c) the preparation of a tree planting and landscaping plan.
- ii) Design guidelines shall be developed to assist in the evaluation of new development in this area. The design guidelines will address matters such as:
 - a) the establishment of setback zones to ensure a minimum setback and continuous building frontage along King Road and Keele Streets;
 - b) building design guidelines which will result in buildings which complement the existing character of the community;
 - c) the development of appropriate entrances to the Core Area through building design and landscape features;
 - d) the relationship of parking areas to the street and buildings and the integration of parking areas on different sites to ensure that such areas are not the dominant usual element of the street scope;
 - e) landscaping and lighting; including guidelines for the buffering of abutting residential uses;
 - f) design of waste disposal facilities, loading areas and mechanical equipment which ensure that they are appropriately screened; and,
 - g) signage.

9.2.7 Design Principle Five: Safety and Security

9.2.7.1 Safety and Security

Safety and security of residents should be a key factor in the design of all development.

9.2.7.2 Design Policies

The design and siting of buildings, entrances, walkways, roads, and amenity and parking areas shall be designed to provide visibility and opportunities for informal surveillance.

9.2.8 Design Principle Six: Distinct Gateways

9.2.8.1 Distinct Gateways

Distinct gateways which reflect the character of the community, particularly its natural environmental/rural focus shall be created at major entrances to the community at King Road and Jane Street, King Road and Dufferin Street, Keele Street and the King/Vaughan boundary and Keele Street and the 15th Sideroad.

9.2.8.2 Design Policies

- i) Development adjacent to major entrances to the Community shall reflect the gateway locations and the natural environmental/rural focus of the Community.
- ii) Features such as landscaping and signage may be included in the road allowance to clearly identify gateway areas.

9.3 HERITAGE PRESERVATION

9.3.1 Purpose

The Heritage Preservation policies are designed to permit the identification, management and protection of heritage resources and other heritage matters in King City.

9.3.2 Local Architectural Conservation Advisory Committee

The Township shall continue to maintain a citizens heritage advisory committee known as the Local Architectural Conservation Advisory Committee (LACAC) pursuant to the Ontario Heritage Act, to advise and assist Council on all heritage matters which affect the Township, including King City. In particular, LACAC shall:

- i) advise Council with respect to the designation of individual heritage properties or specific areas under the Ontario Heritage Act;
- ii) comment on all applications for development approval and for demolition permits affecting heritage resources;

- iii) assist Council on matters relating to the conservation of buildings, as well as the promotion of heritage conservation; and,
- iv) advise property owners with respect to appropriate conservation/maintenance practices, and to the extent practical, assist in facilitating heritage conservation work.

9.3.3 Designation of Individual Properties

- i) The Township in concert with LACAC and individual property owners will seek to recognize significant heritage resources through appropriate forms of commemoration (i.e. plaques, signage), through the provision of information (i.e. pamphlets, publications, walking tours, etc. as resources permit) and through designation under Parts IV or V of the Ontario Heritage Act.
- ii) Selected buildings may be designated pursuant to Part IV of the Ontario Heritage Act to afford protection from alteration.
- iii) In determining candidates for designation, the following criteria shall be considered:
 - a) The building or property is associated with the life of a person important in the history of the Township, the Province or the Nation; or
 - b) The building or property is the location of, or is associated in a significant way, with an historic event; or
 - c) The building embodies the distinctive visible characteristics of an architectural style, period or method of construction, or the work of an important building designer or architect; or
 - d) The building is an integral part of a distinctive area of the community or is considered to be a landmark of special value which contributes to the distinctive quality or identity of the Township.
- iv) The Town shall maintain a list of properties designated under Part IV of the Ontario Heritage Act including the designating by-laws and reasons for designation.

9.3.4 Protection of Heritage Resources

- i) The Township shall protect heritage resources designated under Parts IV and V of the Ontario Heritage Act by:
 - a) requiring that any person who proposes to demolish or alter a designated heritage property submit plans to the Township for approval under the Ontario Heritage Act; and,
 - b) requiring that, prior to the Township's approval of any alteration, partial demolition, removal or change in use, the applicant prepare a heritage impact statement, where deemed necessary by the Township, that shall demonstrate to the satisfaction of the Township, in consultation with LACAC, that the proposal will not adversely impact the heritage significance of the property or a Heritage Conservation District in which it is located.
- ii) Notwithstanding the provisions of Section 9.3.4 ii), the Township shall not restrict:
 - a) the rights of the owner to make alterations to any building structure designated under the Ontario Heritage Act, provided that such alterations do not affect the reasons for the designation and provided that such alterations are in keeping with the policies of this Plan and meet the requirements of the Zoning by-law and all other applicable regulations; and,
 - b) the use to which designated buildings and structures are put provided that such use conforms with the policies of this Plan and the regulations of the Zoning By-law.
- iii) Where a demolition permit is granted for a property designated under the Ontario Heritage Act or listed in the Town's list of heritage resources, the recording of the property prior to demolition, to a standard acceptable to LACAC shall be a condition of the demolition permit.
- iv) Consideration shall be given to the effects of public works and development, particularly any extensions or changes to the existing road system, including expansion of existing pavement widths, or the establishment of new roads, on heritage resources and measures required to mitigate such effects, prior to approval of such works and development. Evaluation of the effect of such works or development will include

consideration of the "no change" option, as well as significant modifications to the project.

- v) All new development permitted by this Plan which involves, or is located in or near, heritage resources shall be required to:
 - a) study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
 - b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details.
 - c) express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

9.3.5 Special Resources

- i) The Township shall discourage the closure and relocation of small cemeteries.
- ii) The Township shall encourage the preservation of mature trees of heritage significance. Existing landmark trees shall be an essential consideration in the design of any development. The preservation of trees along streets and roads shall be encouraged, except where removal is necessary because of disease or to ensure public health and safety.

9.4 COMMUNITY IMPROVEMENT

9.4.1 Purpose

It is the goal of this Plan to provide for the on-going maintenance, improvement, rehabilitation and upgrading of the existing community structure. Community Improvements, which are very broadly defined as encompassing those public and private sector activities which serve to maintain, rehabilitate and redevelop the existing physical environment, are an effective means by which to accommodate this goal and the various social and economic priorities as may

be identified from time to time within the community. Community Improvements therefore form part of a comprehensive land use planning program.

It is generally recognized that declining public sector revenues, combined with the poor performance of Ontario's economy and increasing demands for services, are requiring all levels of government to plan for maximum efficiency of use of existing public services and facilities. The improvement of the public infrastructure, where deficiencies are identified, is of increasing importance in establishing priorities for the allocation of limited financial resources. As a result, community improvement policies and programs are becoming a basic element in the financial and land use planning process at the municipal level.

The implementation of community improvement programs will be focussed on those areas where there is evidence of physical deterioration or lack of an appropriate level of service. The improvements in turn, will be directed towards obtaining maximum efficiency in the use of existing public services and facilities and to stimulate economic development and/or redevelopment, job creation, a stronger municipal assessment base and a more desirable living environment. Experience suggests that public investment created through such actions will foster an attractive atmosphere for private investment.

Community Improvement Policies are a prerequisite to the designation of specific Community Improvement Project Areas, the preparation of detailed Community Improvement Plans, and, for municipal participation in senior government programs. The inclusion of community improvement policies in this Plan represents a statement of the Municipality's commitment to the on-going maintenance and upgrading of the present community structure.

9.4.2 Criteria For Designation

The criteria for which regard must be had in the identification and designation of a Community Improvement Area or an amendment to alter the boundaries of a Community Improvement Area within King City are defined as follows:

- i) the community contains areas of incompatible land use either in the form of residential/commercial, commercial/industrial or other conflicts which may prejudice the functional or economic role of the area in accordance with the intent of this Plan;
- ii) the areas that have been identified as being deficient, either now or in the future, in terms of the level of municipal services, that is the water supply and distribution system, the sanitary sewage collection and treatment system, or the storm drainage system and associated works;

- iii) the area has been identified as being deficient in terms of neighbourhood and/or community parkland, recreational or community facilities inclusive of such facilities as swimming pools, athletic fields, community centres, libraries, senior citizen facilities or other similarly community and recreational facilities;
- iv) an area which lies within a flood susceptible area or has natural drainage characteristics which require some measures as flood proofing or storm water management to alleviate storm related flooding situations;
- v) the area that has been identified as one where the housing stock or commercial or industrial buildings are approaching the end of their functional life; which buildings should either be rehabilitated and restored for sequential uses in keeping with the nature of the area or demolished so as to allow for redevelopment of the site for a use more compatible with adjacent land uses;
- vi) the area contains vacant and underutilised lands and buildings or structures which could be developed or redeveloped in a manner which reinforces the functional role of the area, provides opportunities for energy conservation, and provides for the enhancement of the municipal tax base; and,
- vii) there are commercial areas which demonstrate need of upgrading and/or streetscape improvements and improved off-street parking and loading facilities to provide for the area's economic viability as a central place in the community as a whole.

9.4.3 Selected Community Improvement Area

In accordance with the provisions of The Planning Act, R.S.O., 1990, c.P. 13, the area delineated as Existing Community on Schedule 'C', attached to and forming part of this Plan, is hereby designated as the King City Community Improvement Area.

9.4.4 Policies

- i) An amendment to this Plan will be required to designate additional areas as Community Improvement Areas or to re-delineate the boundaries of the Community Improvement Areas.
- ii) The general principles and policies associated with Community Improvement shall be implemented in the following manner, namely:

- a) through the identification of specific community improvement projects and the preparation of Community Improvement Plans;
- b) through participation in programs with senior levels of government;
- c) through the acquisition of lands and/or buildings and the possible redevelopment of such properties for purposes in keeping with the intent of this Plan;
- d) by encouraging the orderly development or redevelopment of lands as a logical and progressive extension of the pattern of land use, existing and proposed, which provides for the infilling of underutilised lands;
- e) by encouraging the private sector to utilize available government programs and subsidies;
- f) by encouraging the rehabilitation of existing buildings and structures which may adapt to an alternative, sequential use which is compatible with the surrounding community and the intent of this Plan;
- g) through a review of the comprehensive zoning by-law to ensure that the by-law provides for a range of appropriate uses, is reflective of contemporary standards and provides for the intensification and integration of compatible land uses;
- h) through the appropriate application of the Ontario Heritage Act in terms of both the designation of individual buildings and heritage conservation districts;
- i) through enforcement of the Municipality's property standards by-law;
- j) through continued support and co-operation for constructive activities and programs undertaken by Special Interest Groups;
- k) through co-operation and support for activities and programs undertaken by local service organizations particularly those which provide for improvements to recreational and community facilities where identifiable deficiencies exist; and,

- l) such other matters as the Township may consider appropriate as a result of new requirements associated with the Community Improvement Program.
- iii) Council may by by-law designate the lands within a Community Improvement Area as a "Community Improvement Project Area". Council shall have regard for the basis of selection and boundaries of the Community Improvement Project Area.
- iv) Where Council has adopted a by-law pursuant to the provisions of The Planning Act, to designate a Community Improvement Project Area, the preparation of a Community Improvement Plan may be undertaken for the area. Regard shall be had for the following matters in the preparation and adoption of a Community Improvement Plan, namely:
 - a) the land use designations and intent of this Community Plan;
 - b) the nature of existing land uses, the physical condition of the buildings and structures and the socio-economic fabric of the community;
 - c) the existing level of services and the nature of improvements required to the municipal infrastructure, that is roads, water supply, sanitary and storm sewers, public utilities and other community facilities;
 - d) the identification of properties proposed for acquisition and/or rehabilitation;
 - e) the estimated costs, means of financing and the staging and administration of the project;
 - f) the phasing of improvements and the means of implementation;
 - g) the provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - h) the provision for citizen involvement during the preparation of a Community Improvement Plan; and,
 - i) the potential for stimulating private sector investment and an improved municipal assessment base.

- v) Regard shall be had for the phasing of improvements in order to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses. For the purposes of this Plan, priority shall be given to those improvements relating to municipal services, public roads, parking facilities, street lighting, storm drainage, sidewalks and community and recreational facilities. The phasing of specific community improvement projects shall be determined by the Township having regard for those matters set forth under subsection (iv).

10. DEVELOPMENT REVIEW

10.1 GENERAL

All development applications in the King City planning area shall be subject to review in accordance with the policies of this section, and the other applicable policies of this Plan. In addition, all development shall be subject to the site plan control provisions of the Planning Act.

10.2 EXISTING COMMUNITY

10.2.1 Purpose

The policies of this section establish the background information requirements and the criteria which must be satisfied for approval of applications for official plan amendments, zoning by-law amendments, plans of subdivision, variances and consents within the "Existing Community" area designated on Schedule 'C', with the exception that:

- i) where the magnitude of an application of an official plan amendment warrants it, Township may establish additional requirements;
- ii) where an application is for a technical or minor change, Township may modify or eliminate a requirement or requirements; and,
- iii) where certain information is not applicable to the application, Township may modify or eliminate a requirement or requirements.

10.2.2 Information Requirements

The following information and studies shall generally be submitted as a basis for evaluation of development applications in the Existing Community area designated on Schedule 'C', with those exceptions noted in Section 10.2.1:

- i) Background Information

A plan or survey of the subject site identifying all trees, other significant landscape features, existing buildings and structures and contours.

ii) Plans

Plans, including, where applicable, grading and landscaping plans, and other documentation:

- a) describing the proposed development;
- b) demonstrating how stormwater, erosion and sedimentation will be controlled on site; and,
- c) describing proposed landscaping and any modifications to existing trees and landscaping.

iii) Sewer and Water Services

Private servicing proposals shall be evaluated in accordance with the information submission requirements of Section 5 of this Plan.

iv) Natural Heritage System

Where the site includes lands designated on Schedule 'A', Natural Heritage System and Landform Conservation Areas, proposals shall be evaluated in accordance with the information submission requirements of Section 4 of the Plan.

v) Tree Analysis

Where it is intended to remove any significant trees from the site, a tree preservation and planting plan shall be developed.

vi) Noise Impact Study

A noise impact study shall be carried out where the site is adjacent to a major noise source such as a Regional Road, railway or industrial use. In particular, any proposed development within 300 metres of a railway right-of-way may be required to undertake noise studies to the satisfaction of the Township, in consultation with the Region of York and Canadian National.

vii) Vibration Study

A vibration study may be required where the site is within 75 metres of a railway right-of-way or any arterial road. Such a study shall be carried out to the satisfaction of the Township, in consultation with the Region of York and Canadian National.

viii) Heritage Impact Statement

Where the site includes a building of architectural and/or historical merit designated under the Heritage Act, a heritage impact statement shall be required in accordance with the provisions of Section 9.3.4 of this Plan.

ix) Land Use Compatibility

Where applicable, a separation distance in accordance with the Ministry of Environment and Energy guideline shall be provided between proposed development and potentially incompatible uses.

x) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required, the Township shall be satisfied with respect to the implementation of remediation prior to development approval.

10.2.3 Development Evaluation Criteria

Development proposals shall generally conform with the following criteria, in addition to any of the applicable policies of this Plan:

i) Stormwater Management

Stormwater from the proposed development shall be treated and retained on site or within a specific area approved by the Township. Water quality and quantity criteria shall be to the satisfaction of the Township, in consultation with the Ministry of Natural Resources and the the Toronto and Region Conservation Authority .

ii) Sewer and Water Services

Development which will use existing private sewer and water services will only be permitted if such services are brought up to a standard approved

by the Town and the Region of York's Medical Officer of Health. New development shall be serviced in accordance with the policies of Section 5 of this Plan.

iii) Natural Heritage System and Landform Conservation Areas

Development shall only be permitted in areas designated on Schedule 'A' as part of the Natural Heritage System and Landform Conservation Areas in accordance with the policies of Section 4 of this Plan.

iv) Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the minimum required, having regard to drainage issues.

v) Watercourses

All watercourses shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for retention /restoration of riparian features such as intermittent streams and drainage swales, will be evaluated on a site by site basis and some modifications of these features may be approved where deemed appropriate by the Township, in consultation with the Ministry of Natural Resources and the Toronto and Region Conservation Authority pursuant to its Fill, Construction and Alteration to Waterways Regulation.

vi) Design

The appropriateness of the design of the proposal will be evaluated in accordance with the policies of Section 9, and the extent to which the proposal has regard for any Council approved design guidelines which are applicable to the site. In addition, all development shall be subject to the site plan control provisions of the Planning Act.

vii) Heritage Preservation

Buildings of architectural and/or historic significance are preserved on site and/or integrated into the development in an appropriate manner and/or preserved in some other manner.

viii) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township shall be satisfied with respect to the implementation of remediation prior to development approval.

ix) Noise and Vibration Impact and Safety Measures

Where the site is adjacent to a major noise source such as a Regional Road, railway or industrial use, the Township, in consultation with the Region of York and, where appropriate, Canadian National will be satisfied that appropriate measures to mitigate any adverse effects of noise and vibration can be implemented. Further, adjacent to a railway, the Township, in consultation with Canadian National, shall be satisfied that appropriate safety measures are provided.

10.3 LANDS OUTSIDE EXISTING COMMUNITY

10.3.1 Purpose

The policies of this section establish the background information requirements and the criteria which must be satisfied for approval of applications for official plan amendments, zoning by-law amendments, plans of subdivision, variances and consents for lands outside the "Existing Community" area designated on Schedule 'C', with the exception that:

- i) where the magnitude of an application of an official plan amendment warrants it, the Township may establish additional requirements;
- ii) where an application is for a technical or minor change, the Township may modify or eliminate a requirement or requirements; and,
- iii) where certain information is not applicable to the application, the Township may modify or eliminate a requirement or requirements.

10.3.2 Information Requirements

The following information and studies shall generally be submitted as a basis for evaluation of development applications for the lands outside the Existing Community area designated on Schedule "D", with those exceptions noted in Section 10.2.1:

- i) Functional Servicing Study
 - a) A Functional Servicing Study shall be prepared for the King City Planning Area or for each of the four quadrants of the Planning Area, or on a catchment area basis, as a condition of approval of any new development. However, such a plan will not be a condition of development for lands designated as Low Density Residential 3 Area and Low Density Residential 4 Area or the lands known as King Station Phase III in the Low Density Residential 1 Area designation on Schedule 'C', although such lands may be included in the study. Where a Functional Servicing Study is being prepared such a study will include lands in the Existing Community area designated on Schedule 'C' and lands outside of the Planning Area or specific quadrant which may be impacted by development.
 - b) The Functional Servicing Study will detail the environmental, servicing and drainage requirements necessary to identify the specific stormwater, sanitary, water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development.
 - c) The Functional Servicing Study will be prepared in accordance with terms of reference prepared by the Township, in consultation with the Toronto and Region Conservation Authority, Regional Municipality of York, Ministry of Natural Resources and a Citizens Advisory Committee to be established. The Plan shall be prepared to the satisfaction of the Township, the Toronto and Region Conservation Authority, the Regional Municipality of York, Ministry of Natural Resources and Ministry of Environment and Energy.
 - d) The Functional Servicing Study, shall include the following, at a minimum:

- an analysis of servicing requirements including design requirements, phasing and costs for stormwater management, water and sewer services, other utilities, and transportation systems;
- a land use concept prepared in accordance with the policies of this plan;
- an implementation and staging plan for development and a program for the monitoring of environmental impacts;
- design and construction requirements to ensure protection of the environment, including groundwater and the approach to the treatment of road run-off; and,
- energy conservation measures
- hydraulic conductivity of soils
- depth to groundwater
- groundwater gradients, both horizontal and vertical

and the applicant shall consult with the Region to obtain available data from the Region's water supply investigations.

- e) The Functional Servicing Study shall also include:
- Master Servicing Strategy
 - Environmental Impact Study
 - Landform Conservation Study
 - Tree Preservation and Planting Plan
 - Heritage and Archaeological Analysis
 - Any other studies required by the Township, and
 - Any additional studies required to satisfy the requirements of the Oak Ridges Moraine Implementation Guidelines.

ii) Design Guidelines

Design guidelines shall be developed for lands in the study area of the Functional Servicing Study. These guidelines shall reflect the direction in the policies of this Plan, particularly Section 9.

iii) Financial Impact Analysis

A Financial Impact Analysis shall be carried out for lands in the study area of the Functional Servicing Study which will be used as a basis for the phasing of development and planning by the Township to accommodate any proposed development.

iv) Noise Studies

Noise studies shall be carried out for lands adjacent to Regional Roads, an industrial use and within 300 metres of a railway right-of-way for lands in the study area of the Functional Servicing Study.

v) Vibration Studies

A vibration study may be required where lands are within 75 metres of a railway right-of-way or on arterial road.

10.3.3 Development Evaluation Criteria

Development proposals shall generally conform with the following criteria, in addition to any other applicable policies of this Plan, with the exception of lands designated Low Density Residential 3 Area and Low Density Residential 4 Area on Schedule 'C' which will conform with the criteria in Sections 7.5 and 7.6, respectively:

i) Stormwater Management

Stormwater management facilities for individual developments shall be consistent with an overall drainage and stormwater management plan developed as part of the Functional Servicing Study and in accordance with provincial policies and guidelines and the results of the Functional Servicing Study. In particular, stormwater from a proposed development shall be treated and retained on site or within a specific area approved by the Township. Water quality and quantity criteria shall be to the satisfaction of the Township, in consultation with the Ministry of Natural Resources and the Toronto and Region Conservation Authority.

ii) Sewer and Water Services

New development shall be serviced in accordance with the policies of Section 5 of this Plan and the results of the Functional Servicing Study.

iii) Natural Heritage System and Landform Conservation Areas

Development shall only be permitted on lands in or adjacent to areas designated on Schedule 'A' as part of the Natural Heritage System and Landform Conservation Areas in accordance with the policies of Section 4 of this Plan and the results of the Functional Servicing Study.

iv) Landform Considerations

The applicant must demonstrate that the planning, design and construction of the development shall minimize changes to the basic topographic character of the site and keep grading to the minimum required, having regard to drainage issues and the results of the Functional Servicing Study.

v) Watercourses

All watercourses shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses should be retained or rehabilitated to a natural self-sustaining state wherever possible. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for retention/restoration of riparian features such as intermittent streams and drainage swales, will be evaluated as part of the Functional Servicing Study and some modifications of these features may be approved where deemed appropriate by the Township in consultation with the Ministry of Natural Resources and the Toronto and Region Conservation Authority. Functional servicing studies shall have regard to protection of unmapped dry swales and tributaries and margins of perched wetlands as areas of runoff infiltration and focussed recharge to the deep groundwater systems.

vi) Design

The appropriateness of the design of a proposed development will be evaluated in accordance with the policies of Section 9, and design guidelines which are applicable to the site. In particular, where new development is proposed abutting existing residential development is shall

be designed to be compatible with that existing development. In addition, all development shall be subject to the site plan control provisions of the Planning Act.

vii) Heritage Preservation

Buildings of architectural and/or historic significance shall be preserved on site and/or integrated into the development in an appropriate manner and/or preserved in some other manner. Archaeological sites shall be excavated and recorded and preserved where appropriate.

viii) Financial Impacts

Only development which can be accommodated within the financial capabilities of the Township, including the provision of financial compensation beyond that provided for in the Development Charges By-law, shall be permitted.

ix) Land Use Compatibility

Where applicable, a separation distance in accordance with the Ministry of Environment and Energy guideline shall be provided between proposed development and potentially incompatible uses.

x) Noise and Vibration Impacts

Where the site is adjacent to a major noise source such as a Regional Road, railway, or industrial use, the Township, in consultation with the Region of York and, where appropriate, Canadian National, will be satisfied that appropriate measures to mitigate any adverse effects of noise and vibration can be implemented.

xi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township shall be satisfied with respect to the implementation of remediation prior to development approval.

10.3.4 Cluster Development

Notwithstanding any other policies of this plan where cluster development is permitted the following policies shall apply:

- i) the total number of units permitted will be calculated on the basis of the gross density for the buildable area of each site and as determined by the Functional Servicing Study.
- ii) a bonus of up to a maximum of a 5 percent increase in development units may be considered where such a development form is used.
- iii) in no case shall the maximum number of units permitted on a site where clustering is employed exceed 25 units per net residential hectare (10 units per acre).
- iv) wherever cluster development is permitted and notwithstanding any other policy to the contrary, a range of housing forms with the exception of apartments, may be permitted provided that the maximum height shall not exceed three storeys.

11. PHASING AND MONITORING STRATEGY

11.1 GENERAL

The Phasing and Monitoring Strategy for new development is outlined in the following sections.

11.2 PHASING

11.2.1 Purpose

In order to ensure that growth occurs in an orderly, well-planned manner, the rate and timing of new development outside the Existing Community area as designated on Schedule 'C', shall be managed in accordance with the policies of this section.

11.2.2 Planning Period

The planning period shall be from 1996 to 2016.

11.2.3 Phasing Considerations

- i) In determining the priority of development for the lands outside the Existing Community area, the following criteria shall be considered:
 - a) development which contributes to the protection, enhancement and securement of environmental areas and systems;
 - b) development which represents the completion of existing residential areas and roads and other infrastructure;
 - c) development which provides park sites, school sites and portions of a community wide trail system; and,
 - a) development which contributes to intensification in the Core Area; and,
 - e) development which can be accommodated within the financial capabilities of the Township.
- ii) The Functional Servicing Studies shall provide, in addition to the requirements of Section 10.3.2 d), details on the location, rate and timing

of new development to ensure that the growth contemplated occurs in a comprehensive and orderly manner, having regard to the foregoing principles.

11.3 MONITORING

11.3.1 Purpose

All development shall be monitored to ensure that any negative impacts on the environment can be rectified as soon as possible and that the implementation of the policies of the Plan is being carried out in an appropriate, fiscally prudent manner.

11.3.2 Monitoring Program

A program shall be established by the Township in consultation with the Region of York, the Ministry of Natural Resources and the Toronto and Region Conservation Authority to monitor growth in the King City planning area on an annual basis which will consider such factors as:

- i) population and employment growth;
- ii) supply of existing lots and number of building permits granted;
- iii) housing mix;
- iv) results of environmental monitoring including such matters as the functioning of stormwater facilities and changes fish habitat and in the Natural Heritage System and Landform Conservation Areas;
- ii) utilization of the municipal water system capacity and, if applicable, any municipal communal sewage system capacity; and,
- vi) status of development applications.

11.3.3 Monitoring Report

A report shall be prepared whenever necessary depending on the rate and type of development, but, at a minimum every three years, which shall:

- i) outline the results of the monitoring program;

- ii) analyse the implications of the monitoring program, particularly with respect to environmental and fiscal impacts; and,
- iii) make recommendations to address any issues of concern.

The report should be circulated to the Region of York, the Ministry of Natural Resources and the Toronto and Region Conservation Authority and the Citizens Advisory Committee. As a result of the recommendations of the report, the Township may undertake a review of the King City Community Plan, and may use such measures as are necessary to afford the Township the time to undertake such a review.

11.3.4 Water Quality Objectives

The Township of King will work with provincial agencies and neighbouring municipalities to ensure, to the extent feasible, that the East Humber River surface Water Quality Objectives and specifically chloride as an environmental indicator are achieved through the implementation of the policies in this and other plans in the East Humber River Watershed.

11.3.5 Stream Gauging and Water Quality Monitoring Station

The Township of King will work with provincial and federal governments to re-establish the “King Creek” Mill Road stream flow gauging station and to establish a stream water quality monitoring station on the Upper East Humber River to permit evaluation of environmental performance of the Plan Area policies.

12. IMPLEMENTATION

12.1 GENERAL

This Plan shall be implemented by means of those powers conferred upon the Council of the Corporation of the Township of King in accordance with the relevant provisions of The Planning Act, The Municipal Act and the various other applicable statutes. In particular this Plan shall be implemented by such means as Zoning By-laws, Site Plan Control, Maintenance and Occupancy By-laws, Community Improvement Plans, the subdivision of lands, the construction of public works, and the various other measures specifically referred to in the following sections.

12.2 LEGISLATION PURSUANT TO THE MUNICIPAL ACT

It is intended that the Township shall continue to review existing legislation pursuant to The Municipal Act governing such uses as automobile wrecking yards, trailers and signs and, where necessary, amend existing By-laws or pass new By-laws, as may be required, to ensure such uses are properly regulated and controlled.

12.3 ZONING BY-LAW

12.3.1 Amendment To Conform with Plan

It shall be the policy of this Plan that the Township shall amend forthwith the comprehensive Zoning By-law and such other by-laws as may be necessary to conform with and to give effect to the provisions of this Plan.

12.3.2 Lands Designated But Not Required Immediately

Areas designated for development outside the area designated "Existing Community" on Schedule 'C', in accordance with the policies of this Plan, will remain undeveloped until the policies of this Plan can be satisfied. No provision of this Plan shall require the Council of the Corporation of the Township of King to zone such lands to permit immediate development for the designated use. Rather, where lands are designated but development is not immediately permitted, the lands shall be zoned within zones which will limit permitted uses to conservation management or agriculture, public uses and utilities or similar

uses. Such areas shall only be rezoned for their designated use upon compliance with the relevant provisions of this Plan.

12.3.3 Existing Non-Conforming Uses

Notwithstanding any other provision of this Plan to the contrary, this Plan is not intended to necessarily prevent the continuation, expansion or enlargement of existing uses which do not conform with the designations or provisions of this Plan. It shall be the policy of this Plan that where an existing land use is not designated on Schedule 'C' to this Plan, that the use of such land, building or structure for the purpose for which it was legally used at the date of adoption of this Plan may be recognized, and thereby provide for the continuation, expansion or enlargement of such existing use in accordance with the following policies, namely:

- i) It shall be the policy of this Plan to permit the continuation, expansion or enlargement of those uses legally existing as of the date of adoption of this Plan provided that the continuation, expansion or enlargement of any land, building or structure does not result in any adverse effects on the use of adjacent lands or the implementation of the provisions of this Plan.
- ii) In considering an application for an amendment to the implementing zoning by-law in accordance with the provisions of the Planning Act, the intent and purpose of this Plan shall be recognized with a view to the feasibility and desirability of municipal acquisition of the lands and the possibility of holding, selling, leasing or redeveloping the property in accordance with the provisions of this Plan. Consideration should also be given to the possible relocation of the legal non-conforming use to a designated or zoned location where it would be allowed to continue, expand and enlarge adjacent similar and compatible uses in accordance with the intent of this Plan.
- iii) It shall further be the policy of this Plan that, where an application for an amendment to the implementing zoning by-law is made in accordance with the provisions of the Planning Act, to allow for the continuation, expansion or enlargement of any land, building or structure for a purpose which legally existed as of the date of adoption of this Plan but which is not recognized in this Plan or the implementing by-law, that regard shall be had for the following matters prior to enlargement of an amendment to the implementing by-law, namely:
 - a) that the proposed extension or enlargement of the established use will not adversely affect the implementation of the policies of this

Plan and that the general intent and purpose of the Plan are maintained;

- b) that the proposed extension or enlargement is in proportion to the size of the use as it existed at the date of enactment of the implementing by-law;
 - c) that the proposed extension or enlargement is compatible with surrounding uses in terms of noise, vibration, fumes, heat radiation, smoke, dust, odours, or other similar offensive characteristics;
 - d) that site planning and design are such as to minimize the effect of the proposed extension or enlargement on adjacent conforming uses, and, where necessary, adequate spatial separation, buffer planting, screening and fencing are provided so as to afford adjacent conforming uses a degree of protection from any offensive characteristics;
 - e) that the use will not result in increased traffic volumes through residential areas and that adequate off-street parking and loading facilities are available, provided further that ingress and egress points to and from the site are designed in such a manner as to minimize the danger to both vehicular traffic and pedestrian movements.
- iv) It shall be the policy of this Plan to notify all property owners within the area affected by such an application, to solicit their views as to the extension or enlargement of such existing uses.
 - v) An amendment to the implementing zoning by-law to permit the extension or enlargement of any land, building or structure used for any purposes prohibited by the By-law pursuant to the provisions of the Planning Act, shall not be passed until Council is satisfied that such extension or enlargement will not have any adverse effects on adjacent land uses nor the implementation of this Plan.

12.3.4 Holding Provisions

A By-law may be passed pursuant to the provisions of the Planning Act, to zone lands for their intended purpose and further impose a holding provision by use of the Holding Symbol "H" in accordance with the following provisions:

- i) where the lands are designated in any designation which permits development, and a plan of subdivision has received draft plan approval;

- ii) where the lands are designated in any designation which permits development, and a plan of condominium has received draft plan approval or where a proposal has been received which conforms with the intent of this Plan and development is to proceed by means of a Site Plan Agreement;
- iii) where the lands are designated for development, but, the provision of sewer and/or water services and/or roads has not yet been resolved;

No development of those lands affected by a holding provision shall be permitted and the Holding Symbol shall not be removed until such time as the proposal has been approved by all relevant Municipal, Regional and Provincial agencies and bodies and the necessary agreements have been registered on title to ensure that all the provisions of this Plan, and, as may be applicable, the conditions of draft plan approval have been complied with. In the interim period until the Holding Provision is removed in accordance with the provisions of this Plan and the Planning Act, the uses permitted shall be restricted to those existing as of the date of adoption of this Plan, conservation management, agriculture and public uses and utilities or other similar uses.

12.3.5 Temporary Use By-laws

Pursuant to the provisions of the Planning Act, by-laws may be passed to permit the temporary use of lands, buildings or structures provided that the following requirements are complied with:

- i) that the use is compatible with surrounding land uses and activities; and,
- ii) that such temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with.

Such a by-law shall define the area to which it applies and prescribe the period of time for which the authorization shall be in effect having regard for the appropriateness of the use and the temporary nature of the use or activity.

12.4 PLANS OF SUBDIVISION AND CONDOMINIUM

Only those plans of subdivision or condominium shall be approved for development which comply with the designations and policies of this Plan and which, to the satisfaction of the Township, can be supplied with adequate services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage

facilities and road maintenance, and which, by reason of such approval, would not adversely affect the financial status of the Municipality.

12.5 CONSENTS

Consents shall only be permitted where the consent does not prejudice the future development of the land or abutting lands and in accordance with all the policies of this Plan.

12.6 SITE PLAN CONTROL

All lands in the King City Planning Area shall be designated a site plan control area. The provisions of the Planning Act with respect to site plan control may be used with respect to all uses, including low density residential uses, or designations within the planning area.

12.7 DEVELOPMENT CHARGES AND FINANCIAL REQUIREMENTS

12.7.1 Development Charges

Prior to the approval of any development proposal for lands outside the Existing Community area designated on Schedule "C", the Township shall have approved a Development Charges Study and adopted a Development Charges By-law identifying the charges applicable to the lands within the King City Planning Area.

12.7.2 Other Financial Requirements

Prior to the approval of any development in the King City Planning Area, the Township may require the owner to enter into servicing and other agreements, including front end requirements or accelerated payments that will ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of community services. Should a request to advance the timing of construction of sewage infrastructure be made, front-end financing, accelerated development charge payment, and/or other special development related financial agreements will be required regarding the provision of roads, water and sanitary sewer service, to the satisfaction of The Regional Municipality of York, prior to development occurring.

12.7.3 Developers Group Agreement(s)

Prior to the final approval of development on lands outside the Existing Community area designated on Schedule "C", the Township may require that landowners with applications for development enter into an agreement or agreements to address sharing of the common costs of development.

12.8 LAND DEDICATION AND ACQUISITION

12.8.1 Natural Heritage System

The Township shall endeavour to acquire at no or minimal cost the lands which form part of the Natural Heritage System as designated on Schedule "A", particularly lands designated "Environmental Protection Area". A wide range of mechanisms shall be used to achieve this objective including acquisition in accordance with the provisions of the Planning Act and the Development Charges Act, transfer of density to an alternative site, land exchanges, donations, gifts, bequests, and lease agreements.

12.8.2 Acquisition of Other Lands

The Township shall generally acquire other lands required to implement the policies of this Plan in accordance with the provisions of the Planning Act and the Development Charges Act. However, consideration may be given to the use of other mechanisms where appropriate.

12.9 PUBLIC SECTOR AGREEMENT TO COMPLY

It is the objective of this Plan to achieve the agreement of all public agencies involved in any aspect of the development of the King City Planning Area, to comply with the policies of this Plan, the regulations of the Zoning By-law and other related policies, regulations and guidelines, in order to achieve the implementation of the policies of the Plan.

13. INTERPRETATION

13.1 GENERAL

13.1.1 Boundaries and Alignments

The external boundary of the King City Community Plan as defined in Section 1.2 is fixed and absolute for the period of this Plan. It is intended that the internal boundaries of the designations as delineated on the Schedules to this Plan are to be considered as approximate. Such internal boundaries and alignments are considered absolute only where bounded by roads, watercourses, transmission lines or other clearly discernible geographic features. Amendments to this Plan will not be required in order to make minor adjustments to the approximate land use internal boundaries or the location of roads or other internal boundaries provided the general intent of this Plan is maintained.

13.1.2 Area Requirements, Figures and Quantities

It is intended that all figures and quantities be considered as approximate only and not absolute in order to provide for the necessary flexibility in the administration and interpretation of this document. An amendment to this Plan shall not be required for any reasonable variance from any of the proposed figures.

13.1.3 Symbolic Designations

The symbolic designations of schools and parks are schematic and indicate the general intent of the Plan rather than precise locations. The precise location of schools and parks shall be determined during the processing of development applications.

13.1.4 Relationship to Official Plan

The provisions of the King City Community Plan prevail over the provisions of the Official Plan in the King City Planning Area in the event of any conflict.

13.2 DEFINITIONS

13.2.1 **Best Management Practices**

"Best Management Practices" is a general term used in Ministry of Environment and Energy guidelines designating procedures for stormwater quality and quantity control. The techniques considered to be Best Management Practices reduce pollutants available for transport by run-off before it is discharged. Best Management Practices requires that stormwater management for new subdivisions be implemented in an environmentally sensitive manner with one of the prime objectives being to maintain water quality.

13.2.2 **Cluster Development**

A development design technique that concentrates buildings in a specific areas on the site to allow the remaining land to be used for the preservation of environmentally sensitive areas, landforms, linkages between environmental areas, open space or recreation or other similar purposes.

13.2.3 **Density Gross**

This term shall mean the area of land including the lot area, local and collector streets, parks, including trails, public schools, institutional uses and all environmental lands with the exception of lands designated Environmental Protection Area on Schedules 'A' and 'C'.

13.2.4 **Density Net**

This term shall mean the area of the land including the lot and local and collector roads.

13.2.5 **Environmental Buffer**

A natural area intended to minimize potential conflict between human activities and sensitive environmental features. This is done by providing a natural separator and by rounding out irregularities and minimizing the length of interface between humans and undisturbed, regenerating or protected landscapes.

13.2.6 **Municipal Communal Water or Sewer System**

A servicing system for which the Region of York or the Township is responsible.

13.2.7 Vegetative Buffer Zone

A permanent setback established along a shoreline or stream which remains or is to be returned to a self sustaining vegetative state (i.e. not maintained).

APPENDICES