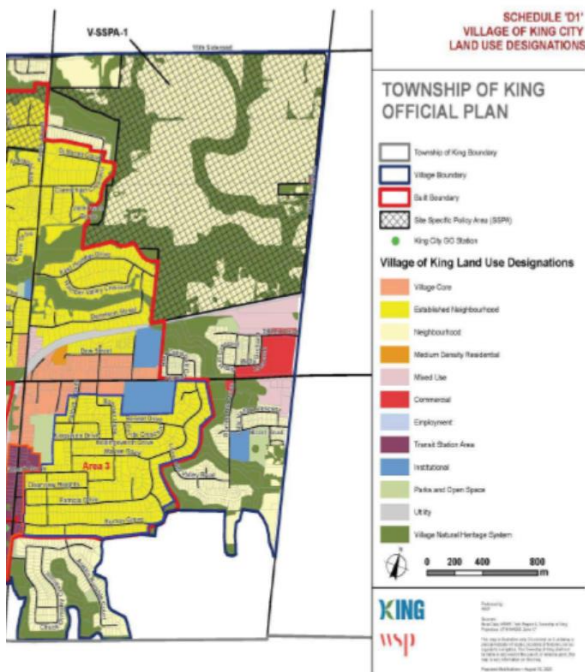


# Township of King OFFICIAL PLAN

NOTE: The portions of the Our King Official Plan, 2019 that are outlined in red are under appeal to the Ontario Land Tribunal (OLT Case No. PL200556) on a Township-Wide basis. Portions of the Official Plan that are outlined in blue are under appeal on a site or area specific basis. Portions of the Official Plan that are outlined in orange have been modified on an area specific basis, described further below.

In this annotated version of the Official Plan:

- “Township-Wide” means the entire geographical boundary of the Township of King
- “Area Specific 3” refers to Map 2 attached to PL200556 Order issued September 24, 2021. Area Specific 3 is labelled as “Area 3” and outlined in blue the map image below. The policy modifications specific to this area impact policies 5.5.3(3), (4), (5), (9), and (10) also shown below:



PL200556 – Map 2

| Proposed Modifications   |  |
|--|--|
| <p>Note:<br/> <b>Bold text</b> denotes added text and/or format change<br/>                     Strikethrough denotes deleted text</p> |  |
| 5.5.3(3)   | To generally permit the replacement of an existing single detached dwelling with a new single detached dwelling on an existing lot in the Established Neighbourhood designation (i.e., “replacement dwelling” for the purposes of this subsection), subject to Site Plan Control <b>in accordance with the Planning Act.</b>   |
| 5.5.3(4)   | “That the built form of a replacement dwelling and infill development and any accessory structures thereto, <b>including shall respect and reinforce</b> the scale, massing, architectural design and character, and building materials, shall be consistent <del>with</del> that of the surrounding neighbourhood.”   |
| 5.5.3(5)   | That lot coverage, setbacks, orientation, and separation distances of infill development and replacement dwellings shall <b>respect and reinforce</b> be consistent with the surrounding neighbourhood character.  |
| 5.5.3(9)   | That Site Plan approval shall be required <b>in accordance with the Planning Act</b> for infill development and replacement dwellings to address matters including but not limited to: <ol style="list-style-type: none"> <li>The type of the building materials used;</li> <li>The nature of the architectural features proposed, such as columns and entry features;</li> <li>Protection of mature vegetation and vegetation enhancement opportunities;</li> </ol> |

| Proposed Modifications   |   |
|--|---|
| <p>Note:<br/> <b>Bold text</b> denotes added text and/or format change<br/>                     Strikethrough denotes deleted text</p> |   |
| d.   | The dimensions of yards;  |
| e.   | The general coverage of the lot and size of the dwelling;   |
| f.   | The height of the building and pitch of the roof; and,  |
| g.   | The proportion of the front wall occupied by the openings of the private garage   |
| 5.5.3(10)  |   |
| a.   | Require the front yard setback for the new home to be <b>generally</b> consistent with the front yards that exist on the street;  |
| c.   | Control the depth of dwelling to provide for a reasonably sized rear yard that is <b>generally</b> similar to the depth of rear yards on <b>adjacent abutting</b> lots. |
| d.   | Provide for side yards that are <b>generally</b> consistent with the side yards of adjacent lots;   |
| <p>Note: all other sub-policies remain unmodified</p>  |   |

## Table of Contents

|          |   |            |
|----------|---|------------|
| <b>1</b> | <b>Introduction .....</b>   | <b>1-2</b> |
| 1.1      | <i>Context.....</i>   | 1-2        |
| 1.2      | <i>Basis of this Plan .....</i>   | 1-4        |
| 1.2.1    | Planning Act .....  | 1-4        |
| 1.2.2    | Provincial Policy Statement .....   | 1-4        |
| 1.2.3    | Growth Plan for the Greater Golden Horseshoe .....                                | 1-5        |
| 1.2.4    | Oak Ridges Moraine Conservation Plan.....   | 1-5        |
| 1.2.5    | Greenbelt Plan .....  | 1-6        |
| 1.2.6    | Lake Simcoe Protection Plan .....   | 1-7        |
| 1.2.7    | York Region Official Plan.....  | 1-7        |
| 1.3      | <i>Purpose of this Plan .....</i>   | 1-7        |
| 1.4      | <i>Our Vision .....</i>   | 1-8        |
| 1.5      | <i>Goals and Objectives .....</i>   | 1-11       |
| 1.5.1    | Environmental Goals and Objectives .....  | 1-12       |
| 1.5.2    | Economic Goals and Objectives.....  | 1-14       |
| 1.5.3    | Socio-Cultural Goals and Objectives .....   | 1-15       |
| 1.5.4    | Financial / Decision-Making Goals and Objectives .....                            | 1-17       |
| 1.6      | <i>Organization and Structure of this Plan.....</i>                               | 1-17       |
| <b>2</b> | <b>Our Community of Communities .....</b>   | <b>2-0</b> |
| 2.1      | <i>Vision .....</i>   | 2-0        |
| 2.2      | <i>Planning Horizon.....</i>  | 2-1        |
| 2.3      | <i>Managing Growth .....</i>  | 2-1        |
| 2.3.1    | Basis for the Growth Management Strategy .....                                    | 2-2        |
| 2.3.2    | Population and Housing Growth Forecasts .....                                     | 2-3        |
| 2.3.3    | Employment Growth Forecasts .....   | 2-4        |
| 2.3.4    | Intensification .....   | 2-5        |
| 2.3.5    | Settlement Area Boundary Expansions .....   | 2-6        |
| 2.3.6    | Development Phasing.....  | 2-7        |
| <b>3</b> | <b>Our Sustainable Neighbourhoods.....</b>  | <b>3-2</b> |
| 3.1      | <i>Vision .....</i>   | 3-2        |
| 3.2      | <i>Sustainable Community Design, Development and Construction Practices .....</i> | 3-2        |
| 3.2.1    | Green Building and Development .....  | 3-3        |
| 3.2.2    | Sustainable Construction Practices .....  | 3-6        |
| 3.2.3    | Excess Soil Reuse .....   | 3-6        |
| 3.2.4    | Implementation .....  | 3-7        |
| 3.3      | <i>Healthy, Age-Friendly and Accessible Communities .....</i>                     | 3-7        |
| 3.4      | <i>Meeting Our Housing Needs.....</i>   | 3-9        |
| 3.4.1    | Affordable Housing.....   | 3-10       |
| 3.4.2    | Inclusive Housing and Group Homes .....   | 3-12       |

|          |   |            |
|----------|---|------------|
| 3.5      | <i>Parks, Trails and Public Service Facilities</i> .....              | 3-12       |
| 3.5.1    | Recreation, Arts and Culture Facilities .....                         | 3-13       |
| 3.5.2    | Parkland.....   | 3-14       |
| 3.5.3    | Trails .....  | 3-16       |
| 3.5.4    | Public Schools .....  | 3-16       |
| 3.6      | <i>Addressing Land Use Impacts (Noise, Odour and Vibration)</i> ..... | 3-17       |
| 3.7      | <i>Conserving our Heritage</i> .....                                  | 3-18       |
| 3.7.1    | Identifying Heritage Resources.....                                   | 3-19       |
| 3.7.2    | Public Awareness.....   | 3-20       |
| 3.7.3    | Built Heritage Resources .....  | 3-21       |
| 3.7.4    | Heritage Impact Assessments .....                                     | 3-22       |
| 3.7.5    | Cultural Heritage Landscapes .....                                    | 3-23       |
| 3.7.6    | Heritage Cemeteries.....  | 3-23       |
| 3.7.7    | Heritage Conservation Districts.....                                  | 3-24       |
| 3.7.8    | Archaeological Resources .....  | 3-25       |
| 3.7.9    | Municipal Public Works and Heritage Conservation .....                | 3-26       |
| 3.7.10   | Engagement with Indigenous Communities.....                           | 3-27       |
| 3.8      | <i>Policies for Specific Uses</i> .....                               | 3-28       |
| 3.8.1    | Agriculture-Related Uses .....  | 3-28       |
| 3.8.2    | On-Farm Diversified Uses .....  | 3-29       |
| 3.8.3    | Farm Help Accommodations .....  | 3-31       |
| 3.8.4    | Bed and Breakfasts and Other Short-Term Accommodations .....          | 3-32       |
| 3.8.5    | Home Occupations .....  | 3-32       |
| 3.8.6    | Home Industries .....   | 3-33       |
| 3.8.7    | Private Home Daycare .....  | 3-33       |
| 3.8.8    | Live-Work Units .....   | 3-34       |
| 3.8.9    | Secondary Residential Units .....                                     | 3-35       |
| 3.8.10   | Garden Suites .....   | 3-36       |
| 3.8.11   | Community Gardens.....  | 3-36       |
| 3.8.12   | Daycare Centres .....   | 3-37       |
| 3.8.13   | Drive-throughs, Car Washes, and Automobile Service Stations.....      | 3-37       |
| 3.8.14   | Outdoor Storage.....  | 3-38       |
| <b>4</b> | <b>Our Pristine Environment</b> .....                                 | <b>4-2</b> |
| 4.1      | <i>Vision</i> .....   | 4-3        |
| 4.2      | <i>Our Natural Heritage System</i> .....                              | 4-4        |
| 4.2.1    | General Policies for Our Natural Heritage System .....                | 4-5        |
| 4.2.2    | Key Natural Heritage Features and Key Hydrologic Features.....        | 4-8        |
| 4.2.3    | Minimum Vegetation Protection Zones .....                             | 4-11       |
| 4.2.4    | Wetlands and Other Hydrologic Features .....                          | 4-13       |
| 4.2.5    | Woodlands.....  | 4-14       |

|          |  |            |
|----------|--|------------|
| 4.2.6    | Valleylands.....   | 4-16       |
| 4.2.7    | Habitat of <i>Endangered and Threatened Species</i> .....  | 4-17       |
| 4.2.8    | Areas of Natural and Scientific Interest and Environmentally Significant Areas                           | 4-18       |
| 4.2.9    | Landform Conservation Areas (Oak Ridges Moraine Conservation Plan Area)                                  | 4-19       |
| 4.2.10   | Lake Simcoe Protection Plan Area Policies for the Natural Heritage System                                | 4-20       |
| 4.2.11   | Greenbelt Plan Area Policies for the Natural Heritage System .....                                       | 4-21       |
| 4.3      | <i>Natural Heritage Evaluations and Hydrological Evaluations</i> .....                                   | 4-22       |
| 4.4      | <i>Land Securement</i> .....   | 4-24       |
| 4.5      | <i>Watershed Planning</i> .....  | 4-26       |
| 4.6      | <i>Key Hydrologic Areas</i> .....  | 4-28       |
| 4.6.1    | Highly Vulnerable Aquifers .....   | 4-28       |
| 4.6.2    | Areas of High Aquifer Vulnerability (Oak Ridges Moraine Conservation Plan)                               | 4-28       |
| 4.6.3    | Significant Groundwater Recharge Areas.....  | 4-29       |
| 4.6.4    | Significant Surface Water Contribution Areas .....   | 4-29       |
| 4.7      | <i>Source Protection</i> .....   | 4-30       |
| 4.7.1    | General Source Protection Policies.....  | 4-30       |
| 4.7.2    | Wellhead Protection Areas – Water Quality .....  | 4-31       |
| 4.7.3    | Wellhead Protection Areas - Quantity (WHPA-Q) .....  | 4-35       |
| 4.8      | <i>Natural Hazards</i> .....   | 4-36       |
| 4.8.1    | Hazardous Lands, Hazardous Sites and Hazardous Forest Types .....  | 4-36       |
| 4.8.2    | Schomberg Special Policy Area .....  | 4-39       |
| 4.9      | <i>Human-Made Hazards</i> .....  | 4-42       |
| 4.9.1    | Waste Disposal Sites, Former Aggregate Operations, etc. ....   | 4-42       |
| 4.9.2    | Brownfields.....   | 4-44       |
| 4.10     | <i>Climate Change</i> .....  | 4-44       |
| 4.11     | <i>Air Quality</i> .....   | 4-46       |
| <b>5</b> | <b>Our Thriving Villages .....</b>   | <b>5-2</b> |
| 5.1      | <i>Vision for the Villages</i> .....   | 5-2        |
| 5.2      | <i>Village Policies</i> .....  | 5-3        |
| 5.2.1    | General Policies .....   | 5-3        |
| 5.2.2    | Applicability of the Oak Ridges Moraine Conservation Plan in the Villages (King City and Nobleton) ..... | 5-5        |
| 5.3      | <i>Village Design Policies</i> .....   | 5-6        |
| 5.3.1    | General Design Policies.....   | 5-6        |
| 5.3.2    | Public Buildings and Public Realm Design .....   | 5-7        |
| 5.3.3    | Private Realm.....   | 5-9        |

|        |   |      |
|--------|---|------|
| 5.3.4  | Implementation of Village Design Policies .....                 | 5-12 |
| 5.4    | <i>Village Core Designation</i> .....                           | 5-13 |
| 5.4.1  | Objectives .....  | 5-13 |
| 5.4.2  | Permitted Uses .....  | 5-14 |
| 5.4.3  | Village Core Policies .....                                     | 5-14 |
| 5.4.4  | Lot Creation in the Village Cores .....                         | 5-19 |
| 5.5    | <i>Established Neighbourhood Designation</i> .....              | 5-20 |
| 5.5.1  | Objectives .....  | 5-20 |
| 5.5.2  | Permitted Uses .....  | 5-20 |
| 5.5.3  | Established Neighbourhood Policies .....                        | 5-20 |
| 5.5.4  | Lot Creation in the Established Neighbourhood Designation ..... | 5-22 |
| 5.6    | <i>Neighbourhood Designation</i> .....                          | 5-23 |
| 5.6.1  | Objectives .....  | 5-23 |
| 5.6.2  | Permitted Uses .....  | 5-24 |
| 5.6.3  | Neighbourhood Designation Policies .....                        | 5-24 |
| 5.7    | <i>Medium Density Residential Designation</i> .....             | 5-27 |
| 5.7.1  | Objectives .....  | 5-27 |
| 5.7.2  | Permitted Uses .....  | 5-27 |
| 5.7.3  | Medium Density Residential Policies .....                       | 5-27 |
| 5.8    | <i>Mixed Use Designation</i> .....                              | 5-28 |
| 5.8.1  | Objectives .....  | 5-28 |
| 5.8.2  | Permitted Uses .....  | 5-29 |
| 5.8.3  | Policies .....  | 5-29 |
| 5.9    | <i>Commercial Designation</i> .....                             | 5-31 |
| 5.9.1  | Objectives .....  | 5-31 |
| 5.9.2  | Permitted Uses .....  | 5-31 |
| 5.9.3  | Policies .....  | 5-32 |
| 5.10   | <i>Employment Designation</i> .....                             | 5-32 |
| 5.10.1 | Objectives .....  | 5-32 |
| 5.10.2 | Permitted Uses .....  | 5-33 |
| 5.10.3 | Policies .....  | 5-33 |
| 5.11   | <i>Transit Station Area Designation</i> .....                   | 5-37 |
| 5.11.1 | Objectives .....  | 5-37 |
| 5.11.2 | Permitted Uses .....  | 5-38 |
| 5.11.3 | Policies .....  | 5-38 |
| 5.12   | <i>Institutional Designation</i> .....                          | 5-40 |
| 5.12.1 | Objectives .....  | 5-40 |
| 5.12.2 | Permitted Uses .....  | 5-40 |
| 5.12.3 | Policies .....  | 5-41 |
| 5.13   | <i>Parks and Open Space Designation</i> .....                   | 5-41 |
| 5.13.1 | Objectives .....  | 5-41 |

|          |   |            |
|----------|---|------------|
| 5.13.2   | Permitted Uses .....  | 5-41       |
| 5.13.3   | Policies .....  | 5-42       |
| 5.14     | <i>Utilities Designation</i> .....  | 5-42       |
| 5.14.1   | Objectives .....  | 5-42       |
| 5.14.2   | Permitted Uses .....  | 5-42       |
| 5.15     | <i>Village Natural Heritage System Designation</i> .....                    | 5-42       |
| 5.15.1   | Objectives .....  | 5-42       |
| 5.15.2   | Permitted Uses .....  | 5-43       |
| 5.15.3   | Policies .....  | 5-43       |
| 5.16     | <i>Nobleton Village Reserve</i> .....                                       | 5-43       |
| 5.16.1   | Objectives .....  | 5-43       |
| 5.16.2   | Permitted Uses .....  | 5-44       |
| 5.16.3   | Policies .....  | 5-44       |
| 5.17     | <i>Village Site-Specific Policy Areas</i> .....                             | 5-44       |
| 5.17.1   | Village Site-Specific Policy Area 1 (V-SSPA-1) .....                        | 5-44       |
| 5.17.2   | Village Site-Specific Policy Area 2 (V-SSPA-2) .....                        | 5-46       |
| 5.17.3   | Village Site-Specific Policy Area 3 (V-SSPA-3) .....                        | 5-50       |
| 5.17.4   | Village Site-Specific Policy Area 4 (V-SSPA-4) .....                        | 5-50       |
| 5.17.5   | Village Site Specific Policy Area 5 (V-SSPA-5) .....                        | 5-50       |
| 5.17.6   | Village Site Specific Policy Area 6 (V-SSPA-6) .....                        | 5-51       |
| 5.17.7   | Village Site Specific Policy Area 7 (V-SSPA-7) .....                        | 5-53       |
| <b>6</b> | <b>Our Vibrant Countryside .....</b>  | <b>6-1</b> |
| 6.1      | <i>Vision for the Countryside</i> .....                                     | 6-1        |
| 6.2      | <i>Hamlets</i> .....  | 6-2        |
| 6.2.1    | Vision for the Hamlets .....  | 6-2        |
| 6.2.2    | General Hamlet Policies.....  | 6-2        |
| 6.2.3    | Hamlet Residential Designation .....  | 6-4        |
| 6.2.4    | Hamlet Commercial Designation .....   | 6-5        |
| 6.2.5    | Hamlet Employment Designation.....  | 6-6        |
| 6.2.6    | Hamlet Institutional Designation.....                                       | 6-8        |
| 6.2.7    | Hamlet Open Space Designation .....   | 6-9        |
| 6.2.8    | Hamlet Rural Area Designation .....   | 6-9        |
| 6.2.9    | Hamlet Natural Heritage System Designation .....                            | 6-11       |
| 6.2.10   | Site-Specific Policies in the Hamlets .....                                 | 6-12       |
| 6.3      | <i>Agricultural and Holland Marsh Specialty Crop Area Designation</i> ..... | 6-15       |
| 6.3.1    | Objectives .....  | 6-16       |
| 6.3.2    | Permitted Uses .....  | 6-17       |
| 6.3.3    | General Policies .....  | 6-17       |
| 6.3.4    | Lot Creation .....  | 6-18       |
| 6.4      | <i>Rural Area Designation</i> .....   | 6-19       |

|          |   |            |
|----------|---|------------|
| 6.4.1    | Objectives .....  | 6-19       |
| 6.4.2    | Permitted Uses .....  | 6-20       |
| 6.4.3    | Rural Designation Policies .....  | 6-20       |
| 6.4.4    | Lot Creation .....  | 6-21       |
| 6.4.5    | Non-Agricultural Uses.....  | 6-22       |
| 6.5      | <i>ORM Natural Core Area Designation</i> .....  | 6-25       |
| 6.5.1    | Objectives .....  | 6-25       |
| 6.5.2    | Permitted Uses .....  | 6-25       |
| 6.5.3    | Policies.....   | 6-26       |
| 6.6      | <i>ORM Natural Linkage Area Designation</i> .....   | 6-26       |
| 6.6.1    | Objectives .....  | 6-27       |
| 6.6.2    | Permitted Uses .....  | 6-27       |
| 6.6.3    | Policies.....   | 6-27       |
| 6.7      | <i>Mineral Aggregate and Petroleum Resources</i> .....  | 6-28       |
| 6.7.1    | Objectives .....  | 6-28       |
| 6.7.2    | General Policies .....  | 6-29       |
| 6.7.3    | Policies for New and Expanding Mineral Aggregate or Petroleum<br>Operations.....                        | 6-30       |
| 6.7.4    | Mineral Aggregate Operations and Wayside Pits in the Oak Ridges<br>Moraine Conservation Plan Area ..... | 6-32       |
| 6.7.5    | Mineral Aggregate Operations and Wayside Pits in the Greenbelt Plan<br>Area                             | 6-34       |
| 6.8      | <i>Oak Ridges Moraine Conservation Plan</i> .....   | 6-34       |
| 6.8.1    | Existing and Previously Authorized Uses .....   | 6-35       |
| 6.8.2    | General Policies .....  | 6-36       |
| 6.9      | <i>Greenbelt Plan</i> .....   | 6-38       |
| 6.9.1    | General Policies .....  | 6-38       |
| 6.9.2    | Existing Uses, Lots of Record in the Protected Countryside.....   | 6-39       |
| 6.10     | <i>Provincial Agricultural System</i> .....   | 6-39       |
| 6.11     | <i>Lake Simcoe Protection Plan</i> .....  | 6-40       |
| 6.12     | <i>Countryside Site-Specific Policy Areas</i> .....   | 6-41       |
| 6.12.1   | C-SSPA-1: King City Institutional Uses .....  | 6-41       |
| 6.12.2   | C-SSPA-2: Highway 11 Corridor Area.....   | 6-42       |
| 6.12.3   | C-SSPA-3: York Energy Centre (18781, 18765 and 18815 Dufferin Street)                                   | 6-42       |
| 6.12.4   | C-SSPA-4: 199 Church Street .....   | 6-44       |
| <b>7</b> | <b>Our Flourishing Economy</b> .....  | <b>7-1</b> |
| 7.1      | <i>Vision</i> .....   | 7-1        |
| 7.2      | <i>Utilizing Our Employment Lands Effectively</i> .....   | 7-2        |
| 7.3      | <i>Small Businesses and The Creative Economy</i> .....  | 7-3        |

|          |  |            |
|----------|--|------------|
| 7.4      | <i>Agri-Food Strategy</i> .....                                      | 7-5        |
| 7.5      | <i>Culture and Tourism</i> .....                                     | 7-6        |
| 7.6      | <i>Broadband Strategy</i> .....                                      | 7-7        |
| <b>8</b> | <b>Our Infrastructure and Networks</b> .....                         | <b>8-2</b> |
| 8.1      | <i>Vision</i> .....  | 8-2        |
| 8.2      | <i>General Infrastructure Policies</i> .....                         | 8-2        |
| 8.2.1    | General Infrastructure Policies .....                                | 8-2        |
| 8.2.2    | Infrastructure in the Oak Ridges Moraine Conservation Plan Area..... | 8-3        |
| 8.2.3    | Infrastructure in the Greenbelt Plan Area .....                      | 8-6        |
| 8.3      | <i>Water and Wastewater Servicing</i> .....                          | 8-8        |
| 8.3.1    | General Water and Wastewater Servicing Policies .....                | 8-8        |
| 8.3.2    | Water and Wastewater in the Villages and Hamlets .....               | 8-10       |
| 8.4      | <i>Stormwater management</i> .....                                   | 8-11       |
| 8.5      | <i>Transportation, Transit and Mobility</i> .....                    | 8-14       |
| 8.5.1    | General .....  | 8-14       |
| 8.5.2    | Transit.....   | 8-15       |
| 8.5.3    | Rail .....   | 8-16       |
| 8.5.4    | Road Network.....  | 8-16       |
| 8.5.5    | Right-of-Way Widths and Road Widening.....                           | 8-19       |
| 8.5.6    | Planned Corridors and Interchanges .....                             | 8-20       |
| 8.5.7    | Goods Movement, Truck Traffic and Village By-pass .....              | 8-20       |
| 8.5.8    | Parking.....   | 8-21       |
| 8.5.9    | Active Transportation .....  | 8-22       |
| 8.6      | <i>Energy</i> .....  | 8-24       |
| 8.7      | <i>Utilities</i> .....   | 8-27       |
| 8.8      | <i>Waste Management</i> .....  | 8-28       |
| <b>9</b> | <b>Implementation of Our Plan</b> .....                              | <b>9-1</b> |
| 9.1      | <i>Land Use Policy and Regulation</i> .....                          | 9-1        |
| 9.1.1    | Non-Conformity with this Plan .....                                  | 9-1        |
| 9.1.2    | Complete Applications.....   | 9-2        |
| 9.1.3    | Pre-Application Consultation.....                                    | 9-6        |
| 9.1.4    | Health Impact Assessments.....                                       | 9-6        |
| 9.1.5    | Development Agreements.....  | 9-7        |
| 9.1.6    | Zoning By-laws .....   | 9-7        |
| 9.1.7    | Holding By-laws .....  | 9-8        |
| 9.1.8    | Temporary Use By-laws .....  | 9-9        |
| 9.1.9    | Interim Control By-laws .....  | 9-10       |
| 9.1.10   | Site Plan Control .....  | 9-10       |
| 9.1.11   | Comprehensive Development Plans.....                                 | 9-11       |
| 9.2      | <i>Land Division</i> .....   | 9-13       |



|           |   |             |
|-----------|---|-------------|
| 9.2.1     | Plans of Subdivision and Plans of Condominium .....                               | 9-13        |
| 9.2.2     | Consents .....  | 9-14        |
| 9.3       | <i>Other Implementation Tools</i> .....   | 9-17        |
| 9.3.1     | Community Improvement Plans.....  | 9-17        |
| 9.3.2     | Parkland Dedication .....   | 9-18        |
| 9.3.3     | Property Standards By-law, Clean Yards By-law and Demolition Control By-law ..... | 9-19        |
| 9.3.4     | Height or Density Bonusing .....  | 9-19        |
| 9.3.5     | Land Acquisition .....  | 9-20        |
| 9.3.6     | Community Planning Permit System .....  | 9-21        |
| 9.4       | <i>Financial Management and Development Charges</i> .....                         | 9-21        |
| 9.5       | <i>Consulting the Community</i> .....   | 9-22        |
| 9.6       | <i>Monitoring the Performance of this Plan</i> .....                              | 9-23        |
| <b>10</b> | <b>Interpretation of Our Plan .....</b>   | <b>10-1</b> |
| 10.1      | <i>General</i> .....  | 10-1        |
| 10.2      | <i>Schedules</i> .....  | 10-2        |
| 10.3      | <i>Definitions</i> .....  | 10-3        |

**SCHEDULES**

|                    |  |
|--------------------|--|
| <b>Schedule A</b>  | Township Structure   |
| <b>Schedule B</b>  | Provincial Plan Areas and Designations   |
| <b>Schedule C</b>  | Natural Heritage System  |
| <b>Schedule C1</b> | Woodlands  |
| <b>Schedule C2</b> | Areas of Natural and Scientific Interest and Environmentally Significant Areas |
| <b>Schedule C3</b> | Key Hydrologic Features  |
| <b>Schedule C4</b> | Key Hydrologic Areas   |
| <b>Schedule D1</b> | Village of King City Land Use Designations                                     |
| <b>Schedule D2</b> | Village of Nobleton Land Use Designations                                      |
| <b>Schedule D3</b> | Village of Schomberg Land Use Designations                                     |
| <b>Schedule E</b>  | Countryside Land Use Designations  |
| <b>Schedule E1</b> | Hamlet of Pottageville Land Use Designations                                   |
| <b>Schedule E2</b> | Hamlet of Laskay Land Use Designations   |
| <b>Schedule E3</b> | Hamlet of Kettleby Land Use Designations                                       |
| <b>Schedule E4</b> | Hamlet of Lloydtown Land Use Designations                                      |
| <b>Schedule E5</b> | Hamlet of Ansnorveldt Land Use Designations                                    |
| <b>Schedule E6</b> | Hamlet of Graham Sideroad Land Use Designations                                |
| <b>Schedule E7</b> | Hamlet of Snowball Land Use Designations                                       |
| <b>Schedule F</b>  | Transportation Network   |
| <b>Schedule F1</b> | Village of King City Transportation Network                                    |
| <b>Schedule F2</b> | Village of Nobleton Transportation Network                                     |
| <b>Schedule F3</b> | Village of Schomberg Transportation Network                                    |

|                    |  |
|--------------------|--|
| <b>Schedule G</b>  | Wellhead Protection Areas                              |
| <b>Schedule G1</b> | Village of King City Wellhead Protection Areas         |
| <b>Schedule G2</b> | Village of Nobleton Wellhead Protection Areas          |
| <b>Schedule G3</b> | Village of Schomberg Wellhead Protection Areas         |
| <b>Schedule G4</b> | Wellhead Protection Areas – Quantity                   |
| <b>Schedule H</b>  | Natural Hazards  |
| <b>Schedule I</b>  | Oak Ridges Moraine Landform Conservation Areas         |
| <b>Schedule J</b>  | Oak Ridges Moraine Areas of High Aquifer Vulnerability |
| <b>Schedule K</b>  | Landfill Sites   |
| <b>Schedule L</b>  | Areas of Aggregate Potential                           |
| <b>Schedule M</b>  | Provincial Agricultural System                         |
| <b>APPENDICES</b>  |  |
| <b>Appendix 1</b>  | Conservation Authorities’ Regulated Areas              |



# Introduction





Page intentionally left blank

# 1 INTRODUCTION

The Official Plan (“the Plan” or “this Plan”) for the Township of King (“the Township”) establishes a comprehensive set of policies to guide growth and development, land use change, ensure environmental conservation and promote restoration and enhancement, advance economic development activities, promote heritage conservation, and guide infrastructure. In June of 2014, King Township launched its Official Plan Review: a significant, Township-wide planning process under Ontario’s Planning Act, which requires that municipal Official Plans be reviewed and updated not less frequently than every ten years to ensure that they are in conformity with Provincial and Regional planning documents.

The intent of this Official Plan, known as “Our King”, is to maintain a high quality of life in King Township and help ensure that the Township is recognized for its diverse communities while being united as a single Township that share the values of sustainable, balanced growth. The Plan addresses the Township’s long-term planning requirements to the year 2031 and brings the Township into conformity with recent Provincial and upper-tier land use policy direction. Overall, the Plan establishes a comprehensive, long-term vision for the future of the Township as a whole and a detailed policy framework to guide growth and development in the three Villages, the Hamlets and the rural area.

## 1.1 CONTEXT

King Township is a unique and diverse community. We are proud of our extensive natural and scenic beauty, rich cultural heritage, and the welcoming, small town feel that defines the Township. Located within York Region, the Township comprises about 333 square kilometres on the northern edge of the Greater Toronto Area (GTA), about halfway between Toronto and Barrie.

The Township is often referred to as a ‘community of communities’. Each of the Villages and Hamlets has its own distinctive character including notable cultural and natural landscapes, historical features, and heritage properties. Many of the Township’s residents are concentrated in the three Villages of King City, Nobleton and Schomberg. However, the Township is predominantly rural, comprised of Hamlets and rural areas which are essential to the Townships character: Ansnorveldt, Graham Sideroad, Kettleby, Laskay, Lloydtown, Pottageville, and Snowball. All of this is juxtaposed with a strong overall sense of community spirit and resilience.

One of the Township’s greatest assets is the picturesque countryside that dominates the landscape, including the rolling hills and natural areas of the Oak Ridges Moraine and the Greenbelt. These areas provide ample open space for the enjoyment of the natural environment, as well as clean air, water and habitat

for wildlife, for residents and for surrounding communities. Unique soils, topography and landforms are also important features of the natural environment that have factored strongly in the choices relating to land use.

The Township also has a long agricultural history and is well known for horse and produce farms. A significant portion of the Holland Marsh is located here. This Specialty Crop Area plays an important role in Canada's food export market and serves a substantial local market within the GTA.

Land use planning in the Township of King has previously been guided by several former plans, which have provided an initial basis and foundation for the development of this Plan:

- The 1970 King Township Official Plan established the overall structure of the Township, recognizing its historical communities and rural hamlets.
- In 1984, the Hamlet Plan came into effect (Official Plan Amendment 23).
- In 1996, the Schomberg Community Plan came into effect and it established detailed policies for Schomberg (Official Plan Amendment 47).
- The King City Community Plan (Official Plan Amendment 54) became effective in 2000.
- The Nobleton Community Plan (Official Plan Amendment 57) came into effect in 2004-2006.

These five planning documents were generally independent of each other and collectively established the land use policies for the entire Township. This Plan replaces the former plans in effect in the Township, providing a single, coordinated vision and direction for the Township. While this Plan encompasses a single vision, it contains the detail required to enable each individual community to build upon its own distinctive features and character.

This Plan is also written to reflect Provincial policy. About 98% of the Township is the subject of geographically-specific Provincial Plans: the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan. Each of these Provincial Plans includes a strong policy framework for natural heritage protection, agricultural land preservation, and direction for where and to what extent urbanization/growth can or cannot occur.

One of the key documents that underpins the new Official Plan is the King Township Integrated Community Sustainability Plan that was completed in 2012. The Integrated Community Sustainability Plan is an exciting and forward-looking document that describes how the community will enhance the long-term well-being of the Township and its residents and protect the environment over the next 20 to 25 years. It guides and balances environmental, economic, socio-cultural, and financial priorities, in a way that promotes community vitality and prosperity

while respecting, preserving and restoring the natural environment. The Plan is largely structured by these four priorities, known as the “four pillars”.

## 1.2 BASIS OF THIS PLAN

The Plan is prepared under the authority of the Planning Act and is required by regulations to that Act. Official Plans prepared under the Planning Act must be consistent with or conform to other Provincial Plans and policies, and implement the policies of the York Region Official Plan (2010). The planning framework in the Township of King is largely influenced by higher levels of government, as enabled by the Planning Act. The Province of Ontario provides broad policy direction from which municipalities must comply with. As an upper-tier government, York Region provides specific policy direction to implementing Provincial legislation and plans and the outline matters of Regional importance.

### 1.2.1 PLANNING ACT

The Planning Act provides the fundamental land use planning framework in Ontario, and defines municipal authority in land use matters. It establishes the hierarchy in which planning must be addressed within the Province, and provides authority to apply planning policies and use enabled tools at both provincial and municipal levels (e.g. provincial plans, official plans, zoning by-laws, plans of subdivision, site plan control, and the Committee of Adjustment). It requires that Official Plans have regard for matters of Provincial interest, as outlined in the Act.

In accordance with the Planning Act, the Official Plan must contain goals, objectives and policies established primarily to manage and direct physical change and its effects on the social, economic, built and natural environment of the Township. The Official Plan must also provide a description of the measure and procedures for informing and obtaining the view of the public respecting applications made under the Planning Act. The Planning Act also enables municipalities to utilize many different regulatory, process and incentive tools, which are referenced throughout this Plan.

### 1.2.2 PROVINCIAL POLICY STATEMENT

Issued under the Planning Act, the 2020 Provincial Policy Statement (PPS) provides principles and policy direction on matters of provincial interest relating to land use planning and development. These interests can be categorized into three themes:

- Building strong and healthy communities;
- Wisely using and managing resources; and
- Protecting public health and safety.



The PPS states that Official Plans are the most important vehicle for implementing provincial policy and that comprehensive, integrated and long-term planning are best achieved through Official Plans. This Official Plan is consistent with the PPS, requiring the application of relevant PPS policies within the decision-making processes guided under this Plan.

### **1.2.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) has been prepared under the Places to Grow Act, 2005. The Growth Plan for the Greater Golden Horseshoe, 2019 came into effect on May 15, 2019, replacing the Growth Plan for the Greater Golden Horseshoe, 2017. Under the Growth Plan, the majority of growth will be directed to settlement areas that have a delineated built boundary, existing or planned municipal water and wastewater systems and can support the achievement of complete communities. The Growth Plan is premised on building healthy and complete communities, which are intended to be well-designed, and provide efficient utilization of land.

The Growth Plan directs municipalities to develop and implement, through their Official Plans and other supporting documents, strategies and policies to phase in and achieve the Growth Plan's intensification targets. These strategies include encouraging intensification in the delineated built up area and supporting the achievement of the identified intensification target.

All decisions on planning matters must conform to or not conflict with the Growth Plan. Various Growth Plan policies, such as growth and intensification targets, first require implementation by York Region through a municipal comprehensive review (MCR), which was ongoing at the time of completing this Official Plan. This Plan will need to be updated in the future to conform to the outcomes of the York Region Official Plan Review.

### **1.2.4 OAK RIDGES MORAINÉ CONSERVATION PLAN**

The Oak Ridges Moraine Conservation Plan, updated in 2017, establishes a policy framework for protection of the ecological integrity of the Oak Ridges Moraine. It is the intent of this Plan to fully integrate the policies of the Oak Ridges Moraine Conservation Plan.

A large portion of the Township is located within the Oak Ridges Moraine Conservation Plan Area. The Oak Ridges Moraine Conservation Plan divides its plan area into one of four land use designations:

- Natural Core Areas includes lands with a concentration of natural features, only existing uses are permitted, with limited permissions related to agricultural uses, resource management, low intensity recreational uses (e.g., trails), and infrastructure.

- Natural Linkage Areas represent existing and potential linkages amongst Natural Core Areas.
- The Countryside Areas are more rural in nature and where a range of agricultural and rural uses are permitted.
- The Oak Ridges Moraine Conservation Plan also recognizes Settlement Areas. Nearly the entirety of the Village of King City is located in the Oak Ridges Moraine, and a portion of the Village of Nobleton is also located in the Oak Ridges Moraine. Generally, within the settlement areas, the Oak Ridges Moraine Conservation Plan defers to the local official plan to set out permitted uses and other guiding policy.

In addition to various policies guiding permitted uses and *development* within these four land use designations, the Oak Ridges Moraine Conservation Plan also sets out other restrictions and policies regarding landform conservation, groundwater protection, and policies to protect ecological and hydrological features. This Plan fully integrates this detailed policy framework to support the continued protection of the Oak Ridges Moraine.

### 1.2.5 GREENBELT PLAN

The Provincial Greenbelt is the largest geographical area of its kind, consisting of 728,000+ hectares (1.8 million acres) of agricultural lands and ecological features/systems, including the Oak Ridges Moraine and Niagara Escarpment. This area is protected by the Greenbelt Plan, which was originally enacted in 2005 and updated in 2017. The main objectives of the Greenbelt Plan are to:

- Support agricultural land and promote agriculture production;
- Protect natural heritage features and systems;
- Advance opportunities for culture, recreation and tourism;
- Provide for viable rural settlements; and
- Promote sustainable *infrastructure* and natural resource use.

The Greenbelt Plan establishes a policy framework that identifies where urbanization shall not occur to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan identifies a ‘Protected Countryside’ which is made up of an Agricultural System and a Natural System, together with a series of settlement areas.

The Agricultural System is made up of specialty crop, prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. While providing permanent agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of recreational and tourism opportunities; both the

Agricultural System and Natural System maintain connections to the broader agricultural and natural areas of southern Ontario.

The policies of the Greenbelt Plan are intended to apply outside of the Oak Ridges Moraine Conservation Plan Area. Together, the Oak Ridges Moraine Conservation Plan and Greenbelt Plan apply to nearly the entirety of the Township. This Plan integrates and builds upon the Greenbelt Plan's policies.

### **1.2.6 LAKE SIMCOE PROTECTION PLAN**

The Lake Simcoe Protection Plan, also a Provincial plan, is a comprehensive set of policies, actions and guidance for improving the quality and quantity of water in Lake Simcoe and its watershed. Approximately half of the Township of King falls within the Lake Simcoe watershed and is subject to the Lake Simcoe Protection Plan. As there are many policies in the Lake Simcoe Protection Plan related to land use, infrastructure and development, the relevant policies of the Lake Simcoe Protection Plan are integrated into this Plan.

### **1.2.7 YORK REGION OFFICIAL PLAN**

York Region's Official Plan (approved by the Ministry of Municipal Affairs in 2010) partially came into effect on June 20, 2013. The York Region Official Plan sets out policies that will guide economic, environmental and community building decisions and manage growth within York Region to the year 2031.

With respect to its relationship with local planning documents, the policies in the York Region Official Plan are intended to help co-ordinate and set the stage for more detailed planning by local municipalities, including King Township. As such, this Plan is required to conform to the 2010 York Region Official Plan.

At the time of completing this Official Plan, a Municipal Comprehensive Review (MCR) of the York Region Official Plan was underway, with the intent of implementing the 2019 Growth Plan and a planning horizon up to 2041. This Plan addresses a horizon that plans for the accommodation of growth until the year 2031 in conformity with the York Region Official Plan approved in 2010. Upon completion of York Region's MCR, a future Township of King Official Plan Review or Amendment will bring this Plan into conformity with the 2019 Growth Plan to 2041. This will include consideration for the need to designate other land or identify other growth management strategies to accommodate growth until the year 2041.

## **1.3 PURPOSE OF THIS PLAN**

The purpose of this Official Plan is to provide direction and a policy framework for managing growth, land use and infrastructure decisions generally within the

planning horizon of 2031. This Plan performs essential roles in the future planning of King Township. Specifically, this Plan:

- Provides guidance on Council decisions in respect to the wide range of matters addressed in this Plan, and decisions of Council must conform with the policies of this Plan;
- Builds upon provincial initiatives that support the *development* of healthy, sustainable and complete communities established by the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Establishes a foundation and vision for long-term planning, including setting out the Township’s long-term intentions with respect to the long-term revitalization of the Village core areas, economic opportunities created by the Highway 400 corridor and the potential for long-term growth to be accommodated in the Township;
- Supports implementation of the Township’s Integrated Community Sustainability Plan;
- Responds to and incorporates Provincial policies contained in the Provincial Plans;
- Conforms to and builds upon the policies of the York Region Official Plan;
- Addresses longer-term growth management issues to 2031 by implementing the growth management framework set out by York Region;
- Establishes a detailed policy framework to ensure environmental protection, including establishing a Natural Heritage System and policies to address hydrologic features and source protection;
- Establishes the basic urban structure and land use framework for all land within the jurisdiction of the Township;
- Establishes new policies to promote the effective use of employment land and support additional economic growth and implementation of the Township’s Economic Development Strategy;
- Provides policies to improve sustainability and promote the efficient use of infrastructure within the Township to effectively manage growth and minimize climate change impacts; and,
- Enables the use of a wide variety of tools under Provincial legislation to implement the policies of this Plan.

## 1.4 OUR VISION

Through the planning process leading up to the preparation of the King Township Integrated Community Sustainability Plan (ICSP), a unified vision for the future of King Township, a set of goals, strategies and a list of potential actions for achieving that vision were developed. The vision for “Our King” is intended to build upon the already completed Integrated Community Sustainability Plan in a

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc and Wyview  
Group

more concrete way. The vision focuses on the opportunities and attributes of the Township that currently exist or will in the future and is designed to overcome current known challenges and constraints.

A set of goals flow from the vision that are reflective of community desires and values, with the intent that they form the basis of this Plan. The goals are rooted in the four pillars of sustainability, as identified by the Integrated Community Sustainability Plan, and are associated with a series of objectives that outline specific actions that are intended to be achieved by the policies of this Plan to reach the associated goals.

***King Township is an idyllic countryside community of communities, proud of its rural, cultural and agricultural heritage. We are respected for treasuring nature, encouraging a responsible local economy, and celebrating our vibrant quality of life. (Integrated Community Sustainability Plan – Vision, dated April 2012)***

‘Our King’ is a forward-thinking Official Plan that is intended to implement the ICSP vision and will serve as the basis for managing growth and change in King Township to the year 2031. This Plan establishes a policy framework that plans for a population of 34,900 by 2031; supports and emphasizes the Township’s unique character and heritage; enhances an already high quality of life; inspires civic pride; and is intended to create desirable, sustainable, and attractive place to live, work, and visit.

The Vision for ‘Our King’ is grounded on the notion of a unified Township. While it is recognized that King is made up of three distinct Villages (King City, Nobleton, and Schomberg), as well as several smaller, unique Hamlets, together with a diverse rural and agricultural area, ‘Our King’ provides the strategic direction required to realize common goals and objectives, and to build on the strengths of the Township as a whole. At the same time, the Official Plan aims to address the diverse needs of its urban communities, and to promote and enhance their distinct characteristics.

The preservation and enhancement of the Township’s predominantly rural and agricultural landscape is at the forefront of the Vision for ‘Our King’. One of the Township’s key strengths is its landscape, the Holland Marsh, food and animal farming, and equestrian activities. Combined with the rolling hills and the rivers and valleys of the Oak Ridges Moraine, residents and visitors enjoy an idyllic and picturesque environment, which offers the Township an enviable identity apart from other municipalities in York Region.

Given the need to preserve the Township’s valued landscape and geographical features, ‘Our King’ is intended to support managed growth in a manner that uses land wisely and elevates the quality of the built and natural environments.

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc and Wyview  
Group

Therefore, the Township will direct a significant portion of its population and employment growth through intensification of the already built-up areas, resulting in the more efficient use of land and infrastructure, and leading to the creation of revitalized and more vibrant core areas.

'Our King' will also support the development of future neighbourhoods that may look different from that which currently exists in the Township. New residential development in Greenfield areas will similarly be characterized by the more efficient use of land and a wider range of housing types, for all ages and stages, including affordable housing, and by applying principles of sustainable design and encouraging green building practices. At the same time, the character of established neighbourhoods will be protected as limited development and redevelopment occurs.

In terms of where new growth will occur within the Township, there is an expectation that the Villages of King City, Nobleton, and Schomberg will experience some level of population and employment growth; however, as a result of existing servicing constraints, only a limited amount of future growth is expected to occur in Nobleton to 2031. Therefore 'Our King' places an emphasis on King City as the primary focus of growth. Nobleton may represent an appropriate location to accommodate growth beyond the 2031 horizon of this Plan. Currently, York Region is undertaking a Municipal Class Environmental Assessment for water and wastewater servicing in Nobleton and a municipal comprehensive review that together will assist the Township in developing a future growth strategy for Nobleton. This will be explored upon the completion of these reviews and subsequent implementation of a future planning horizon into this Plan. In the interim, this Plan establishes a structure for Nobleton inclusive of the Nobleton Urban Area, where development is permitted but is expected to be limited due to servicing constraints, as well as a long-term Village Reserve area which may be designated to accommodate growth in the future, but where urban *development* will not be permitted within the horizon of this Plan.

'Our King' also views the future of King Township to be one of greater self-reliance. In this regard, this Plan supports a wider range of choices for living, working, shopping, recreation, socializing, and culture, and in a manner that encourages residents of all ages and incomes to lead healthy lifestyles. A more balanced transportation network is planned to be available for walking, cycling, public transit, and automobile travel.

There is also a need to increase local job opportunities, and to diversify all sectors of the economy through collaborative partnerships with existing businesses and through proactive efforts to attract new industries and entrepreneurs. The agricultural sector and related industries will continue to represent a key economic driver in the Township, and a policy framework must support the continued diversification of agricultural activities. The Township also has exceptional

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc and Wyview  
Group

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc and Wyview  
Group

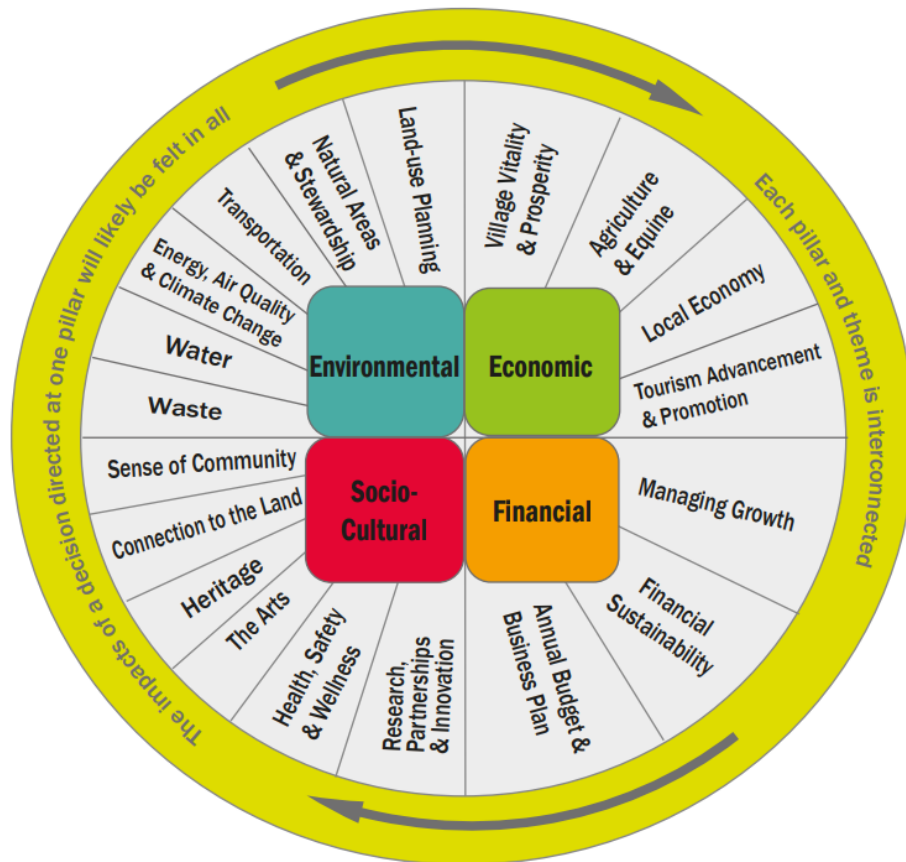
economic development potential given proximity to Highway 400 and the Greater Golden Horseshoe. In the long-term, it is the vision for the Township to capitalize upon the opportunities afforded by Highway 400, by working with the Province of Ontario and York Region to identify potential employment lands on this corridor.

## 1.5 GOALS AND OBJECTIVES

The goals of 'Our King' are rooted in the values identified in the planning process leading up to the preparation of the Township's ICSP, being:

- **Idyllic** – a countryside that is ideal; pleasant; picturesque; peaceful and happy; having ample open and green space; recognizing natural simplicity; and embracing people living in harmony with nature.
- **Community of communities** – a collection of Villages and Hamlets having their own features and aspirations, simultaneously supporting and working with each other towards a common vision.
- **Rural** – a characteristic of the country; includes horse farms, main streets, country stores, schools, churches, historic buildings, scenic views, archeological sites, and a small-town feel.
- **Agriculture** – associated with cattle, animal farming, crop production, food production equine activities; the land, machinery, skills, knowledge, people and culture that support robust agri-business activities.
- **Heritage** – the legacy of physical artifacts, built form and intangible attributes; their stories and histories that are inherited from the past and given to future generations.
- **Respected** – regarded as a leader; admired and recognized by others for our efforts.
- **Treasuring nature** – recognizing the inherent value of nature; being committed to conservation, protection and improvement of our natural assets.
- **Responsible local economy** – supporting and encouraging business improvements that respect our values; maintaining what we have; looking after King Township first; creating a sustainable strong, environmentally sound and diverse local economy; managing our municipal finances and assets; embracing effective and inclusive participation, representation, and leadership.
- **Vibrant quality of life** – a lively community where people of all ages and abilities come to live, work, shop and engage in recreational and cultural activities. This is created, nurtured and supported by the other aspects of our vision.

The following subsections outline goals and objectives which have derived from these values, structured under the four pillars of the ICSP. The diagram below, from the ICSP, has shaped the organization of these goals and objectives.



### 1.5.1 ENVIRONMENTAL GOALS AND OBJECTIVES

1. It is the goal of Council to continue to be a leader in environmental conservation and excel as stewards of Ontario's environmental landscape, by:
  - a. Working closely with the Province, Conservation Authorities, York Region and other stakeholders as supporting partners in the continued effort to improve our environment.
  - b. Preserving the integrity and ecological function of the Township's natural assets, including the Oak Ridges Moraine, the Greenbelt, Happy Valley Forest, Pottageville Swamp, Dufferin Marsh and trail system, and taking steps to restore them to better health.
  - c. Protecting, managing and maintaining surface and groundwater quality and quantity and the health of the Township's rivers, streams, wetlands



- and lakes, including the use of sustainable green *infrastructure* and low impact development techniques.
- d. Recognizing that we are amidst a climate emergency, and that we need to work closely with –York Region and Conservation Authorities to understand, prevent and plan for climate change.
  - e. Supporting resiliency and innovation in order to maximize resource and energy conservation and minimize impacts from climate change.
  - f. Ensuring all *development* activity is undertaken in a manner that is sensitive to the Township’s natural assets and avoids natural hazards, and that, where possible, *development* supports and enhances the integrity of the natural heritage system.
  - g. Striving to reduce greenhouse gas emissions, including setting a target and action plan in our Integrated Community Sustainability Plan.
2. It is the goal of Council to encourage and support balanced, diversified, and sustainable growth, by:
- a. Ensuring all new land use planning decisions are based on the four pillars of the Integrated Community Sustainability Plan, including the principles of environmental sustainability.
  - b. Striving for new *development* to meet or exceed the best available technology and best practices in green building and development standards.
  - c. Protecting and enhancing the agricultural and rural areas so that they are sustained for future generations and serve as a legacy to all residents.
  - d. Enhancing the Villages as complete communities with a concentration of living, entertainment, leisure, commerce, and civic activities.
  - e. Supporting *intensification* and revitalization within the Village Cores, mixed use designation and Transit Station Area.
  - f. Enhancing the public realm so that is more pedestrian-friendly and invigorates activity throughout the Township.
  - g. Utilizing good urban design principles when considering redevelopment and new *development* within the Township.
  - h. Establishing a more balanced and integrated transportation system that safely and efficiently accommodates various modes of transportation, including trains, automobiles, trucks, and public transit, cycling, and walking.
  - i. Optimizing *infrastructure* by increasing opportunities for infilling and *intensification* in appropriate areas.
  - j. Protecting people and property from natural hazards, such as flooding, erosion, unstable soils and steep slopes.

- k. Considering the potential implications of ride sharing and autonomous vehicles on planning decisions as the technologies evolve and the implications become clearer.
- l. Ensuring the construction, expansion, replacement, and maintenance of existing *infrastructure* occurs in a manner that is compatible with adjacent land uses and minimizes social and environmental impacts.

## 1.5.2 ECONOMIC GOALS AND OBJECTIVES

1. It is the goal of Council to encourage a sustainable, vibrant and balanced local economy by:
  - a. Protecting the existing supply of employment lands within the Villages.
  - b. Promoting opportunities for a diversified economic base, including a range and choice of suitable sites for employment uses that support a range of economic activities and *ancillary uses*.
  - c. Working with private businesses to support reductions in greenhouse gas emissions.
  - d. Working with York Region and the Province to explore the opportunities to capitalize upon Highway 400 as a potential economic corridor and potential identification of appropriate new employment lands, while ensuring the Township's environmental and sustainability goals are achieved.
  - e. Maintaining employment areas that will support a range of uses, including major *office* uses and light and heavy industrial uses.
  - f. Diversifying and expanding agricultural operations through sustainable agricultural practices and encouragement of new technology to support efficiency and production.
  - g. Supporting opportunities for the agri-food sector through York Region's agri-food strategy and other initiatives.
  - h. Supporting the continued agricultural function, integrity and ecological functions of the Holland Marsh Specialty Crop Area, while being cognisant of flooding risks.
  - i. Supporting the growth of new industry sectors and transition of existing sectors towards practices, products and services that increase environmental performance, human health, and social responsibility.
  - j. Supporting development of leading edge communications/telecommunications and broadband services;
  - k. Supporting opportunities for creative and innovative employment sectors to foster entrepreneurship, competitiveness, and a positive and attractive business environment.
  - l. Supporting the implementation of leading-edge communication technologies, including those required to deliver broadband services, in

order to attract and maintain investment, facilitate research and development and knowledge-based initiatives, and support health services.

- m. Promoting environmental, cultural and recreation-based tourism to assist in driving economic growth and diversification.
  - n. Establishing and maintain links with education and research institutes and companies wherever possible.
  - o. Prioritizing economic development in a manner which aligns with the Township's Economic Development Strategy, Village and Employment Area Design Guidelines, and Community Improvement Plan.
  - p. Considering a Community Improvement Plan within the Countryside of the Township to focus on promoting enhancements to the Hamlets including their public realms and existing businesses, and also supporting economic development in the agricultural community.
2. It is the goal of Council to encourage the continued increasing vitality of our three Villages by:
- a. Supporting the maintenance and expansion of a strong local economy, where existing and new businesses prosper and the commercial and *retail* needs of residents are met locally.
  - b. Establishing tools that provide the incentives required to encourage desired forms of *development* in the right locations, along with the provision of needed public amenities.
  - c. Supporting the *development* of commercial, *retail*, service, and *office* employment uses in the Village Cores and Mixed-Use areas of the Villages.

### **1.5.3 SOCIO-CULTURAL GOALS AND OBJECTIVES**

1. It is the goal of Council to protect and enhance the character of our communities by:
  - a. Capitalizing on the Township's considerable strengths, including the uniqueness of the Villages and Hamlets, strong arts community, and stunning natural assets.
  - b. Supporting the Township as a "front porch" community – a place where people know and interact with their neighbours, feel a sense of belonging to their community and participate in cultural activities and civic issues.
  - c. Promoting a strong connection and appreciation for nature and agriculture and a shared identity among residents, centred on nature, history and sense of community.
  - d. Supporting and promoting community events and festivals.

- e. Protecting and enhancing the character of existing communities and hamlets, and maintain them as diverse, livable, safe, healthy, sustainable, thriving and attractive communities.
  - f. Ensuring that *development* maintains the unique characteristics of the Township and is compatible with the existing community.
  - g. Encouraging community collaboration for all land use planning decisions in the Township.
  - h. Protecting the Town's unique "small town" character by promoting local business and providing essential community services locally.
2. It is the goal of Council to protect and enhance our arts, culture and heritage resources by:
- a. Prioritizing the conservation and re-use of heritage buildings, sites, and landscapes to respect the Township's cultural and built heritage.
  - b. Supporting the Township as a thriving arts community, where people have ample opportunity to experience, participate in, and make a living from art and culture.
  - c. Promoting the preservation and appropriate reuse of historic resources.
  - d. Assisting in the retention of the Township's heritage and reinforcement of cultural identity.
3. It is the goal of Council to ensure there are amenities, services and resources for all residents to live and thrive within the Township by:
- a. Increasing access to different housing types and tenures in strategic areas of the Township to ensure that all residents can remain in the Township.
  - b. Ensuring that an adequate supply of land and housing choices are available in locations near public transportation, jobs, and essential goods and services for present and future residents and workers of all ages, abilities, incomes and household sizes.
  - c. Maintaining a diverse and interconnected system of public spaces that feature convenient and comfortable access, encourage safe and healthy environments, minimize hazards and attract and appropriately serve all components of the population.
  - d. Ensuring there is access to local and regional programs and facilities for all ages and abilities.
  - e. Improving local and regional access to multi-modal transportation opportunities.
  - f. Enhancing access to local and regional community facilities and programs.
  - g. Ensuring there is good access and abilities for residents to "age-in-place" including the use of second suite units.

- h. Utilizing good urban design principles to enhance health and safety within the Township.
- i. Providing facilities to satisfy the social, health, education and leisure needs of existing and future residents and workers.

#### **1.5.4 FINANCIAL / DECISION-MAKING GOALS AND OBJECTIVES**

1. It is the goal of Council to encourage and support sustainable and strategic growth by:
  - a. Considering the long-term maintenance, operational and financial impacts of the construction, expansion, replacement and maintenance of *infrastructure*.
  - b. Directing most forms of *development* to the Villages where full services are available.
  - c. Supporting the efficient use of land and *infrastructure* to meet the needs of present and future residents and businesses.
  - d. Establishing planning documents, policies, strategies and by-laws that will direct growth to the Villages, with an emphasis on the Village Cores.
  
2. It is the goal of Council to facilitate transparent and participatory decision-making processes by:
  - a. Enhancing opportunities for gathering public input in the making of planning decisions, including increased use of online and social media opportunities as well as more traditional public meetings.
  - b. Working with adjacent municipalities, the Province, York Region and Conservation Authorities on matters of common interest, including growth management, economic development, transportation, *infrastructure*, natural heritage features and areas, water resources, source water protection and watershed planning.

Requiring local decision-making processes are transparent and accountable to the public through the provision of information, participatory tools, education, and an open process.

## **1.6 ORGANIZATION AND STRUCTURE OF THIS PLAN**

This Plan includes several interrelated components, which must be read together in order to determine those components and policies that have an impact on any land within the Township of King.

The Official Plan is organized into ten sections:

|  |  |
|--|--|
| <b>Section 1</b><br>Our Vision                     | Our Vision is the collective, unified statement about what the Township is intended to become through the implementation of this Plan. The Vision includes associated priorities and goals that are aligned with input received through the process to allow for the actualization of the vision. The section also provides an overview of the purpose and structure of the Official Plan. |
| <b>Section 2</b><br>Our Community of Communities   | Our Community of Communities establishes the overall structure of the Township, consisting of the three vibrant Villages of King City, Nobleton and Schomberg, and our extensive Countryside which includes the Township’s Hamlet areas. This section provides the overall growth management strategy.   |
| <b>Section 3</b><br>Our Sustainable Neighbourhoods | Our Sustainable Neighbourhoods provides development policies that are relevant across the entire Township. More specifically, this Section provides detailed policies related to community design, sustainable development, community services, cultural and built heritage.   |
| <b>Section 4</b><br>Our Pristine Environment       | Our Pristine Environment establishes a Natural Heritage System and a strong policy framework to ensure the protection and restoration of the system and other natural heritage and hydrologic features in the Township.  |
| <b>Section 5</b><br>Our Thriving Villages          | Our Thriving Villages provides a land use framework for the villages of King City, Nobleton, and Schomberg.  |
| <b>Section 6</b><br>Our Vibrant Countryside        | Our Vibrant Countryside provides a land use framework for the Township’s Countryside including Hamlets, the Agricultural Areas (including Specialty Crop Area) where agricultural and agriculture-related uses are permitted, and the Rural Areas, where some non-agricultural rural uses may be permitted.  |

|  |  |
|--|--|
| <b>Section 7</b><br>Our Flourishing<br>Economy         | Our Flourishing Economy provides a broad framework for economic development, providing direction for development within employment lands and the agricultural system based on key industries and community desires.              |
| <b>Section 8</b><br>Our Infrastructure<br>and Networks | Our Infrastructure and Networks provides policies regarding a wide range of infrastructure, such as water, wastewater, utilities including communications/telecommunications, transportation and other important infrastructure. |
| <b>Section 9</b><br>Implementation of<br>Our Plan      | The Implementation section describes the mechanisms and processes to implement the policies of our Plan.   |
| <b>Section 10</b><br>Interpretation of<br>Our Plan     | The Interpretation section provides clarification and direction on the interpretation of our Plan, including definitions of key terms used in this Plan.   |

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan:

- **Schedule A** illustrates the overall structure of the Township: our Villages and our Countryside, which includes our Hamlets. This schedule also illustrates our Natural Heritage System. For reference, the boundaries of Provincial Plans are shown.
- **Schedule B** illustrates the various Provincial land use designations and applicability of Provincial Plans: the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan.
- **Schedule C** illustrates our Natural Heritage System, which is subject to the policies of Section 4 of this Plan. Schedule C includes a series of sub-schedules to illustrate certain features in more detail, including woodlands (Schedule C1), areas of natural and scientific interest and environmentally significant areas (C2), key hydrologic features such as wetlands (C3) and key hydrologic areas (C4).
- **Schedule D** illustrates the land uses for our three Villages: King City (D1), Nobleton (D2) and Schomberg (D3).
- **Schedule E** illustrates the land use designations of the Countryside. Schedule E includes a series of sub-schedules which illustrate the land use designations of each Hamlet.

- **Schedule F** illustrates our transportation network, including road classifications, transit and active transportation network. This includes sub-schedules to provide more detailed plans for our three Villages.
- **Schedule G** illustrates various source protection policy areas. This includes more detailed sub-schedules for certain areas of the Township.
- **Schedule H** identifies natural hazards, including floodplains and slope/erosion hazards.
- **Schedule I** illustrates the Landform Conservation Areas, per the Oak Ridges Moraine Conservation Plan.
- **Schedule J** illustrates the Highly Vulnerable Aquifers based upon the mapping of the Oak Ridges Moraine Conservation Plan.
- **Schedule K** illustrates existing and closed landfill sites.
- **Schedule L** illustrates areas of aggregate potential.
- **Schedule M** illustrates the Provincial Agricultural System, as described in Section 6.10 of this Plan.

The following appendix does not form an operative part of this Official Plan and is provided for convenience purposes only:

- **Appendix 1** identifies the Conservation Authority areas and their Regulation Limit, which is subject to change.



# 2

# Our Community of Communities



## 2 OUR COMMUNITY OF COMMUNITIES

King is comprised of distinctive Villages and a vibrant Countryside including historic Hamlets. However, King's distinctive communities are unified by a single vision for King Township: one that treasures the environment, a vibrant quality of life, and an immense respect for agricultural and cultural heritage, amongst the idyllic Countryside.

This section illustrates the overall structure for the Township of King and outlines a strategy for managing population and employment growth that is forecasted to the year 2031. This Plan plans for a horizon up to 2031, meaning that there is appropriate land and intensification opportunities designated to accommodate this growth. However, this Plan contemplates infrastructure that may be required beyond 2031.

### 2.1 VISION

King is a growing municipality. The three Villages are to be the primary focus of growth in the Township, because they have the greatest concentration of land uses, infrastructure and community services. The Villages will be planned as complete, sustainable communities that provide a high quality of life and maintain the small-town character that has made these communities so attractive to residents. The Villages will also accommodate intensification in the Township. This Plan also emphasizes the need to promote healthy, sustainable community design through greater energy efficiency, water efficiency, and an emphasis on promoting land use and development patterns that maximize opportunities for residents to walk, cycle or take transit.

King is predominantly a rural municipality, and its largest source of employment and economic activity is agriculture. King's Countryside, consisting of all areas outside the Villages, will be enhanced through a flexible policy framework that protects and supports agriculture. The Hamlets, located throughout and forming part of the Countryside, will continue to function as vibrant, distinctive small communities, but are not planned as the focus of new growth. The boundaries of the Hamlets are delineated by this Plan and the boundaries are not anticipated to change within the horizon of this Plan. The Hamlets are predominantly rural in character, but may have historically established small-scale commercial and community uses.

Overall, the Township will focus growth in the three Villages to accommodate a wide range of land uses and opportunities for intensification, infill and

redevelopment. This will ensure the optimization of existing infrastructure, help protect King's natural heritage, and promote a compact and complete community.

## 2.2 PLANNING HORIZON

As noted, this Plan establishes a strategy for accommodating population and employment growth in the Township until the year 2031, as directed by the York Region Official Plan. This section formally recognizes the horizon for planning growth and development.

It is the policy of Council:

1. To plan for and accommodate forecasted growth and *development* for a horizon up to the year 2031.
2. That nothing limits the planning for *infrastructure* and *public service facilities* beyond the planning horizon, notwithstanding policy 2.2.1.
3. To recognize that the Township may plan for the long-term protection of employment lands beyond the planning horizon. This Plan does not specifically identify any such lands, but it is the intent of the Township to work with York Region and Province to identify potential long-term employment opportunities along the Highway 400 corridor.
4. To review and update this Plan in the future to implement a 2041 planning horizon, upon completion of the municipal comprehensive review of the York Region Official Plan.

## 2.3 MANAGING GROWTH

The Township is a fast-growing municipality: between 2016 and 2031, our population is expected to grow from 25,400 in 2016 to 34,900 in 2031 as directed by the York Region Official Plan (2010). This represents an increase of 9,500 residents, a 37% increase, over just a 15-year period. To put that into perspective, the Township's population will increase by a population that substantially exceeds the current population of King City in just 15 years.

The basis for projecting growth is the Province's Growth Plan for the Greater Golden Horseshoe, the York Region Official Plan (2010), and York Region's growth allocations must be implemented in this Plan. However, as the York Region Official Plan (2010) provides a Township-wide forecast, there is a need to break down the forecast and plan for growth suitably within the Township. Where the reader requires more information about the basis for growth forecasts, the Township of King Population, Household, and Employment Growth Forecast Update Report (dated March 5, 2019) should be consulted. The Township of King Population, Household, and Employment Growth Forecast Update Report does not form an operative component of this Official Plan.

Planning requires us to designate lands and intensification opportunities to ensure that all of this growth will be accommodated. This is a fundamental purpose of this Plan and is directed by Provincial and Regional policy. The high rate of growth requires a responsible framework for managing growth: one that contemplates appropriate densities and intensification opportunities and efficiently utilizes land.

As noted, the focus of population and employment growth in the Township will be within the Villages, where there are municipal water and wastewater services, a concentration of land use and activities, and where there is the greatest opportunity to accommodate growth in a sustainable manner. The Villages encompass King City, Nobleton and Schomberg, and the extent of the Villages are specifically delineated on Schedule D of this Plan. The extent (boundaries) of the Villages are not anticipated to change within the horizon of this Plan. There is sufficient land designated to accommodate projected growth within these boundaries to the year 2031.

Within the Countryside, population growth is forecasted to decrease as a result of an anticipated decrease in average household sizes and limited development opportunity. Within the Hamlets, forming a part of the Countryside, growth will be limited. Further, the boundaries of the Hamlets are not anticipated to change in the horizon of this Plan. The Hamlets are delineated on Schedule E of this Plan.

Employment growth in the Township is also forecasted to occur mostly in the Villages, where employment lands have been specifically designated to accommodate new jobs. Other employment growth could occur in commercial areas, such as the Village Cores, and in the Countryside, through growth in farm labour, agriculture-related uses or on-farm diversified uses that create rural employment opportunities. While significant increases in the number of jobs within the Countryside is not projected by this Plan, this Plan strongly supports the continued viability of agricultural operations and promotes their diversity including permissions for agriculture-related uses, which could lead to increased employment growth. The policies of this Plan strongly protect employment lands for future employment uses to ensure that job opportunities will continue to be made available to meet forecasted employment growth.

### **2.3.1 BASIS FOR THE GROWTH MANAGEMENT STRATEGY**

It is the policy of Council:

1. That the growth forecasts identified in the York Region Official Plan (2010) for the Township are used as the basis for the growth forecasts in this Plan.
2. That the Villages (King City, Nobleton and Schomberg) shall be the focus of growth in the Township and their vitality and regeneration shall be promoted. The boundaries of the three Villages are shown on Schedule D.
3. That the Village of Nobleton consists of:

Subject to  
Township-Wide  
Appeal by:  
  
Flato  
Developments  
Inc. and Wyview  
Group

Subject to  
Township-Wide  
Appeal by:

Flato  
Developments  
Inc. and Wyview  
Group

- a. a delineated Village boundary, where growth is to be directed; and
  - b. the Nobleton Village Reserve area, where urban *development* is not contemplated within the horizon of this Plan. Lands within the Nobleton Village Reserve area are subject to the policies of Section 5.16 of this Plan. Over the long term, the Nobleton Village Reserve may provide land to accommodate growth, subject to a future review and amendment to this Plan.
4. That this Plan identifies specific *intensification* areas that will be planned and encouraged to accommodate a portion of forecasted growth in the Township.
  5. That the Countryside, consisting of the agricultural and rural areas as well as the Township's Hamlets, will only accommodate minor growth, in accordance with the policies of this Plan regarding lot creation and development.
  6. To work with York Region to monitor the implementation of the growth forecasts and *intensification* target outlined in this chapter through establishment of a tracking system and annual reporting.

### 2.3.2 POPULATION AND HOUSING GROWTH FORECASTS

It is the policy of Council:

1. That the Township's population is forecasted to increase from 25,400 in 2016 to 34,900 in 2031 as directed by the York Region Official Plan (2010). This represents an increase of 9,500 residents, a 37% increase, over this 15-year period.
2. That this Plan will be reviewed and amended to implement a 2041 horizon upon completion of the review of the 2010 York Region Official Plan, to implement the 2019 Growth Plan population and employment forecasts.
3. That King Township's expected population growth is to occur in the three Villages and the rural area as shown on **Table 1** and as directed by this Plan.

**Table 1 – Population Growth Forecasts for 2016 to 2031**

| Location   | 2016 Population | 2031 Population | Growth (2016 – 2031) |
|--|-----------------|-----------------|----------------------|
| King City  | 6,900           | 15,500          | 8,600                |
| Nobleton   | 5,700           | 6,750           | 1,050                |
| Schomberg  | 2,900           | 3,100           | 200                  |
| Countryside (including all lands outside the Villages) | 10,000          | 9,550           | -450                 |
| <b>Total</b>   | <b>25,500</b>   | <b>34,900</b>   | <b>9,400</b>         |

Subject to  
Township-Wide  
Appeal by:

• Flato  
Developments  
Inc and  
Wyview Group

4. That the population forecast for the Village of Nobleton on Table 1 reflects limitations posed by the municipal sanitary sewer services, which can accommodate a total population in Nobleton of 6,750 by 2031.
5. That any proposed growth beyond the existing *infrastructure* servicing capacity may require additional *infrastructure*.
6. That the provision of appropriate municipal services including sewage treatment and adequate water supply is fundamental to achieving the long-term projected growth. The Township and York Region will monitor available sewage treatment and water capacity in relation to the forecasted growth and observed *development* activity.
7. To recognize that the amount of land designated for residential uses in Nobleton would permit growth that exceeds the forecasted population for Nobleton. If all land designated for residential *development* and *intensification* were developed, the total population of the Urban Area Boundary of Nobleton would reach between 9,600 and 10,900 persons. However, growth in Nobleton is anticipated to be limited over the horizon of this Plan due to servicing constraints, and as such, the lands may be considered for *development* within the 2031 – 2041 horizon, subject to the completion of the Municipal Comprehensive Review of the York Region Official Plan, the Nobleton Class Environmental Assessment for water and wastewater improvements and subsequent review of this Plan. At the time of completing this Plan, an Environmental Assessment process has been initiated to consider alternatives for the servicing constraints in the Urban Area Boundary of Nobleton.
8. To monitor growth in Nobleton and, if growth is expected to exceed the forecasted growth of 6,750 for Nobleton, to initiate a review of the applications and growth allocations with York Region.

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc and Wyview  
Group

### 2.3.3 EMPLOYMENT GROWTH FORECASTS

It is the policy of Council:

1. That the Township's employment is forecasted to increase from 9,640 in 2016 to 11,900 in 2031 as directed by the York Region Official Plan (2010). This represents an increase of 2,260 jobs, a nearly -23% increase, over this 15-year period.
2. That employment growth is planned to occur mostly within the three Villages, while a minor amount of employment growth is expected to occur in the Countryside, as outlined in **Table 2**. In particular, King City, Nobleton and Schomberg are anticipated to accommodate the largest increases in employment, due to the presence of existing employment lands with significant *development* opportunity.

Subject to  
Township-Wide  
Appeal by:

- Flato  
Developments  
Inc. and Wyview  
Group

Subject to Township-Wide Appeal by:  
 Flato Developments Inc. and Wyview Group

**Table 2 – Employment Growth Forecasts from 2016 to 2031**

| Location     | 2016         | 2031          | Growth (2016 – 2031) |
|--------------|--------------|---------------|----------------------|
| King City    | 1,950        | 2,965         | 1,015                |
| Nobleton     | 1,050        | 1,850         | 800                  |
| Schomberg    | 1,825        | 2,245         | 420                  |
| Countryside  | 4,815        | 4,840         | 25                   |
| <b>Total</b> | <b>9,640</b> | <b>11,900</b> | <b>2,260</b>         |

Subject to Site Specific Appeal by:  
 Yellow Horizon Homes Ltd. (204 Dew Street)

**2.3.4 INTENSIFICATION**

Accommodating growth through appropriate intensification is an approach to growth management that is rooted in sustainability. Intensification, as defined in this Plan, refers to development at a higher density than currently exists, including redevelopment, development of vacant/underutilized sites in previously developed areas, infill, and the expansion or conversion of existing buildings. The Province has delineated a built boundary which is considered to represent the built-up area of the community; development that occurs within the delineated built boundary is considered to be intensification.

Each of the Villages of King City, Nobleton and Schomberg have defined built boundaries which are shown on Schedule D, and this is where intensification is planned to occur. The Township of King’s specific intensification target is 15%, meaning that at least 15% of residential unit growth occurring annually to 2031 will be located within the delineated built boundaries of King City, Nobleton and Schomberg.

Intensification best ensures that development will optimize the use of infrastructure, and can contribute to more vibrant community building and sense of place. Intensification will occur in a manner that meets other important planning objectives, such as ensuring compatibility and maintaining the character, mature vegetation and small-town feel of our village’s distinctive neighbourhoods and ensuring that servicing will be available.

This section sets out a general strategy for intensification. Any specific proposal for intensification must also meet all other applicable policies of this Plan.

It is the policy of Council:

1. To achieve a minimum *intensification* target of 15%, meaning that a minimum of 15% of annual residential unit growth to 2031 will be located within the *built boundary* as shown on Schedule D to this Plan.
2. To achieve the York Region Official Plan (2010) requirement that a minimum of 920 residential units be accommodated through *intensification* by 2031.

3. That any proposed *intensification* will be in accordance with all other policies of this Plan, including but not limited to the underlying land use designation policies contained in Section 5 as well as the general policies of this Section.
4. To recognize that *intensification* opportunities will be restricted in Nobleton in the horizon of this Official Plan due to servicing capacity constraints.
5. To recognize that *intensification* within the downtown core of Schomberg, which is subject to a *Special Policy Area*, may also be limited in accordance with the *Special Policy Area*, and will need to occur in accordance with the specific policies of Section 4.8.2.
6. To direct the majority of *intensification* to the Village Cores, Transit Station Area and the Mixed Use designations in accordance with the policies of this Plan.
7. That *intensification* is generally permitted within the *built boundary* in accordance with all applicable policies of this Plan, including the general *development* policies in Section 3 as well as the applicable policies of the applicable land use designation in Section 5.
8. To permit *secondary residential units* as a key form of *intensification* and opportunity for accommodating new residential units within the *built boundary*, subject to the permitted uses of this Plan and the policies for *secondary residential units* under Section 3.8.9.
9. That a limited amount of residential *intensification* may be permitted in the Established Neighbourhood designation, in accordance with the policies of Section 5.5 which are intended to ensure the continued conservation of the character of these neighbourhoods.
10. To require flexible and adaptable employment lands planning and design, including street patterns and building siting and design that will allow for future *redevelopment* and *intensification*, by siting buildings in a manner that considers potential building expansion and building infill opportunities on the site.
11. To conduct a 5-year review of employment lands to accommodate employment land *intensification*.

Subject to  
Site Specific  
Appeal by:

Yellow  
Horizon  
Homes Ltd.  
(204 Dew  
Street)

### 2.3.5 SETTLEMENT AREA BOUNDARY EXPANSIONS

There is sufficient land designated in the Villages of King City, Nobleton and Schomberg to accommodate forecasted growth to the year 2031. Accordingly, an expansion to the Village boundaries will not be required in the horizon of this Plan.

The Hamlets in King Township include Ansnorveldt, Kettleby, Graham Sideroad, Pottageville, Laskay, Lloydtown and Snowball, as delineated on Schedule E. Growth in the Hamlets will be limited to minor development in the Hamlet boundaries, in accordance with the Hamlet land use designations and the policies of this Plan. The Provincial Plans do not provide for the expansion of Hamlets.

It is the policy of Council:

Subject to  
Township-Wide  
Appeal by:

Flato  
Development Inc.  
and Wyview  
Group



Subject to  
Township-Wide  
Appeal by:

Flato  
Developments  
Inc. and  
Wyview Group

1. That the Villages of King City, Nobleton and Schomberg include sufficient land and *intensification* opportunity to meet the growth forecasts to 2031, which represents the horizon of this Plan.
2. That an expansion to a Village shall only occur as part of a York Region municipal comprehensive review as set out in Section 2.2.8 of the 2019 Growth Plan and as part of a comprehensive review as set out in Section 1.1.3.8 of the 2020 Provincial Policy Statement and in accordance with the policies of the York Region Official Plan (2010).
3. That lands within the Nobleton Village Reserve will not be redesignated to accommodate growth or *development* within the horizon of this Plan, and the permitted uses will be strictly limited to the policies of Section 5.16 of this Plan.
4. That the expansion of Hamlet boundaries shall only be permitted, in accordance with Provincial Plans.

### **2.3.6 DEVELOPMENT PHASING**

It is the policy of Council:

1. To ensure that the timing and progression of *development* of new neighbourhoods that:
  - a. is orderly and provides for a logical extension of services;
  - b. makes efficient use of existing *infrastructure* and services;
  - c. provides for a contiguous and compact form of development; and
  - d. ensures that the provision of *infrastructure* occurs in a coordinated and economically viable manner.
2. To ensure that developed phasing is coordinated with any applicable Regional and Township master plans and capital planning.
3. To require that *development* phasing to be addressed as a component of a *development* application or comprehensive *development* plan, as set out in Section 9.1.11.
4. To implement the policies of this Section through the review of applications, the application of conditions of approval and/or the use of holding symbols as appropriate.



3

# Our Sustainable Neighbourhoods



# 3 OUR SUSTAINABLE NEIGHBOURHOODS

This section contains general development policies, which are designed to support the Township's overall vision, goals and objectives contained in Section 1. These policies are intended to support the growth and development of King as a healthy, sustainable and complete community. Policies within this section apply across the entirety of the Township, to ensure that decision-making in the context of this Plan is thoroughly considerate of the four interconnected pillars of sustainable planning: economic, financial, environmental and socio-cultural. This includes policies related to sustainable and healthy community design and development; policies to promote more affordable housing choices; specific policies to guide certain types of development as may be proposed in many different locations in the Township; and policies to promote the conservation of cultural heritage resources. This section also identifies specific policies associated with certain uses which will be applicable where the use is permitted in the applicable land use designation in Sections 5 and 6.

The policies of this section work with, and build upon, other sections of this Plan. This section is intended to provide to guidance and requirements for land use, development and other works in all of the land use designations and areas of the Township. The applicability of the policies of this section will depend on the specific proposal for development, land use, or infrastructure, so all of the policies will need to be reviewed to identify applicable requirements.

## 3.1 VISION

Creating sustainable, healthy and liveable communities is a key objective of this Plan. The Township's Integrated Community Sustainability Plan set out an ambitious vision for the community which balances interconnected economic, financial, environmental and socio-cultural considerations. Decision-making must always take into account each of these pillars and strive to balance all competing interests to achieve sustainable solutions. Development, land use and infrastructure must promote economic development which is based upon sustainable fiscal considerations, ensures the maintenance and enhancement of the environment, and contributes to socio-cultural objectives like conserving heritage and promoting healthy living.

## 3.2 SUSTAINABLE COMMUNITY DESIGN, DEVELOPMENT AND CONSTRUCTION PRACTICES

A principal function of this Plan is to guide the location, form and character of growth and development in the Township. To support the principle of sustainability

that forms the basis for this Plan, it is critical that this Plan set out expectations for sustainable development design.

It is the policy of Council:

1. To promote the *development* of complete, sustainable communities that create and improve physical and social environments and expand community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential, including:
  - a. Providing choices and opportunities for all residents of all ages, by providing a diverse range of housing types, transportation modes, employment options, and recreation or leisure activities;
  - b. Managing growth and economic development in a manner that maintains the defining characteristics of the identity of the Township such as rural character and healthy natural environment; and
  - c. Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages.
2. To maintain a Sustainability Advisory Committee for the Township.
3. To be a leader for green technologies, by considering innovative green energy technologies and high energy and water efficiency standards in new municipal buildings and infrastructure, where feasible.
4. To restrict the use of potable water for the purposes of outdoor watering through municipal by-laws.

### **3.2.1 GREEN BUILDING AND DEVELOPMENT**

It is the policy of Council:

1. To prepare and implement checklists and green development standards as part of *development* application review based on a series of theme areas which may include, but are not limited to: energy use, water use, land use compatibility, natural heritage, transportation, built form, air quality, green *infrastructure*, community building, cultural resources, materials and waste, and public spaces. This shall include implementing and building upon the sustainable building and *development* policies of the York Region Official Plan (Sections 5.2.20 – 5.2.42).
2. To implement the following principles when reviewing the design and recommending approval of subdivision and condominium *developments*, where applicable:
  - a. New streets should be designed to create inter-connected and permeable development blocks, promote *active transportation*, promote transit use where applicable, and ensure the efficient and safe movement of vehicles.
  - b. Landform alteration including the levelling of hills, removal of vegetation and crossings of watercourses should be avoided to the extent possible,

- to encourage a built fabric that is harmonious with the natural landscape, while recognizing objectives for connectivity and accessibility.
- c. New plans of subdivision should contain a mix of lot sizes and building designs to create a streetscape that has visual appeal and interest.
  - d. *Sensitive uses* including residential uses shall be planned and developed to avoid any potential *adverse effects* with other non-*sensitive uses* with respect to odour, noise, or other contaminants, and minimize risk to public health and safety; should avoidance not be possible, *sensitive uses* shall be designed to minimize and mitigate any potential *adverse effects as noted above* through design, configuration, buffering, or separation and are subject to the policies of 5.10.3.20.
  - e. New streets and *development* blocks should be designed to preserve or create views and vistas to natural areas and other important features.
  - f. The configuration of lot patterns should maximize passive solar gain where possible.
  - g. Parks should be located to provide a high degree of access and to optimize connections to the natural landscape where possible, with the goal of providing access from at least three sides where feasible.
  - h. If proposed as part of an application, public institutions such as libraries and schools should be prominently located on Regional Arterial or Local Collector Roads, to enhance convenient access by walking, cycling, transit and driving.
  - i. Stormwater management and retention facilities, including ponds and swales, should be naturalized and incorporated into the overall fabric of the community to the extent possible, through the use of low impact development techniques, including opportunities to maximize infiltration, evapotranspiration and stormwater re-use opportunities.
  - j. Reverse fronting lots will generally not be permitted in order to promote community walkability, accessibility and to support the community design objectives of this Plan. Reverse fronting lots will only be permitted in circumstances where there are no other feasible opportunities to efficiently utilize the land, and where the reverse frontages will not be impactful to the established character of the streetscape. Where reverse fronting lots are provided, appropriate setbacks and landscaping buffers will be established to facilitate the enhancement of vegetation.
3. To develop green development standards or guidelines and associated performance metrics and apply the standards to development applications, including:
    - a. Minimum standards for energy efficient building design to achieve reduced energy consumption and demand;
    - b. Minimum standards for water conservation in all buildings, and for landscaping;

- c. Requirements or guidelines regarding the provision of electric vehicle charging stations;
- d. Green building material requirements to promote durability and reduce the heat island effect;
- e. Requirements for dark sky compliant practices for exterior lighting;
- f. Requirements for waste reduction, reuse and recycling in the construction process;
- g. Specific requirements for the application of stormwater management at the site level to minimize changes in water balance from pre- to post-development, maximize infiltration, evaporation, maximize water re-use opportunities, and reduce phosphorus loading;
- h. Standards for the installation of on-site renewable energy generation and energy recovery, where practicable;
- i. Standards or guidance regarding the implications of ride sharing and autonomous vehicles on site design;
- j. Requirements for the implementation of best management practices for the use of winter de-icing chemicals, including road salt, in the design of parking lots, roadways and sidewalks including minimizing the need for repeat application of winter de-icing chemicals including road salt;
- k. Standards for the use of renewable and sustainable sources for building materials;
- l. Standards for the use of building materials that have thermal properties that effectively manage heat and glare throughout all seasons;
- m. Standards for the design of buildings and sites to accommodate the separation and collection of organic waste for compost, dry recyclables such as plastic and paper, and waste;
- n. Standards for maximizing permeable surfaces or “softscaping” in landscaping, walkway, driveway and parking areas to maximize water infiltration, filtration, absorption and detention, and minimize heat island effects;
- o. Standards or guidelines for grass, flower, tree and other plant species in landscaping areas to minimize water consumption, insect infestation, and invasive species;
- p. Requirements for vegetation cover in *development* for its benefits including shade, air quality benefits, reduced urban heat island effect and benefits to the resilience of adjacent natural heritage features;
- q. Standards for green roofs, incorporating soil beds and plantings, are encouraged where appropriate and feasible;
- r. Standards for exterior and interior lighting should be energy efficient and mitigated to the extent possible to minimize light pollution; and
- s. Standards for large windows to prevent bird collisions.

- t. To develop programs to ensure the successful implementation of the sustainable building polices.

### **3.2.2 SUSTAINABLE CONSTRUCTION PRACTICES**

It is the policy of Council:

1. To develop minimum sustainable construction practices, including but not limited to practices which:
  - a. Avoid construction within “windows” for sensitive habitat life stages, as per federal or provincial requirements;
  - b. Keep the removal of vegetation, grading and soil compaction to a minimum to carry out the *development* or *site alteration*;
  - c. Prevent removal of vegetation to be generally no more than 30 days prior to grading or construction;
  - d. Require structures or other stormwater, sedimentation and erosion control measure that will control and convey runoff;
  - e. Prevent and minimize sediment and erosion both onsite and offsite during construction;
  - f. Seed exposed soils once construction is complete as permitted by seasonal conditions Stabilize exposed soils as development and site alteration proceeds and at the completion of each phase of work using methods appropriate for the season (e.g. seed); and
  - g. Ensure erosion and sediment controls are implemented and maintained effectively.
2. That the handling of fill and on-site waste in conjunction with construction, *site alteration* and *development* occur in accordance with all applicable municipal by-laws and best practice.

### **3.2.3 EXCESS SOIL REUSE**

It is the policy of Council:

1. To work with York Region, Conservation Authorities and other stakeholders on the preparation of an Excess Soil Reuse Strategy.
2. That best practices be identified and used to guide the management of excess soil generated and fill received during *development* and *site alteration*, to ensure:
  - a. Any excess soil is reused on-site or locally to the maximum extent possible while protecting human health and the environment. Where feasible, excess soil reuse planning is undertaken concurrently with *development* planning and design;
  - b. Appropriate sites for excess soil storage and processing are permitted close to areas where proposed *development* is concentrated or areas of potential soil reuse; and



- c. Fill quality and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment, and will be compatible with adjacent land uses.

#### **3.2.4 IMPLEMENTATION**

It is the policy of Council:

1. To prepare detailed standards, guidelines and performance metrics to implement some or all of the approaches outlined throughout Section 3.2.
2. That any new *development* or any redevelopment or infill *development* that has the effect of increasing the amount of floor space on a lot by more than approximately 25% beyond which existed on the date this Official Plan came into effect may be required to implement green development standards as a condition of Site Plan Approval in accordance with the policies of Sections 3.2.1 – 3.2.3.
3. To implement the policies of this section through a wide range of implementation tools, such as subdivision agreements, community improvement plan incentives, zoning by-law requirements, site plan agreements or the site alteration by-law, as appropriate.

### **3.3 HEALTHY, AGE-FRIENDLY AND ACCESSIBLE COMMUNITIES**

It is becoming increasingly important to plan our communities to be more active and accessible to all. There is a linkage between human health and built form. By designing neighbourhoods and sites with greater connectivity and opportunity for alternative modes of transportation, and providing recreational opportunities, we can start to shift towards more active transportation choices and lifestyles as much as possible in the context of our predominantly rural community. Further, as we grapple with an aging population, it will become increasingly important to plan neighbourhoods and sites to be age-friendly and accessible, giving all persons in our Township an equal opportunity for healthy living and community participation.

It is the policy of Council:

1. To recognize that the built environment plays a critical role in shaping the physical, psychological, social and mental health of individuals and the communities they live within.
2. To encourage land use and *development* patterns that support the health and well-being of the people of King Township and contribute to a higher quality of life for people of all ages and abilities.
3. To recognize that a number of factors, such as land use patterns, transportation networks, access to healthy food, public spaces and natural systems can all

promote increased physical activity, psychological well-being and healthier lifestyles for residents.

4. To ensure the *development* of healthy and sustainable communities with an emphasis on the importance of *intensification*, connectivity, mixed use, inclusive design and green *infrastructure*.
5. To recognize that healthy communities attract investment and labour, particularly for those engaged in the creative economy.
6. To promote accessibility for persons of all ages and abilities through *development* review.
7. To maintain an accessibility advisory committee for the Township.
8. To coordinate with other service providers, municipalities, government agencies, non-profit, and private partners to deliver, and where appropriate, to lead healthy communities initiatives.
9. That on-site *active transportation* facilities such as bicycle loops and lockers are encouraged to be located outside buildings to support *active transportation*.
10. That where possible all public buildings and facilities will be made barrier-free to persons of all ages and abilities, through the incorporation of such elements as, but not limited to, level surfaces, ramps, and elevators, and audio and tactile directional aids. Public Wi-Fi shall also be provided, where feasible, in public buildings and facilities.
11. That social and community services will be coordinated and appropriately delivered where possible to meet the needs of the population, including co-location or clustering of facilities in strategic locations across the Township to facilitate maximum access by residents and visitors, including the use of schools and community centres in the Villages as starting points for future community hubs.
12. To support a health-promoting, age-friendly community, the Township may require a human Health Impact Assessment, prepared by the *development* proponent to ensure that accessibility barriers are minimized, that human health risks are mitigated (air pollution and noise) and that opportunities for health equity and physical recreational opportunities are maximized. The policies of Section 9.1.4 further outline the requirements for Health Impact Assessments.
13. To establish a barrier-free environment to municipally owned property, by providing appropriate access solutions.
14. To update the zoning by-law's parking standards to reflect reduced parking standards, maximum parking standards, shared parking requirements, preferential locations for carpooling/bicycle parking, as well as consideration for public and on-street parking where planned or available.
15. To recognize that standardized designs may not always suffice with respect to heritage properties, and that unique properties will require unique accessibility plans to ensure that alterations do not adversely affect the *heritage attributes*.

### 3.4 MEETING OUR HOUSING NEEDS

Meeting our community's housing needs and ensuring that the pace of housing creation is in line with growth forecasts is a key objective of this Plan. This Plan establishes a strategy to meet housing needs through future growth, and promoting a greater range of housing formats and tenures to meet different housing needs.

Meeting our housing needs means more than ensuring that the number of units is in line with the pace of growth. Housing typologies, tenure and location should be in line with demographic, affordability, employment opportunities, and other needs. The Township supports the provision of housing which is affordable to low and moderate-income households. Affordable housing, including both rental and ownership, is important to providing housing opportunities for current and future residents. Supporting opportunities and incentives for affordable housing will improve market accessibility for current and future residents and workers.

However, the provision of affordable housing is a significant challenge in the Township of King, recognizing that much of the existing stock of housing consists of principally single detached residences, and the high price of land. Historically, the principal demand for new housing in the Township has taken the form of single detached residences. Accordingly, ensuring that the Township can provide a mix of housing types including affordable housing will require policies and the use of other complementary tools, such as incentives.

It is the policy of Council:

1. To meet the Township's current and future housing needs.
2. To work with York Region so that the Township can meet its current and future housing needs.
3. To encourage mixed-use *development* and a mix of unit types in appropriate locations.
4. To support residential *intensification* and redevelopment, where an appropriate level of *infrastructure* and *public service facilities* are or will be available in the immediate future and subject to the policies of this Plan.
5. To establish densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed.
6. To encourage housing forms, construction and *development* standards for residential *intensification*, *redevelopment* and new residential *development* that:
  - a. Minimizes the cost of housing and facilitates compact form;
  - b. Maintains appropriate levels of public health and safety;
  - c. Considers reduced construction costs through modest amenities, finishes and flexibility within units; and

Subject to  
Site-Specific  
Appeal by:

Flato  
Developments  
Inc. and  
Wyview Group  
(12650  
Highway 27  
and 13235 10  
Concession

- d. Is compatible with the surrounding neighbourhood.
- 7. To consider preparing a housing strategy for the Township, which:
  - a. Is coordinated with policies, programs and approaches developed by York Region but is focused on the Township's specific housing needs and context;
  - b. Identifies needs, opportunities and challenges regarding the full housing spectrum, including but not limited to *affordable* housing and *inclusive housing*;
  - c. Establishes an understanding of household characteristics, including household income;
  - d. Identifies tools and strategies for achieving the minimum 25% *affordable* housing requirement Township-wide and addressing other needs and opportunities for other aspects of the housing needs spectrum;
  - e. Identifies a range of housing options, tenures and densities to meet affordable and market-based needs;
  - f. Identifies additional Official Plan policies (e.g., a future amendment to this Plan), zoning requirements or other tools to implement the strategy;
  - g. Supports achievement of complete communities and is aligned with the *intensification* requirement of this Plan;
  - h. Aims to generally diversify the housing stock in the Township in alignment with anticipated needs; and
  - i. Establishes a program for monitoring housing characteristics in the Township and the success of the strategy with mechanisms for responding to challenges in achieving the affordability target.
- 8. To work with the Province to seek updates to the Oak Ridges Moraine Conservation Plan which provide greater flexibility with respect to the approvals required for permitting new dwellings on existing lots of record.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10 Concession

### 3.4.1 AFFORDABLE HOUSING

It is the policy of Council:

1. That a minimum of 25% of new housing units be *affordable* across the Township. A portion of the *affordable* units shall be designed to be accessible for persons of all ages and abilities. This target is not intended to apply to each *development* application, but to represent an overall target for the Township.
2. That *affordable* housing be developed to address a wide range of tenures, mix and range of unit types to support all household types.
3. That for proposed affordable housing development, increased heights and densities and residential *intensification* be supported in appropriate locations, including consideration for up to, but not exceeding 6 storeys in the Village Cores

and the Transit Station Area designation, and for up to, but not exceeding 5 storeys in the Mixed Use Area, in accordance with the policies of this Plan.

4. To consider tools and options to require a mix of unit sizes within multi-unit residential developments, such as within the Transit Station Area designation.
5. To work with York Region to monitor household characteristics, household income, vacancy rates, tenures and other housing information.
6. That existing rental housing shall be protected through the redevelopment process and conversion to condominium or non-residential use shall be prohibited if the rental vacancy rate of the Township is less than 3%. The Township will develop a more detailed policy to outline requirements regarding these conversions.
7. To work with York Region and consult with the development community to explore innovative and effective non-financial tools (e.g., zoning standards) and financial incentive programs which can support the development of *affordable* housing.
8. To permit and encourage *secondary residential units* as a key source of potential *affordable* housing units. Further, it is recognized that the primary units may become more *affordable* when factoring in the rental income for the *secondary residential unit*.
9. To permit and encourage new housing and neighbourhoods which incorporate *secondary residential units*, or are designed to easily facilitate the addition of *secondary residential units* in the future, particularly in areas that are in close proximity to the Village Cores and Transit Station Area, including new dwellings that:
  - a. Consider a separate access;
  - b. Consider suitable plumbing, electrical and HVAC equipment to be provided to the future *secondary residential unit*; and
  - c. Consider applicable the Building Code provisions related to noise and fire insulation between units.
10. To allow reductions and/or exemptions for *Development Charges* payable for new *affordable* housing where appropriate, including *secondary residential units*, as examined through the review and updating of *Development Charges Background Studies* and By-laws and in accordance with the Development Charges Act and its regulations.
11. To explore the preparation of an inclusionary zoning by-law as a pilot project for the Transit Station Area, through the completion of a required Housing Needs Assessment per the Planning Act and a future amendment to this Plan.
12. To investigate and utilize funding from other public agencies to support *affordable* housing and *inclusive housing*.
13. To promote community improvement plan programs which support the creation of a wider range of housing unit types.

14. To support universal physical access and encourage the building industry to incorporate such features in new residential structures.

### **3.4.2 INCLUSIVE HOUSING AND GROUP HOMES**

It is the policy of Council:

1. To encourage and support the creation and retention of *inclusive housing*.
2. To support integration of *inclusive housing* types where residential uses are permitted subject to any locational criteria that are established in the implementing zoning by-law.
3. To permit *group homes*, as defined in this Plan, in the areas that are designated to permit residential uses, subject to the policies of the applicable designation and other policies of this Plan.
4. To permit all forms of housing in the areas designated by this Plan where residential uses are permitted, subject to the policies of the applicable designation and other policies of this Plan.
5. That a Zoning By-law Amendment shall be required for *inclusive housing* and *group homes* of a greater level of intensity than the surrounding neighbourhood and for any correctional *group homes*, to consider the intensity of the use and compatibility with adjacent land uses; parking needs including staff parking; impact of the use on neighbourhood character (number of entrances, size of the building) and the suitability of the location such as proximity to community services and transit.
6. To support universal accessibility and encourage the *development* industry to incorporate such features in new residential structures which meet or exceed the Building Code requirements.
7. To encourage *inclusive housing* and *group homes* to locate in close proximity to public transit, commercial uses and other compatible non-residential land uses, parks and community facilities and have convenient access to community, social and health services.

## **3.5 PARKS, TRAILS AND PUBLIC SERVICE FACILITIES**

Our public spaces and community facilities provide many fundamental functions for the community: they are places for people to interact, develop social ties and provide opportunity for recreation and exercise. These facilities provide essential services for our community and have a bearing on our quality of life. The overall development of a well-connected network of trails, parks and community facilities that meet our community's diverse recreational needs is an overall objective of this Plan and is supported by the Township's Parks, Recreation and Culture Master Plan and Trails Master Plan. This section guides the delivery of these types of essential facilities and services.

It is the policy of Council:

1. To implement the Township's Parks, Recreation and Culture Master Plan, Trails Master Plan, asset management plans and other capital plans as appropriate to guide the Township's needs for *public service facilities*, including parks and trails.
2. That the Parks, Recreation and Culture Master Plan, as updated from time to time, serves as the basis for the planning and development of parks and recreation facilities and services. The Trails Master Plan supports the long-term planning of trails across the Township. The policies of this Plan are intended to support implementation of these Master Plans.
3. To review and update the Parks, Recreation and Culture Master Plan approximately every 5 years and the Trails Master Plan approximately every 10 years, when feasible to do so.
4. To coordinate planning and investment for *public service facilities* and land use planning.
5. To promote co-location of *public service facilities* and public facilities in community hubs to promote cost effectiveness.
6. To give priority to adapt *public service facilities*, such as community centres, as consolidated community hubs which provide a range of public services to residents in locations that are accessible and integrated with other related uses.
7. To work with York Region and other agencies to support the strategic location of *public service facilities*, including emergency services, to support their efficient delivery, and to ensure the protection of public health and safety in accordance with Provincial policies.
8. To recognize that the Villages and Hamlets provide community facilities that serve the broader agricultural community in addition to the immediate area. Planning for these facilities will take into account the diverse needs of residents of the local and surrounding areas which the facilities will serve.
9. To collaborate and consult with service planning, funding and delivery sectors to facilitate coordination and planning of community hubs and *public service facilities*.
10. To generally direct new *public service facilities* to the Villages, where appropriate.
11. To consider locating *public service facilities* in other areas of the Township where the use cannot be feasibly located in a Village, provided the use is permitted by the policies of this Plan, the York Region Official Plan and Provincial policy.
12. To promote a high quality of design, sustainable design and design that enhances the character of the Village for public buildings, in accordance with the policies of Section 5.3.2.

### **3.5.1 RECREATION, ARTS AND CULTURE FACILITIES**

It is the policy of Council:

1. To maintain a wide variety of recreational facilities in the Township which responds to the needs of different demographic groups as well as accessibility needs. The specific facility and programming needs will be established in the Township's Parks, Recreation and Culture Master Plan.
2. To promote and continually develop King's vibrant arts, culture and heritage sector through the implementation of the Parks, Recreation and Culture Master Plan as well as considering development of an Arts, Culture and Heritage Policy to guide decision making.

### 3.5.2 PARKLAND

It is the policy of Council:

1. To achieve a system of parkland across the Township that meets the diverse recreational needs of our residents and contributes to a high quality of life.
2. To require dedication of parkland in accordance with Section 9.3.2 of this Plan.
3. To establish a target for the provision of public parkland on a Township-wide basis in the Parks, Recreation and Culture Master Plan, generally to achieve a minimum ratio of 3.0 hectares of parkland per 1,000 residents, including:
  - a. Community Parks at a rate of approximately 1.5 hectares per 1,000 people;
  - b. Neighbourhood Parks at a rate of approximately 0.8 hectares per 1,000 people; and,
  - c. Township Parks at a rate of approximately 0.7 hectares per 1,000 people.
4. That the parkland hierarchy has been established by the Township as part of the Parks, Recreation and Culture Master Plan that is characteristic of the distribution and demand needs of the Township, which includes Township Parks, Community Parks, Neighbourhood Parks, parkettes and passive open space.
5. That parks and open space uses shall be planned to both accommodate public use and minimize the impacts of that public use on the environment and adjacent residential areas. The development of additional parking areas, community facilities and other *infrastructure* should be carried out in a manner that protects and enhances any adjacent natural heritage features and functions.
6. That the primary service area for each of the parks in the parkland hierarchy shall be as established in the Parks, Recreation and Culture Master Plan, and generally as follows:
  - a. Township Parks have a variable size with Primary Service Area being the entire Township;
  - b. Community Parks are approximately 5.0 to 10.0 hectares in size with Primary Service Area being within 1,000 metres; and
  - c. Neighbourhood Parks are approximately 1.5 to 5.0 hectares in size with Primary Service Area being within 800 metres.



7. That the Township may, where appropriate:
  - a. Encourage other agencies to provide open space and amenity areas for public use;
  - b. Enter into joint use/management agreements respecting the *development* and use of specific recreational facilities that are available to the general public; and,
  - c. Provide linkages between municipal open space areas and the facilities provided by other agencies or private organizations.
8. That all public parkland shall:
  - a. Have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety;
  - b. Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
  - c. Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;
  - d. Minimize the number of residential units directly adjacent to the parkland to achieve the maximum amount of usability, provide for the best configuration possible and limit the potential of negative impacts on residential uses;
  - e. Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
  - f. Incorporate natural heritage features wherever possible into the design of the parkland, in accordance with the policies of this Plan regarding environmental impact, while recognizing that natural heritage features will not form part of any required parkland to be dedicated in accordance with Section 9.3.2 of this Plan;
  - g. Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
  - h. Incorporate natural and built shade features;
  - i. Incorporate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment; and,
  - j. Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility/hydro corridors and drainage system.

### 3.5.3 TRAILS

It is the policy of Council:

1. To establish a well-connected system of trails, walkways, sidewalks and cycling paths that facilitate recreational opportunities as well as connectivity amongst our neighbourhoods and communities, as well as with adjacent municipalities.
2. To generally permit trails and similar low intensity recreational uses in all designations of this Plan, subject to the policies of this Plan for minimizing impacts on the environment.
3. To implement, update and review the Township of King Trails Master Plan as the key guiding document that sets out a long-term trails network for the Township.
4. To require identification and dedication of trails as part of the development review process, to support implementation of the Trails Master Plan.

### 3.5.4 PUBLIC SCHOOLS

It is the policy of Council:

1. To work with school boards, developers and the Province to ensure that the educational needs of our growing population will be met. That all new lands designated institutional will be correspondingly zoned such that residential uses will also be permitted in a school or other institutional use is not developed or needed on all or a portion of the site.
2. That a lotting plan shall be submitted to demonstrate that any proposed institutional blocks included in a plan of subdivision are configured in a manner that would permit future *development* for the institutional use and shall be provided as part of the agreement of purchase and sale for properties within the subdivision.
3. That alternative uses shall be permitted where all or part of a site that has been identified for an elementary or secondary school is not required, or where an existing school is proposed to be closed within the Institutional land use designation, in order of priority, as follows:
  - a. Other public institutional uses, parks or other open space uses that would continue to fulfill the role of the site as a focus of community activity and neighbourhood interaction particularly in areas where there is a parkland deficiency;
  - b. Private institutional uses such as places of worship, private educational facilities, day care centres, and long-term care facilities and retirement homes; or
  - c. Residential uses, provided the density of the proposed uses is generally consistent with surrounding residential uses.
4. To work with school boards and other agencies to establish a variety of alternative educational opportunities that will meet the variety of needs of the Township's

population and labour force, including life-long learning and adult skills development.

### 3.6 ADDRESSING LAND USE IMPACTS (NOISE, ODOUR AND VIBRATION)

Certain land uses and facilities are associated with impacts, such as noise, odour and vibration. It is the intent of this Plan to minimize these impacts by requiring suitable studies and implementing appropriate mitigation measures. The policies of this Section outline potential sources of conflicts and policies for minimizing their impacts on the community.

It is the policy of Council:

1. To minimize land use conflicts and impacts and to consider these impacts in the *development* review process.
2. To require that a noise impact study, odour impact study or vibration study, in accordance with the Ministry of the Environment, Conservation and Parks' guidelines as applicable, be undertaken for proposed *development* involving *sensitive land uses* that are adjacent to or in proximity to any major facilities which involve a source of noise, odour or vibration, including:
  - a. a highway or arterial road;
  - b. industrial uses;
  - c. rail facilities, generally including a vibration study within 75 m of a railway right-of-way or railway yard, and a noise study within 300 m of a rail line or 1,000 m of a railway yard;
  - d. air facilities such as landing strips;
  - e. energy generation and transmission uses;
  - f. resource extraction activities; and
  - g. other stationary point sources of odour, noise or vibration.
3. That noise and vibration studies shall be prepared to the satisfaction of the approval authority in consultation with the appropriate agency and/or organization. The approval of *development* applications shall be based on the implementation of the recommendations of the required studies, such as the restriction of new residential and other *sensitive land uses* and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, and notices on title.
4. That the following land use compatibility policies will apply within the Countryside (Schedule E) and outside of the Villages and Hamlets:
  - a. In order to provide farmers with the ability to carry out *normal farm practices*, all new *development* shall be set back from agricultural operations in accordance with the *minimum distance separation formulae*.

- For clarity, any *development* on lands within the Villages (Schedule D) and Hamlets (Schedule E) is not subject to this policy.
- b. Where *agricultural uses* and *non-agricultural uses* interface, land use compatibility shall be achieved by avoidance. Where avoidance is not possible, compatibility may be achieved by minimizing and mitigating adverse impacts on the agricultural system, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the *non-agricultural uses*, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.
  - c. That the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network* shall be maintained and enhanced.
  - d. That new and/or expanded livestock facilities shall be set back from existing *non-agricultural uses* in accordance with the minimum distance separation II formulae, as amended.
  - e. That the minimum distance separation I and II formulae may be included in the zoning by-law.
  - f. That nothing in this Plan shall limit the ability of farmers to carry out *normal farm practices* in accordance with the Farming and Food Production Protection Act.

### 3.7 CONSERVING OUR HERITAGE

Our history and heritage is one of our most valuable assets. These resources enrich our traditions, contribute to quality of life and create sense of place. We recognize that the cultural heritage resources are a limited resource, and once the resource is depleted, it cannot be recovered.

The Township has a large and diverse range of cultural heritage resources, and they are located across the Township. Some of the resources are concentrated in certain areas, like the historically established portions of our Villages and Hamlets. Cultural heritage resources take a wide range of different forms, including built heritage resources, ranging from prominent older homes and public buildings to other accessory structures, like agricultural buildings. They may also take the form of historically established homes and areas near the historic centres of our communities. Cultural heritage landscapes are those broader heritage resources that consist of land, vistas and water and which may also include buildings. Finally, archaeological resources can include sites and artifacts. These resources have different value and take on a different meaning to different people. The Ontario Heritage Act provides a range of different tools for municipalities to identify and conserve cultural heritage resources, and it is the intent of this Plan to fully consider the tools available.

It is the intent of this Plan to promote, and in some cases, require conservation of cultural heritage resources.

It is the policy of Council:

1. To encourage and promote the conservation of *cultural heritage resources* by:
  - a. Preserving and building upon the cultural heritage and traditions of King Township;
  - b. Utilizing tools under the Ontario Heritage Act and Planning Act to identify and conserve *built heritage resources*, *cultural heritage landscapes* and *archaeological resources*;
  - c. Conserving and mitigating impacts, as appropriate, to all *cultural heritage resources*, when undertaking public works; and,
  - d. Respecting the heritage resources recognized or designated by federal and provincial agencies.
2. That the *cultural heritage resources* of the Township generally include:
  - a. *Built heritage resources*, which means buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community;
  - b. *Cultural heritage landscapes*, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, *archaeological resources* and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or part; and,
  - c. *Archaeological resources* such as artifacts, archeological sites, and marine archeological sites.

### **3.7.1 IDENTIFYING HERITAGE RESOURCES**

It is the policy of Council:

1. To establish and maintain a Heritage Advisory Committee as a municipal heritage committee under Section 28 of the Ontario Heritage Act.
2. To maintain a Register of *Cultural Heritage Resources* that includes designated heritage resources. The Register should also include those listed as being of significant cultural heritage value or interest including *built heritage resources*, *cultural heritage landscapes*, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.
3. That the Register shall contain documentation for these resources including legal description, owner information, and a description of the *heritage attributes* and cultural heritage value for each designated and listed heritage resource.

4. That properties listed on the Register shall not be permitted for demolition or alteration until Council has had an opportunity to review the proposal in accordance with the Ontario Heritage Act.
5. To update the Register regularly and ensure it is readily accessible to the public.
6. To actively identify and update the Township's understanding of *cultural heritage resources* through a continuous program of documentation, inventorying and surveying where the resources are available.
7. To consult with the Heritage Advisory Committee regarding matters related to heritage conservation, such as the listing and designation of heritage resources on the Register, the creation of heritage easements or covenants, and the undertaking of any heritage related studies including Heritage Conservation District Studies and Plans.
8. To recognize that there may be heritage resources that are not yet identified which still may be of historic or cultural interest.
9. To prepare and adopt a Heritage Management Plan. The Heritage Management Plan will be a strategy for the identification, conservation, and management of all properties on the Heritage Register, as well as any unidentified and potential heritage properties.
10. That an incentive program for the conservation and maintenance of designated heritage properties should be considered, and if developed, will be made available to heritage property owners.
11. That properties identified on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time.
12. That the identification and evaluation of cultural heritage value and their designation under the Ontario Heritage Act will be based on the criteria outlined in Ontario Regulation 9/06 issued under the Ontario Heritage Act. Significance of a *cultural heritage resource* is embodied in its *heritage attributes* and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. The designation of resources under the Ontario Heritage Act will also include one or more of the following core values:
  - a. Design or physical value;
  - b. Historical or associative value; and/or
  - c. Contextual value.
13. That a property that has been designated by by-law in accordance with the Ontario Heritage Act shall then be considered to be a *protected heritage property* for the purposes of implementing the policies of this Section.

### 3.7.2 PUBLIC AWARENESS

It is the policy of Council:

1. To promote public awareness of *cultural heritage resources* in the Township.
2. To promote heritage interpretive signage and consider opportunities for interpretive signage as part of the design of public spaces, including parks, trails and streetscapes.
3. To initiate or support programs related to heritage conservation by other levels of government and citizens.
4. To consider naming roads and other features of the Township in a manner that reflects and celebrates the Township's important historic persons, events and places, including underrepresented groups.
5. To encourage the designation of *built heritage resources* and actively promote any available incentive programs for use by property owners.

### **3.7.3 BUILT HERITAGE RESOURCES**

It is the policy of Council:

1. To conserve *built heritage resources*.
2. That planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.
3. To encourage adaptive re-use of properties on the Heritage Register for existing and new uses permitted by the Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.
4. That *built heritage resources* will be protected and conserved in accordance with the applicable by-law under the Ontario Heritage Act, which is informed by the best available cultural resource management protocols including, but not limited to the Standards and Guidelines for the Conservation of Historic Places in Canada and the Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties.
5. To consider the designation of a *built heritage resource* identified on the Heritage Register that has been subject to a demolition application or other significant alterations, and where the Heritage Impact Assessment has not been completed within 60 days.
6. That *development* applications in areas where buildings and sites are listed as worthy of conservation shall be circulated to the Heritage Advisory Committee for review and comment.
7. To consider entering into an easement or covenant agreement with any owner of a built heritage resource and to register it on title to ensure the protection of *built heritage resources*.
8. To consider delegating powers to approve heritage permit applications to municipal staff for certain classes of proposed alterations to expedite the

processing of any heritage permit applications for designated properties and designated districts, in consultation with the Heritage Committee.

9. That commemoration of lost historical sites is encouraged whenever a new development, redevelopment, or public work is undertaken in the vicinity of historical sites, such as sites where historical events occurred, important buildings or landscape features have disappeared, or where cultural activities have taken place.
10. That additional density may be permitted in excess of what is permitted for a heritage building or structure on a designated heritage property that is part of a new *development* or redevelopment, provided the application includes the conservation of the heritage building or structure on the Heritage Register, subject to a Heritage Impact Assessment. The appropriateness of the proposed additional density shall be evaluated on a case-by-case basis in consideration of the value of the heritage building or structure and the general built form and *development* policies of the applicable land use designation.
11. To require a proponent to conduct thorough archival documentation in the event that demolition, salvage, dismantling, relocation, or irrevocable damage to a *built heritage resource* or *cultural heritage landscape*, where necessary. This documentation shall be prepared by a qualified person and include the following as specified by the Township: architectural measured drawings, land use history, photographs, maps and other available material about the *cultural heritage resources* in its surrounding context.
12. To consider Community Improvement Plans and/or incentive programs under the Ontario Heritage Act to promote the conservation of *built heritage resources*.

#### **3.7.4 HERITAGE IMPACT ASSESSMENTS**

It is the policy of Council:

1. To require a Heritage Impact Assessment, prepared by a qualified heritage conservation professional:
  - a. For any *development* or *site alteration* proposal that has the potential to impact a *cultural heritage resource* to demonstrate that its *heritage attributes* are not adversely affected.
  - b. For any proposal to remove an Ontario Heritage Act designation to evaluate the impact of the repeal of the designation.
2. That the scope of the Heritage Impact Assessment shall be in accordance with the terms of reference set out by the Township and shall address mitigation measures and/or alternative development approaches as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the *cultural heritage resource* and its *heritage attributes*.
3. To require a heritage conservation plan to address and detail a conservation strategy and plan for monitoring, protecting and maintaining the *cultural heritage*



*resources* during and after construction, in addition to a Heritage Impact Assessment, at the Township's discretion. Financial securities from the owner may be required by the Township as part of the conditions of Consent, Site Plan, Subdivision Agreement or other development approvals to ensure implementation of a conservation plan.

4. To require developers, through subdivision and/or site plan agreements, to incorporate listed heritage buildings or sites where *development* or redevelopment occurs. All options for on-site retention of designated heritage properties shall be exhausted prior to consideration being given to relocation, in consideration of the Heritage Impact Assessment. The following alternatives shall be given due consideration in order of priority:
  - a. On-site retention in the original use and integration with the surrounding or new development;
  - b. On-site retention in an adaptive re-use;
  - c. Relocation to another site within the same development; and
  - d. Relocation to another appropriate site within the Township.
5. That site plan control will be utilized by the Township to ensure that conceptual design and massing of *development* or redevelopment projects are compatible with adjacent heritage resources.

### **3.7.5 CULTURAL HERITAGE LANDSCAPES**

It is the policy of Council:

1. To identify and evaluate *cultural heritage landscapes* to determine their significance and cultural heritage values. Significant *cultural heritage landscapes* will be included on the Heritage Register.
2. That significant *cultural heritage landscapes* may be designated under either Part IV or Part V of the Ontario Heritage Act, or established as areas of cultural heritage character as appropriate.
3. To cooperate, with neighbouring municipalities, other levels of government, Conservation Authorities and the private sector in managing and conserving these resources, where *cultural heritage landscapes* cross different jurisdictional boundaries.

### **3.7.6 HERITAGE CEMETERIES**

It is the policy of Council:

1. That all cemeteries of cultural heritage significance shall be designated under Part IV or V of the Ontario Heritage Act, including vegetation and landscape of historic, aesthetic and contextual values to ensure effective protection and preservation.

2. That the Township shall restore and maintain all Township-owned heritage cemeteries and encourage owners of private heritage cemeteries to maintain and improve their properties.
3. That standards and design guidelines for heritage cemetery preservation shall be developed including the design of appropriate fencing, signage and commemorative plaquing.
4. That the heritage integrity of cemeteries shall be given careful consideration at all times. Impacts and encroachments shall be assessed and mitigated and relocation of human remains shall be avoided.
5. That archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, shall be required for land use planning activities and *development* proposals on lands adjacent to cemeteries. Appropriate mitigation measures may include permanent “no disturbance” buffer zones, appropriate fencing and/or alternative *development* approaches, as well as temporary protection measures during construction and other activities, as part of the approval conditions to ameliorate any potential adverse impacts that may be caused.

### **3.7.7 HERITAGE CONSERVATION DISTRICTS**

It is the policy of Council:

1. To consider establishing Heritage Conservation Districts in the Township’s Villages and Hamlets subject to the completion of Heritage Conservation District Studies and Plans in accordance with the policies of this section and the process outlined under Part V of the Ontario Heritage Act.
2. That the general principles and process for the administration of a Heritage Conservation District will be outlined in a Heritage Conservation District Plan.
3. That a Heritage Conservation District Study is required to be completed prior to designating an area as a Heritage Conservation District under Part V of the Ontario Heritage Act. A Heritage Conservation District Study shall:
  - a. Study the character and appearance of the area subject to the study;
  - b. Seek input from residents, property owners and other stakeholders;
  - c. Recommend the area that is to be designated as a heritage conservation district;
  - d. Identify the content and matters to be addressed by the Heritage Conservation District Plan; and
  - e. Make recommendations for any necessary changes to be made to the Official Plan, zoning by-law or other implementation tools as applicable.
4. To complete the Heritage Conservation District Plan where recommended through a Heritage Conservation District Study to address the following:
  - a. Delineate boundaries of the designated area and reasons for the designation;

- b. Describe the *heritage attributes* of the heritage conservation district and of properties in the district;
- c. Prescribe policies, conservation and design guidelines, and other pertinent material relating to the sound and prudent management of the district's unique character;
- d. Be adopted by the Council after consultation with affected property owners and other interested agencies as considered appropriate; and,
- e. Be implemented by municipal review of heritage permit applications for changes and alterations to individual buildings and structures within the designated district.

### 3.7.8 ARCHAEOLOGICAL RESOURCES

It is the policy of Council:

1. To recognize that there are *archaeological resources* of pre-contact and early historic habitation as well as areas of archaeological potential within the Township that can be adversely affected by any future *development* and redevelopment.
2. To prohibit *development* and *site alteration* on lands containing *archaeological resources* or areas of archaeological potential unless *significant archaeological resources* have been conserved or an archaeological impact assessment has determined that no resources exist on the site.
3. To require *archaeological assessments* and the preservation or excavation of *significant archaeological resources* in accordance with Provincial requirements. *Archaeological assessment* reports by licensed archaeologists are to be in compliance with guidelines set out by the applicable Provincial Ministry, as well as licensing requirements referenced under the Ontario Heritage Act.
4. That any alterations to known *archaeological resources* shall only be performed by licensed archaeologists, as per Section 48 of the Ontario Heritage Act.
5. That the preservation of *archaeological resources* in an intact (in situ) condition is the preferred means for the mitigation of impacts to *archaeological resources*. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.
6. To require an *archaeological assessment* be prepared by a licensed consultant archaeologist when a known or suspected cemetery or burial site will potentially be impacted by development. Provisions under both the Ontario Heritage Act and the Burial, Cremation and Funeral Services Act shall apply.
7. That the appropriate Indigenous community shall be provided notification and documentation with regard to the identification of burial sites and *significant archaeological resources* relating to the activities of their ancestors.
8. To consider conserving the integrity of *archaeological resources* by adopting zoning by-laws to prohibit land uses on sites where an identified *significant*

*archaeological resource* exists, and to consider the use of holding symbols within an area of archaeological potential as may be appropriate.

9. To encourage the communication of appropriate archaeological discoveries or cultural narratives to residents through innovative design, public art, community gateway features, or other appropriate means. Where *archaeological resources* are conserved in situ, the publishing of any information about their location shall not be made public as appropriate.
10. To consider preparing a contingency plan, including a funding resource, that will provide for the protection of archeological resources in urgent situations.
11. To consider whether any adjacent sites have archaeological potential.
12. That the following requirements shall be satisfied prior to approval of any development or site alteration on lands containing significant or potentially significant archaeological resources, or areas of archaeological potential:
  - a. The proponent shall provide the Township with a copy of Provincial letters confirming that the necessary reports and/or *archaeological assessments* have been filed into the Provincial Register;
  - b. That where *significant archaeological resources* are to be preserved on site, that such resources shall be excluded from the *development* proposal and that the appropriate regulatory tools such as zoning restrictions, designation and heritage easements, or land dedication shall be used to protect the identified *archaeological resource*; and
  - c. Where appropriate, a plan for the protection and/or management of these resources will be developed, in accordance with Provincial requirements.
13. That new development and site alteration shall meet the required policies, and strive to achieve the policies encouraged by York Region Official Plan, as amended, and as guided by the York Region Archaeological Management Plan.

### **3.7.9 MUNICIPAL PUBLIC WORKS AND HERITAGE CONSERVATION**

It is the policy of Council:

1. To make every effort to conserve and protect known *cultural heritage resources* and areas of archaeological potential when undertaking municipal public works, such as roads, bridges and other *infrastructure* projects, carried out under the Municipal Class Environmental Assessment (EA) or other process.
2. To require heritage impact assessments and/or *archaeological assessments*, along with satisfactory measures to mitigate any negative impacts affecting identified *cultural heritage resources*, in the planning of municipal works.
3. To encourage utility companies to place equipment and devices in locations that do not detract from the visual character of *cultural heritage resources* and do not have a negative impact on the architectural integrity of those resources.

### 3.7.10 ENGAGEMENT WITH INDIGENOUS COMMUNITIES

It is the policy of Council:

1. To ensure consultation with Indigenous communities occurs as appropriate and as required for applications and decisions made under the Planning Act and the Condominium Act.
2. To engage Indigenous communities in the development of the inventory of *cultural heritage landscapes*, the register of *cultural heritage resources* and the archaeological management plan.
3. To ensure that, where lands are subject to Indigenous historical interests in land subject to *infrastructure* or development, the Alderville First Nation, Beausoleil First Nation, Chippewas of Georgina Island First Nation, Curve Lake First Nation, Hiawatha First Nation, Huron-Wendat First Nation, Kawartha-Nishnawbe First Nation of Burleigh Falls, Mississaugas of the New Credit First Nation, Mississaugas of Scugog Island First Nation, Chippewas of Mnjikaning (Chippewas of Rama First Nation); Six Nations of the Grand River Territory and Metis Nation of Ontario:
  - a. Receive notice and be circulated on any new Official Plan or any comprehensive update to this Official Plan undertaken as per the Planning Act;
  - b. Are consulted on any proposed *developments* where areas of Indigenous interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;
  - c. Are consulted prior to the Township's adoption of a site specific Official Plan Amendment where a Stage 2 *Archaeological Assessment* has shown the potential for Indigenous artifacts to be encountered;
  - d. Are notified of burial sites or remains considered to be of potential Indigenous origin discovered through the *development* process;
  - e. Are consulted on any Archaeological Studies related to proposed *developments* where areas of aboriginal interest and/or Indigenous Values have been identified;
  - f. Are consulted and provided the opportunity for input on any Stage 2 *Archaeological Assessment* Report that indicates areas of historical interest or presence of aboriginal artifacts; and
  - g. Are consulted with respect to any Stage 3 *archaeological assessment* being undertaken to define the nature and extent of the resource in advance of onsite assessment work.
4. That the *development* of educational programs, such as Township policies, protocols and historical brochures or similar information, regarding Indigenous cultural heritage and history in King Township will be encouraged and supported to increase awareness and promote the importance of Indigenous heritage and related *archaeological resources*.

## 3.8 POLICIES FOR SPECIFIC USES

To further implement the general policies and vision for this Plan, it is necessary to provide additional detailed policy guidance for certain types of land uses. The policies of this Section are applicable where a land use is proposed and is permitted in accordance with the list of permitted uses identified in Section 5 (the Villages) or Section 6 (the Countryside, including Hamlets). This section addresses:

- *Agriculture-related uses*;
- *On-farm diversified uses*;
- Farm help accommodations;
- *Bed and breakfasts* and other short-term accommodations;
- Home occupations;
- *Home industries*;
- Private home daycares;
- Live-work units;
- *Secondary residential units*;
- *Garden suites*;
- Community gardens;
- Day care centres;
- Drive-throughs, car washes and automobile service stations; and
- *Outdoor storage*.

### 3.8.1 AGRICULTURE-RELATED USES

Where *agriculture-related uses* are permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That *agriculture-related uses* are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity in accordance with the Provincial Guidelines on Permitted Uses in Ontario's *Prime Agricultural Areas*.
2. That proposed *agriculture-related uses* shall be compatible with, and shall not hinder, surrounding agricultural operations, as follows:
  - a. The use will ensure that surrounding agricultural operations are able to pursue their agricultural practice or opportunity without impairment, such as noise, odour, trespass incidents, dust, impacts on water quantity or quality or conflicts with respect to farm vehicles.

- b. The use is suitable for a rural level of service, including road access, water/wastewater services, utilities, fire protection and other public services as typically found outside of settlement areas.
  - c. The use maintains the rural character, such as aesthetic appearance of structures, minimal *outdoor storage* and lighting, avoiding major modification/grading of land, and employing visual screening, suitable setbacks and limited signage.
  - d. The use meets any applicable Provincial requirements or guidelines for air emission, noise and other requirements, such as the requirement for an Environmental Compliance Approval under the Environmental Protection Act.
  - e. Consideration shall be given to the cumulative impact of an increasing number of *agriculture-related uses* as may occur over time to ensure impacts are minimized and not undermine the agricultural nature and function of the general area.
3. That the following *agriculture-related uses* are contemplated:
- a. Crop storage and distribution centres;
  - b. Farmer's market primarily selling products grown in the area;
  - c. Value-added processing for vegetables or other crops grown in the area;
  - d. Agricultural resource centre;
  - e. Winery using grapes grown in the area or a small-scale cidery, micro-brewery or micro-distillery primarily utilizing crops grown in the area;
  - f. Farm implement dealership or farm equipment repair, subject to a zoning by-law amendment and site plan *development* approval, and provided the use primarily services farm operations in the area; and
  - g. Similar such uses that clearly meet the intent of this Plan with respect to *agriculture-related uses*, and as detailed in the implementing Zoning By-law. For clarity, an *agri-tourism use* as defined in this Plan shall not be considered an *agriculture-related use*, but is considered an *on-farm diversified use*.

### 3.8.2 ON-FARM DIVERSIFIED USES

Where *on-farm diversified uses* are permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

- 1. That *on-farm diversified uses*, where permitted, may include:
  - a. Home occupations;
  - b. *Home industries*, as defined by the Oak Ridges Moraine Conservation Plan;
  - c. *Agri-tourism uses*, provided:

- i. *Agri-tourism uses* are those small farm-related tourism uses, including limited accommodation such as *bed and breakfast*, that are accessory to an active farm operation and promote the enjoyment, education or activities related to the farm operation.
  - ii. *Agri-tourism* include, but are not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce business, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction, as well as an accessory small-scale snack bar/café use.
  - iii. The Township may require a temporary use by-law to permit certain *agri-tourism uses* and/or set out detailed standards in the zoning by-law to identify permissions and provisions for *agri-tourism uses*.
  - d. *Bed and breakfast* establishments in accordance with Section 3.8.4 of this Plan;
  - e. Value-added *agricultural uses*;
  - f. Small scale restaurant or café;
  - g. Small scale service uses, such as farm equipment repair;
  - h. Small scale *retail* uses, such as farm market, antique business, seed supplier, tack shop
  - i. Temporary agricultural demonstration events, such as a plowing match; and
  - j. Other similar uses to the uses listed above which meet the intent of this Plan and definition of an *on-farm diversified use*.
  - k. Ground-mounted solar facilities;
2. That an *on-farm diversified use* is a land use that is secondary to the principal use on a farm property that is actively in agricultural use. In determining whether the use is permitted, the Township will consider the Province's Guidelines on Permitted Uses in Ontario's *Prime Agricultural Areas* within the Agricultural designation, including the following considerations:
- a. The amount of land devoted to the *on-farm diversified use* should be only a small proportion of the amount of land devoted to the principal agricultural use;
  - b. The size of the building accommodating the *on-farm diversified use* should not exceed the sizes of building(s) accommodating the principal agricultural use;
  - c. The nature of the *on-farm diversified use* itself and whether the use is operated by the owner/tenant of the property;
  - d. The number of people employed by the *on-farm diversified use*;



- e. The extent to which *retail* sales occur as a component of the *on-farm diversified use*; and,
  - f. The amount of traffic generated by the *on-farm diversified use* in relation to the principal use on the property.
- 3. That the Zoning By-law will set out detailed permitted uses and provisions for *on-farm diversified uses*.
- 4. That *on-farm diversified uses* may be subject to Site Plan Control.
- 5. That *on-farm diversified uses* shall:
  - a. Not hinder surrounding agricultural operations;
  - b. Be appropriate to available rural services and infrastructure;
  - c. Maintain the agricultural/rural character of the area;
  - d. Meet all applicable policies regarding protection of natural heritage and hydrological features, in accordance with Section 4 of this Plan; and
  - e. Be limited in size and intensity to avoid cumulative impacts that may undermine the agricultural nature of the area.
- 6. That on-farm diversified uses that propose food-service, accommodation, agri-tourism uses, and retail operations shall be setback from existing livestock facilities, manure storage and anaerobic digesters on lots in the surrounding area that are expected to be impacted by the proposed application, in accordance with the minimum distance separation I formula.

### 3.8.3 FARM HELP ACCOMMODATIONS

Where farm help accommodation is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

- 1. That a farm help dwelling shall only be permitted if it is exclusively devoted to accommodating full-time farm labour and it is demonstrated that the nature of the farm operation requires the additional accommodation to be located on-farm.
- 2. That a farm help dwelling may consist of:
  - a. A second dwelling unit within an existing building;
  - b. A separate building or structure including but not limited to a portable dwelling unit; or
  - c. An existing dwelling that is part of the extended farm operation.
- 3. To generally direct the farm help dwelling to utilize a shared driveway with the principal dwelling where possible and to cluster the farm help dwelling with other farm buildings and structures on the lot.
- 4. That the severance of land for a farm help dwelling is not permitted.
- 5. To apply the Township of King's guidelines for farm help accommodations.
- 6. That the farm help dwelling not be located in an area of the site that is in a *hazardous site* or within *hazardous lands* such as a floodplain.

7. That the farm help dwelling unit is not located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.
8. That farm help accommodation in a building that is separate from the principal residence may be subject to site plan control and standards in the zoning by-law.

### **3.8.4 BED AND BREAKFASTS AND OTHER SHORT-TERM ACCOMMODATIONS**

It is the policy of Council:

1. To permit a *bed and breakfast* use within the principal single detached dwelling only and only within the land use designations where the use is permitted in accordance with Sections 5 and 6 of this Plan.
2. To require a *bed and breakfast* meet the following criteria, as implemented through Site Plan Control and the zoning by-law:
  - a. The number of guest rooms shall be limited in the zoning by-law;
  - b. The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
  - c. The use is compatible with surrounding uses;
  - d. The *bed and breakfast* establishment is in a single detached dwelling that is the principal residence of the proprietor;
  - e. The character of the dwelling as a private residence is preserved;
  - f. Adequate parking facilities are available on the lot for the proposed use;
  - g. The use will not cause a traffic hazard;
  - h. The signage advertising the use is to be designed and located in accordance with the Township's sign by-law;
  - i. The use is not located in an existing dwelling that is in a *hazardous site* or within *hazardous lands* such as a floodplain; and
  - j. The use is not located in an existing dwelling that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.
3. To conduct a study of other short-term accommodations in the Township, such as the temporary rental of homes via online listings, and to implement the findings of the study through a future amendment to this Plan, and/or via a zoning by-law amendment, licensing by-law or other implementation mechanism.

### **3.8.5 HOME OCCUPATIONS**

Where a home occupation is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That the home occupation shall not have a negative impact on the enjoyment and privacy of neighbouring properties.
2. That the use is clearly secondary to the primary residential use in terms of floor space utilization.
3. That the use is compatible with surrounding uses.
4. That the use is completely located within the principal residence of the person conducting the home business, and shall not occur, in whole or in part, in an accessory structure, shall not be located in any required outdoor amenity area, and shall not include any *outdoor storage/display*.
5. That the character of the dwelling as a private residence is preserved.
6. That adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal residential use on the property, and such parking is provided in locations compatible with surrounding land uses.
7. That signage advertising the use is minimal and is designed and located in accordance with the Township's sign by-law.
8. To incorporate provisions into the zoning by-law for home occupations which implement the policies of this Plan.
9. That the use does not include *retail* sales.
10. That the home occupation shall not employ more than 1 person who does not reside in the dwelling.

### **3.8.6 HOME INDUSTRIES**

Where a *home industry* is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That the *home industry* shall be conducted wholly within a building or structure.
2. That the *home industry* shall be secondary to the primary use of the property.
3. That any accessory *retail* sales shall only consist of products produced directly in conjunction with the *home industry*.
4. That a *home industry* use shall not consist of the repair, storage or sale of motor vehicles.
5. That the *home industry* shall be located and sited to be compatible with adjacent uses.
6. To establish zoning requirements for *home industries* to implement the policies of this Plan.

### **3.8.7 PRIVATE HOME DAYCARE**

Where a private home day care is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. To permit a private home day care as a permitted home occupation in the applicable land use designations as indicated in Chapters 5 and 6 of this Plan and in accordance with the provisions of the zoning by-law.
2. That a private home day care will not be permitted in an existing dwelling located within *hazardous lands/hazardous sites* and the site will be demonstrated to have safe access and will not be rendered inaccessible due to hazards.
3. To ensure that there is sufficient parking for the private home day care for drop-off and pick-up of children, in a manner that is compatible with adjacent residences, as set out in the zoning by-law.
4. That appropriate standards be implemented in the zoning by-law.

### **3.8.8 LIVE-WORK UNITS**

Where live work units are permitted in accordance with Section 5 of this Plan, it is the policy of Council:

1. That live work units will generally take the form of townhouses or ground floor, street-related apartment units within mixed use/multi-unit buildings.
2. That a high standard of design be achieved for live-work units, including:
  - a. Age-friendly design standards and no-step entrances as much as possible;
  - b. To require detailed design guidelines in association with an application for live-work units.
3. That uses will be required to be located on collector or arterial roads.
4. That permitted uses shall be set out in an implementing zoning by-law, and may generally include:
  - a. Convenience *retail*;
  - b. Personal service shop;
  - c. Small-scale day care centre;
  - d. *Office*;
  - e. Business service;
  - f. Small-scale commercial school;
  - g. Small scale crafts or small-scale repair uses, excluding the repair of automotive, heavy appliances or other similar heavy equipment; or
  - h. Food or beverage sales that are accessory to the uses above.
5. That the work space will be limited to the ground floor and be oriented to the street.
6. That there be a separate residential entrance located in the rear or side of the unit or through a common building entrance.
7. That the zoning by-law shall set out a minimum parking requirement for live-work units.

8. To encourage parking to be located in the rear/side of the units and discourage parking in the front of the building, as set out in the policies for the underlying land use designation and the Village design policies of Section 5.3.
9. That a live work unit may also include a *secondary residential unit* in accordance with Section 3.8.8.
10. That the live work unit is not located in an area that is in a hazardous site or within hazardous lands, such as a floodplain.
11. That the live-work unit is not located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.

### **3.8.9 SECONDARY RESIDENTIAL UNITS**

Where a *secondary residential unit* is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That *secondary residential units* are permitted in a single detached, semi-detached and townhouse dwelling or in an accessory structure located on the same lot as a single detached dwelling, semi-detached dwelling or townhouse dwelling and within live-work units, subject to an implementing zoning by-law.
2. That there is a maximum of two *secondary residential units* per lot, except within the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside Area.
3. That notwithstanding policy 3.8.9.2, within the Countryside Area of the Oak Ridges Moraine, one secondary residential unit within the primary dwelling unit is permitted.
4. That secondary residential units are not permitted within the Oak Ridges Moraine Natural Core Area and Oak Ridges Moraine Natural Linkage Area.
5. That the *secondary residential unit* will meet the relevant requirements of the Township, the Ontario Building Code and Fire Code.
6. That the *secondary residential unit* shall be supplied with suitable water and wastewater services.
7. To ensure that a *secondary residential unit* located in an accessory building or structure is compatible with adjacent dwellings and uses, including the application of appropriate setbacks, a suitable lot size and other requirements. The Township will implement standards in the zoning by-law.
8. That the *secondary residential unit* has a floor area that does not exceed the floor area of the principal dwelling, subject to the requirements of the zoning by-law.
9. That the *secondary residential unit* is supported by adequate parking facilities, which shall be a minimum of one additional parking space over and above the parking requirement for the principal dwelling, as set out in the zoning by-law.

10. That the *secondary residential unit* is not located in a dwelling or structure or in an area of the site that is in a *hazardous site* or within *hazardous lands* such as a floodplain.
11. That the *secondary residential unit* is not located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.

### **3.8.10 GARDEN SUITES**

Where a *garden suite* is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That a *garden suite* shall be subject to a temporary use by-law in accordance with the provisions of the Planning Act, and may also be subject to site plan approval to ensure appropriate buffering and compatibility with adjacent uses.
2. That there is a maximum of one *garden suite* per lot.
3. That a *garden suite* shall not be permitted within the front and exterior side yard of the lot.
4. That a maximum of one *garden suite* shall be permitted on the lot.
5. That a *garden suite* shall be supported by appropriate parking.
6. That an agreement between the property owner and the Township may be required to address matters such as installation, maintenance and removal of the *garden suite*, period of occupancy, and any financial or other securities as may be required to address costs to the municipality related to the *garden suite*.
7. That the garden suite is not located in an area that is in a hazardous site or within hazardous lands such as a floodplain.
8. That the garden suite is not located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access.

### **3.8.11 COMMUNITY GARDENS**

Where a community garden is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. To ensure that accessory sheds, parking areas, and other accessory structures associated with the community garden are appropriately set back, visually screened or buffered from immediately adjacent residential uses.
2. To endeavour establishing at least one community garden in each of the three Villages within public parkland, in collaboration with local organizations and the private sector.

### 3.8.12 DAYCARE CENTRES

Where a day care centre, excluding a private home day care, is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. To require site plan control for day care centres.
2. To ensure that a day care centre, where permitted:
  - a. Is intended to serve and support surrounding residential areas;
  - b. Is designed to complement the character of the neighbourhood;
  - c. Will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
  - d. The property is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
  - e. Is located outside of any *hazardous lands* and/or *hazardous sites* and the site has safe access and will not be rendered inaccessible due to hazards;
  - f. Meets the applicable land use designation policies for the use;
  - g. Will not adversely affect the enjoyment of neighbouring properties in terms of noise;
  - h. Can be serviced by suitable sewage services and water services; and
  - i. Is licensed and/or in accordance with any Provincial requirements.

### 3.8.13 DRIVE-THROUGHS, CAR WASHES, AND AUTOMOBILE SERVICE STATIONS

Where drive-throughs, car washes and automobile service stations are permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That the uses will only be permitted where explicitly noted in this Plan, including as an accessory use.
2. To prohibit drive-throughs, car washes and automobile service stations from locating along the street frontages. Drive-throughs, car washes and automobile service stations shall be directed to the interior or rear portions of lots.
3. To ensure that the safety and accessibility of pedestrians and cyclists is considered in the location, orientation and design of drive-through uses through Site Plan Control, and that the need for any pedestrian walkways to cross drive-throughs to access other uses on the site is minimized.
4. To ensure that vehicle idling within drive-throughs is minimized through the provision of an appropriate number of stacking spaces based on the nature of the drive-through use and anticipated demand.

5. To require the provision of landscaping to screen visual impact of drive-throughs from the streetscape and contribute positively to air quality through the Site Plan Control and in the implementing zoning by-law.
6. To ensure that a suitable setback is provided from any drive-through and *key natural heritage feature* or *key hydrologic feature*, including a minimum 30 metre *vegetation protection zone* in accordance with the policies of 4.2.3 of this Plan.
7. To require the implementation of low impact *development* features that minimize run-off and to apply a minimum pervious surface requirement in the implementing zoning by-law.
8. To prohibit the location of a drive-through lane between the building and the street, and direct the drive-through lane to the side and rear of the building.
9. To encourage an accessory convenience *retail* or restaurant use associated with an automobile service station to be located close to the sidewalk with a pedestrian access.
10. That drive-throughs, car washes and automobile service stations shall be subject to site plan control, and to establish standards in the zoning by-law.

#### **3.8.14 OUTDOOR STORAGE**

Where *outdoor storage* is permitted in accordance with Sections 5 and 6 of this Plan, it is the policy of Council:

1. That *outdoor storage* should be located within the interior of subdivisions and not face any Regional arterial road or Provincial highway.
2. That *outdoor storage* be screened from all streets.
3. That *outdoor storage* is permitted only as an accessory use on a lot.
4. That appropriate buffering and screening be provided in consideration of adjacent lots and *sensitive uses*.
5. That *outdoor storage* be principally located in the rear yard.
6. That *outdoor storage* is not permitted in the front yard or exterior side yard of a lot.









4

# Our Pristine Environment





Page intentionally left blank

## 4 OUR PRISTINE ENVIRONMENT

Our Township contains components of the most important environmental features, systems and regions in the Province. In many ways, the Township represents a unique convergence of environmental and ecological systems, and there is a heightened responsibility for us to protect and, where possible, restore and enhance our environment.

Protecting and enhancing the natural heritage system and hydrologic system comes with economic, social and other benefits. A healthy environment is one that will promote greater climate change resiliency and affords more opportunities for related tourism activities and recreational opportunities for us and our visitors.

The Province has completed several relevant plans that are applicable to different portions of the Township: almost 70% of the Township's land area is subject to the detailed Oak Ridges Moraine Conservation Plan, which establishes a framework for protecting certain features and restoring linkages between these systems. The Oak Ridges Moraine Conservation Plan also intends to maintain the unique landform characteristics of the Moraine. Nearly all of the remaining land area within the Township and outside of the Oak Ridges Moraine is subject to the Provincial Greenbelt Plan's Protected Countryside, which intends to protect lands principally for agricultural uses and to support the Provincial Greenbelt's delineated natural heritage system. Further, the Lake Simcoe Protection Plan applies as an additional layer of policy with the intent of promoting the restoration of Lake Simcoe's water quality, quantity and similarly promoting restoration of its associated watershed. Together, these Plans apply to about 98% of the lands within the Township.

The intent of this section is to establish a unified framework for protecting and enhancing the environment: one that integrates Provincial and Regional requirements and also builds in our own values and expectations. The policies of this section are going to be applicable in many different circumstances, including development applications, the passing of municipal by-laws and public work projects. This section will need to be read in conjunction with other components of this Plan.

The section includes the following related components:

- Section 4.1 sets out a vision for our environment.
- Section 4.2 identifies our Natural Heritage System: a system of natural heritage and hydrologic features, areas, and protective zones around them to support their health and linkages. This section harmonizes and integrates the various requirements amongst the different Provincial plans and the 2010 York Region Official Plan.

- Section 4.3 sets out requirements for completing natural heritage and hydrologic evaluations as required where development or site alteration is proposed within or near natural heritage and hydrologic features or in or near the Natural Heritage System.
- Section 4.4 is our strategy for ensuring that certain lands are secured, since in most cases, it is desirable to bring environmentally sensitive land into public ownership.
- Section 4.5 outlines a watershed-based approach to planning and establishes related policies regarding integrated decision-making that considers the interrelated nature of natural heritage and hydrological features.
- Section 4.6 establishes policies for protecting key hydrologic areas.
- Section 4.7 includes policies for source protection. This includes certain restrictions on land use activities and other approaches for maintaining and supporting improved drinking water source quality and quantity.
- Section 4.8 identifies policies for natural hazards, by directing development away from hazardous lands and sites, like floodplains.
- Section 4.9 ensures that human-made hazards like landfills will not cause impacts to people and development and to promote the reuse of landfill sites in an environmentally responsible manner.
- Section 4.10 includes policies to improve our resilience to climate change and to contribute to reducing our greenhouse gas emissions.
- Section 4.11 provides policies to promote improved air quality.

## 4.1 VISION

The Township will support the protection of natural and agricultural areas in a sustainable manner, while encouraging the revitalization of our three growing Villages. We will be a leader in environmental conservation and be recognized as stewards of Ontario's environmental landscape. Our natural assets, including but not limited to the Oak Ridges Moraine, the Greenbelt, Happy Valley Forest, Pottageville Swamp and trail system, will be protected and restored to greater health through the application of the policies of this Plan. We will protect, manage and maintain groundwater quality and the health of our rivers, streams, lakes, *wetlands*, *kettle lakes* and other hydrologic features. Furthermore, the community will be working towards reducing our carbon footprint and increasing resiliency to climate change. We recognize that our Township is growing, particularly our Villages, and there is an increased need to plan thoughtfully and holistically for our environment.

## 4.2 OUR NATURAL HERITAGE SYSTEM

This Plan defines our Natural Heritage System and includes policies to ensure its protection and to provide for its restoration and enhancement. The Township's Natural Heritage System includes various natural heritage features and linkages as well as hydrologic features intended for protection by the 2020 Provincial Policy Statement, 2017 Greenbelt Plan, 2017 Oak Ridges Moraine Conservation Plan (ORMCP), the Lake Simcoe Protection Plan (LSPP) and the Natural Heritage System and Restoration Strategy (2018), as well as those identified in the York Region Official Plan (2010) and identified through other reliable information sources, such as Provincial data, the Toronto and Region Terrestrial Natural Heritage System Strategy, and other recently completed studies. There is a wide range of features requiring protection including, but not limited to, *wetlands*, habitat of *endangered and threatened species*, habitat for fish, *woodlands*, *valleylands*, *wildlife habitat*, *Areas of Natural and Scientific Interest (ANSIs)*, *environmentally significant areas*, as well as linkages and corridors that connect these features. It is the intent of this Plan to apply the requirements of Provincial policy, Regional policy in a manner that best ensures the protection of all features that are important at the Provincial, Regional and local level.

Under the Growth Plan, the Province released Natural Heritage System mapping, which will be implemented by York Region as part of its municipal comprehensive review. Once this is completed, the Natural Heritage System shown in this Plan may need to be updated to reflect the new requirements.

It is the intent of this Plan to integrate, and build upon, Provincial and Regional requirements for protecting the environment, as follows:

- The 2020 Provincial Policy Statement establishes minimum requirements for protecting certain natural features and areas; the need for municipalities to establish a natural heritage system; and protecting and improving the quality and quantity of water. The policies of the 2014 Provincial Policy Statement are addressed by the policies of this Plan.
- The 2017 Oak Ridges Moraine Conservation Plan applies to a large portion of the Township. The Plan identifies Natural Core Features and Natural Linkage Areas and a restrictive policy framework to ensure the conservation of the Oak Ridges Moraine and restoration of linkages between areas on the Moraine. The Township's Natural Heritage System integrates the Natural Core Features and Natural Linkage Areas.
- The 2017 Greenbelt Plan applies principally outside of the Oak Ridges Moraine Area. The Plan identifies the Greenbelt Plan Natural Heritage System which is incorporated into the Township's Natural Heritage System.



- The Lake Simcoe Protection Plan (LSPP) includes specific policies for protecting and enhancing certain natural heritage and hydrologic features. These policies are also integrated into this Plan.
- The Regional Greenlands System is identified in the York Region Official Plan (2010). The Greenlands System integrates components of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan’s Natural Heritage System as well as other features identified by York Region. It is intended that our Natural Heritage System implements and builds upon the Regional Greenlands System.

#### **4.2.1 GENERAL POLICIES FOR OUR NATURAL HERITAGE SYSTEM**

It is the policy of Council:

1. To direct *development* and *site alteration* outside of our Natural Heritage System and to protect for a network of *key natural heritage features* and *key hydrologic features*, their associated *vegetation protection zones*, as well as linkages to protect and restore the features and their ecological and hydrologic functions, providing for our permanently protected Natural Heritage System that will continue to be enhanced over time. The Natural Heritage system will build upon and complement the York Region Greenlands System and will include the identification of enhancement areas and linkages in accordance with the policies of this Plan.
2. To recognize that our Natural Heritage System is inclusive of a wide range of agricultural lands and activities, as well as other existing uses. It is the intent of this Plan to continue to support *agricultural uses*, while facilitating the protection and enhancement of our Natural Heritage System. The following uses are permitted in the Natural Heritage System, subject to meeting the specific requirements of this Plan and any applicable Provincial Plan(s):
  - a. legally existing uses;
  - b. low intensity recreational uses;
  - c. a full range of existing and new agricultural, *agriculture-related uses* and secondary *agricultural uses* and *normal farm practices*;
  - d. new buildings and structures for agriculture, *agriculture-related uses* and secondary *agricultural uses*, subject to the policies of Section 4.2.2 of this Plan; and
  - e. *infrastructure*, subject to Section 4.2.1.17 and any other applicable policies of this Plan.
3. That our Natural Heritage System consists of:
  - a. The Greenbelt Plan’s Natural Heritage System;
  - b. The Oak Ridges Moraine Conservation Plan’s Natural Core Areas and Natural Linkage Areas;
  - c. The York Region Greenlands System;

- d. *Key natural heritage features and key hydrologic features* (subject to Section 4.2.2) and their minimum *vegetation protection zones* (subject to Section 4.2.3); and
  - e. Other natural heritage and hydrologic features and functions as may be identified through the completion of Natural Heritage Evaluations, hydrological evaluation or other studies, such as non-significant woodlands, non-significant valleylands, headwater drainage features, and vernal pools.
4. That Schedule C illustrates our Natural Heritage System and approximates the various components of our Natural Heritage System based upon available data at the time of preparing this Plan.
5. That the boundaries and extent of our Natural Heritage System outside of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area were mapped in this Plan based upon data available at the time of completing this Plan and are considered approximate. The boundaries will require confirmation through the completion of Natural Heritage Evaluations or hydrological evaluations, as may be required in association with *development* applications, and other studies as may be completed or required by public agencies, such as Subwatershed studies and master environmental servicing plans. Accordingly, outside the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area, minor adjustments to the boundaries of our Natural Heritage System may occur without amendment to this Plan, and the Township will incorporate these minor adjustments through periodic updates to the schedules.
6. That the boundaries of the Oak Ridges Moraine Conservation Plan's Natural Core Area and Natural Linkage Areas are based upon the Oak Ridges Moraine Conservation Plan and will only be modified by the Province and subsequently implemented in this Plan in accordance with Provincial requirements.
7. That the boundaries of the Greenbelt Plan's Natural Heritage System are based upon the Greenbelt Plan and will only be modified by the Province and subsequently implemented in this Plan in accordance with Provincial requirements.
8. That *development* and *site alteration* is not permitted within our Natural Heritage System as defined in section 4.2.1.3, except where explicitly permitted by this Plan, and in accordance with all Provincial policy.
9. That *development* and *site alteration* within 120 metres of our Natural Heritage System will be accompanied by a Natural Heritage Evaluation or hydrological evaluation in accordance with the policies of Section 4.3, which supports the proposed *development* or *site alteration*. The requirement for such a study shall only be exempted where specifically indicated by this Plan.
10. That all *development* or *site alteration* in the Greenbelt Plan Area, the Oak Ridges Moraine Conservation Plan Area and in the Lake Simcoe Protection Plan area shall meet or exceed the requirements of those Plans, in addition to the policies of

this Plan. The policies of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan have been integrated to assist in the interpretation of this Plan and provide convenience to readers. However, it is intended that the Provincial Plans be read in conjunction with this Plan to ensure that they are fully understood.

11. That the inclusion of lands within our Natural Heritage System does not imply that the lands are held in public ownership, are publicly accessible or that they will be acquired by the Township or any other public agency.
12. That the securement of land and features within our Natural Heritage System will be in accordance with Section 4.4 of this Plan.
13. To work with York Region and Conservation Authorities to develop a coordinated database of natural heritage information and to share natural heritage data collaboratively. To this end, the Township will contribute information related to site specific *development* applications.
14. To work with York Region, the Conservation Authorities and the Province to support the protection, restoration and enhancement of our Natural Heritage System.
15. That opportunities for enhancements and linkages will be identified and addressed through the preparation of any required Natural Heritage Evaluation or Hydrologic Evaluation as part of any development application, in consultation with the Conservation Authority, York Region, and/or Province, and implemented through development agreements.
16. To work with York Region and the Conservation Authorities on the creation of a trail, parkland and open space network where appropriate throughout our Natural Heritage System, to support connectivity of the features contained within our Natural Heritage System, promote stewardship practices, and contribute to complete communities.
17. That *infrastructure* is generally permitted in the Natural Heritage System, provided no reasonable alternative exists and that the Natural Heritage Evaluation or Hydrologic Evaluation demonstrates it can be constructed without negative impact and in accordance with the applicable Provincial Plan. *Infrastructure* shall also generally be permitted where it is authorized through an Environmental Assessment. Where *infrastructure* is required to be located in the Natural Heritage System, it shall be located and designed to be minimally impactful and opportunities to facilitate improvement or enhancement to the Natural Heritage System or to provide passive recreational opportunities shall be considered. *Infrastructure* in the Natural Heritage System shall also be subject to meeting the policies of this Plan and any Provincial Plan requirements, including the policies of Section 8.
18. That *development* and *site alteration* is to be designed with the goal of protecting, improving or restoring ground and surface water quality and quantity and the biological and hydrologic characteristics of *key hydrologic features*. Strategies to

support this goal shall be addressed through Natural Heritage Evaluations or hydrologic evaluations, stormwater management plans, or any other appropriate technical study.

19. That new waste disposal sites are prohibited in the Regional Greenlands System as shown on Map 2 of the York Region Official Plan, 2010.
20. That removal of other natural heritage features not identified as *key natural heritage features* or *key hydrological features* should be avoided and should be incorporated into the planning and design of the proposed use wherever possible. Refinements to the boundaries of other natural heritage and hydrological features and functions, such as non-significant woodlands, non-significant *valleylands*, headwater drainage features, and vernal pools, may be considered without an amendment to this Plan. Refinements will be considered only if the environmental studies, submitted as part of the development review process, provided rationale for such refinements and include measures to maintain overall habitat area and enhance ecosystem function, and identify compensation measures to the satisfaction of the Township and in consultation with the Conservation Authority.

#### **4.2.2 KEY NATURAL HERITAGE FEATURES AND KEY HYDROLOGIC FEATURES**

It is the policy of Council:

1. To protect, restore and maintain *key natural heritage features* and *key hydrologic features* and their linkages.
2. That *key natural heritage features* consist of:
  - a. Habitat of endangered species and threatened species;
  - b. *Fish habitat*;
  - c. *Wetlands*;
  - d. *Life science areas and earth science areas of natural and scientific interest (ANSIs)*;
  - e. *Environmentally significant areas*;
  - f. *Significant valleylands*;
  - g. *Significant woodlands*;
  - h. *Significant wildlife habitat* (including habitat of *species at risk*, including *special concern species* as identified by the Province);
  - i. *Sand barrens, savannahs and tallgrass prairies*; and
  - j.
3. That *key hydrologic features* consist of:
  - a. *Permanent and intermittent streams*;
  - b. *Lakes, including kettle lakes* (and their littoral zones);
  - c. *Seepage areas and springs*; and
  - d. *Wetlands*.

4. That *key natural heritage features* and *key hydrologic features* will need to be delineated on a site by site basis as part of a Natural Heritage Evaluation or hydrological evaluation completed as part of a *development* application or other similar study and in accordance with Section 4.3 of this Plan.
5. To recognize that not all of the *key natural heritage features* and *key hydrologic features* are shown on Schedule C. The remaining *key natural heritage features* and *key hydrologic features* identified in Sections 4.2.2.2 and 4.2.2.3 shall be identified in accordance with the criteria contained in this Plan, or where criteria are not provided, using procedures established by the Province, York Region, or Conservation Authority, where applicable, and will be subject to the applicable policies of this Plan.
6. That refinements to the boundaries of *key natural heritage features* and *key hydrologic features*, as confirmed through detailed studies such as Natural Heritage Evaluations, hydrological evaluations, Master Environmental Servicing Plans or Environmental Assessments, may occur without an amendment to this Plan and these features may be added to our Natural Heritage System in accordance with the policies of this Plan.
7. That certain *key natural heritage features* and *key hydrologic features* (*wetlands, woodlands, valleylands, and habitat of endangered and threatened species*) are also subject to the detailed policies of Sections 4.2.4 – 4.2.8, to provide additional context and guidance regarding the identification and protection of these features.
8. That *development* or *site alteration* is not permitted in *key natural heritage features* and *key hydrologic features* or a required *vegetation protection zone*, except:
  - a. Forest, fish and wildlife management;
  - b. Conservation, flood, erosion control, provided they have been demonstrated to be necessary in the public interest and all alternatives have been considered;
  - c. *Infrastructure*, provided it is demonstrated through a Natural Heritage Evaluation or Hydrologic Evaluation that there will no negative impact on the feature or its functions or if it is authorized through an Environmental Assessment, and in accordance with the policies of this Plan and any applicable Provincial Plan;
  - d. Low intensity recreational uses, in accordance with the policies of this Plan; and
  - e. Any other uses as otherwise permitted by this Plan provided it is demonstrated through a Natural Heritage Evaluation or Hydrological Evaluation that there will be no negative impact on the feature or its functions or if it is authorized through an Environmental Assessment, and in accordance with the policies of this plan and any applicable Provincial Plan.

9. That stormwater management systems will generally not be permitted in *key natural heritage features* and *key hydrologic features* and their *vegetation protection zones*. The Township may consider the location of stormwater management systems within a limited portion of a minimum *vegetation protection zone* where considered appropriate and demonstrated there will be no impacts to the feature or its functions, in accordance with the Natural Heritage Evaluation or Hydrological Evaluation. Within the Protected Countryside (Schedule B to this Plan), stormwater management systems will not be permitted within any *key natural heritage features* and *key hydrologic features* and their *vegetation protection zones*, in accordance with the Greenbelt Plan.
10. That the retrofit of existing storm water management works in *key natural heritage features* and *key hydrologic features* may be permitted, subject to the Lake Simcoe Protection Plan where applicable.
11. That *development* or *site alteration* within 120 metres of a *key natural heritage feature* or a *key hydrologic feature*, referred to as the *adjacent lands* (or the minimum area of influence in the Oak Ridges Moraine Conservation Plan) is generally not permitted, except in accordance with a Natural Heritage Evaluation or hydrological evaluation or similar study where it is demonstrated that there are no negative impacts on the feature or its ecological functions.
12. To prepare a *site alteration* by-law and tree by-law in accordance with this Plan, the Municipal Act, the Oak Ridges Moraine Conservation Act, and the York Region Official Plan, to support the implementation of the policies of this Plan regarding protection of *key natural heritage features* and *key hydrologic features*.
13. That the removal of a part or whole of any *key natural heritage feature* or *key hydrologic feature* is prohibited, except where it is explicitly permitted by the policies of this Plan. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of this Plan as if the feature was still in place. Impacted areas shall be restored.
14. That *development* or *site alteration* within *fish habitat* may also be subject to Provincial or Federal requirements.
15. That any required setbacks, buffers or *vegetation protection zones* in accordance with the policies of this Plan and any Natural Heritage Evaluation or hydrological evaluation may be required to be comprised of and maintained as natural self-sustaining vegetation.
16. That any required setbacks, buffers or *vegetation protection zones* in accordance with the policies of this Plan and any Natural Heritage Evaluation or hydrological evaluation shall not be accepted as parkland dedication in accordance with the policies of this Plan.
17. That *key natural heritage features* and *key hydrologic features* will be zoned in a protective zone category or overlay provisions through an implementing zoning by-law.

### 4.2.3 MINIMUM VEGETATION PROTECTION ZONES

It is the policy of Council:

1. That minimum *vegetation protection zones* will be delineated and maintained to support the health and integrity of *key natural heritage features* and *key hydrologic features* and their functions, and contribute to the restoration and linkage of various features.
2. That the minimum *vegetation protection zone* requirements of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan will be achieved or exceeded.
3. That *development* or *site alteration* within 120 metres of a *key natural heritage feature* or *key hydrologic feature* will require establishment of a minimum *vegetation protection zone* which:
  - a. Is of sufficient width to protect the *key natural heritage feature* or *key hydrologic feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function.
  - b. Is established to achieve and be maintained as natural self-sustaining vegetation, except where buildings, structures or other uses are explicitly permitted within the *vegetation protection zone* by this Plan.
  - c. Where planting is required, only native, non-invasive species are planted.
4. That *agricultural uses* other than on-farm buildings and structures are permitted within the minimum *vegetation protection zone*, notwithstanding policy 4.2.3.3 above.
5. That the required minimum *vegetation protection zones* will be in accordance with **Table 3**.

**Table 3 – Adjacent Lands and Minimum Vegetation Protection Zones**

| <i>Key Hydrologic Feature or Key Natural Heritage Feature</i> | <i>Adjacent Lands</i> (Referred to as the Minimum Area of Influence in the ORMCP) | <i>Minimum Vegetation Protection Zone</i>  |
|---|---|--|
| <i>Wetland</i>  | 120 metres of any part of the feature   | 30 metres of the feature   |
| <i>Fish habitat</i>   | 120 metres of any part of the feature   | 30 metres of the feature   |
| <i>Permanent and Intermittent Streams</i>                     | 120 metres of the meander belt  | 30 metres of the meander belt  |
| <i>Significant woodlands</i>                                  | 120 metres of any part of the feature   | 30 metres of the tree canopy drip line of the outermost trees within the <i>woodland</i> |
| <i>Seepage areas and springs</i>                              | 120 metres of any part of the feature   | 30 metres of the feature   |
| <i>Significant Valleyland</i>                                 | 120 metres of stable top of bank  | 30 metres of the stable top of bank  |

| <i>Key Hydrologic Feature or Key Natural Heritage Feature</i>   | <i>Adjacent Lands (Referred to as the Minimum Area of Influence in the ORMCP)</i> | <i>Minimum Vegetation Protection Zone</i>   |
|---|---|---|
| Lakes, including <i>kettle lakes</i>                            | 120 metres of the surface catchment area  | 30 metres of the feature, or all land within the surface catchment area, whichever is greater |
| Habitat of <i>endangered and threatened species</i>             | None  | No requirement  |
| <i>Areas of natural and scientific interest (life science)</i>  | 120 metres of any part of the feature   | As determined in the Natural Heritage Evaluation  |
| <i>Environmentally Significant Area</i>                         | 120 metres of any part of the feature   | As determined in the Natural Heritage Evaluation  |
| <i>Significant wildlife habitat</i>                             | 120 metres of any part of the feature   | As determined in the Natural Heritage Evaluation  |
| Sand barrens, savannahs and tallgrass prairies                  | 120 metres of any part of the feature   | 30 metres of the feature  |
| <i>Areas of natural and scientific interest (earth science)</i> | 50 metres of any part of the feature  | As determined in the Earth Science Heritage Evaluation  |

6. Notwithstanding Table 3, the minimum setbacks to Natural Hazards shall be in accordance with Section 4.8.1.14 of this Plan. Where key natural heritage features, key hydrological features, and/or hazardous lands overlap, the greater of the minimum vegetative protective zone or natural hazard setback shall be applied.
7. That natural self-sustaining vegetation of equivalent ecological value shall be re-established to the extent feasible following completion of the *development* or *site alteration* where any natural self-sustaining vegetation is removed from a *key natural heritage feature*, a *key hydrologic feature* or from any related *vegetation protection zone*, as a result of any *development* or *site alteration*, as permitted by this Plan and in accordance with Township approval. This shall be in accordance with an approved ecological restoration or offsetting strategy in accordance with Section 4.3.4 of this Plan. Alternatively, either the vegetation can be re-established on an alternate site and/or a cash-in-lieu contribution may be permitted as compensation, at the discretion of the Township and the Conservation Authority.
8. That the minimum *vegetation protection zones* will be considered the minimum only and will be subject to the Natural Heritage Evaluation or hydrological evaluation which may recommend greater requirements to achieve the policies of this Plan and the applicable Provincial plans.
9. That in instances where a *key hydrologic feature* or *key natural heritage feature* is located both within and outside of the boundaries of Provincial plans and/or is located amongst multiple Provincial plans, the most protective *vegetation*



*protection zone* that is applicable is required to be applied to the whole feature. However, the lower requirement may be used where the Natural Heritage Evaluation or hydrological evaluation demonstrates that utilizing the lower *vegetation protection zone* will ensure that the feature will be protected and that opportunity for restoration has been considered.

10. That the largest applicable minimum *vegetation protection zone* shall apply with respect to all features where lands are subject to multiple natural heritage features and/or *key hydrologic features*.
11. That minimum *vegetation protection zones* will be zoned in a protective zone category or overlay provisions through an implementing zoning by-law.

#### **4.2.4 WETLANDS AND OTHER HYDROLOGIC FEATURES**

It is the policy of Council:

1. To prohibit *development* and *site alteration* in any *wetland, permanent stream or intermittent stream, lake, including kettle lake*, and their littoral zones, *seepage area and springs*, except as explicitly permitted by this Plan, and in accordance with all Provincial policy.
2. To require a Natural Heritage Evaluation / hydrological evaluation where *development* or *site alteration* is proposed within 120 metres of a *wetland, permanent stream, intermittent stream, lake including kettle lake, seepage area and spring* to determine its importance, functions and means of protection or maintenance of function, in accordance with Provincial plans, technical papers and guidelines as applicable.
3. That known lakes, including kettle lakes, *wetlands, permanent streams and intermittent streams* are illustrated on Schedule C3, based upon data available at the time of completing this Plan. *Wetlands* not illustrated on Schedule C3 but are confirmed through detailed studies such as a Natural Heritage Evaluation or hydrological evaluation are also subject to the policies of this Section.
4. To require a minimum *vegetation protection zone* for *wetlands, permanent streams, intermittent streams, lakes including kettle lakes and their littoral zones, seepage areas and springs* as required by Section 4.2.3 and Table 3.
5. That any refinements to the boundaries or classification of new *wetlands* will not require an amendment to this Plan.
6. To consider amending this Plan where new *wetlands* are evaluated or Approved by the Province, and any new *wetlands* shall be subject to the applicable policies of this Plan and the applicable Provincial plan requirements.
7. To work with the Conservation Authorities to confirm the current Regulation Limit, recognizing that certain lands within the Township are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations as administered by the Conservation Authorities. The Regulation Limit does not represent a development limit, yet it represents the greatest physical extent of the combined natural hazards and natural features plus

a prescribed allowance as set out in the Conservation Authority Regulations. For reference purposes, Appendix 1 illustrates the Regulation Limit for the Toronto and Region Conservation Authority and the Lake Simcoe Region Conservation Authority. The Conservation Authority should be contacted for more updated mapping. The text of the Regulations prevails over any mapping.

#### 4.2.5 WOODLANDS

It is the policy of Council:

1. To prohibit *development* and *site alteration* in a *significant woodland* and their associated vegetation protection zone, except as provided in this Plan.
2. To require a Natural Heritage Evaluation where *development* or *site alteration* is proposed within 120 metres of a *woodland*.
3. To require a minimum *vegetation protection zone* for *significant woodlands* in accordance with Section 4.2.3 and Table 3.
4. That known *woodlands* are illustrated on Schedule C1, based upon data available at the time of completing this Plan. Confirmation of whether a *woodland* is significant can only occur through an evaluation of the *woodland*. *Woodlands* not illustrated on Schedule C1 but are confirmed through detailed studies such as a Natural Heritage Evaluation are also subject to the policies of this Section.
5. That a *woodland* will be considered significant if it is 0.5 hectares or larger and:
  - a. Directly supports globally or provincially rare plants, animals or communities as assigned by the natural heritage information centre; or,
  - b. Directly supports threatened or endangered species, with the exception of specimens deemed not requiring protection by the province (e.g., as is sometimes the case with butternut); or,
  - c. Is within 30 metres of a provincially significant *wetland* or *wetland, waterbody, permanent stream* or *intermittent stream*.
6. That a *woodland* will be considered significant if it is 2.0 hectares or larger and:
  - a. Is located within 100 metres of a life science area of natural and scientific interest (Schedule C2), a provincially significant *wetland* or *wetland* (Schedule C3), significant *valleyland* or *fish habitat, Environmentally Significant Area*; or,
  - b. It is located within the Natural Heritage System.
7. That a *woodland* located on the Oak Ridges Moraine will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers.
8. That a *woodland* located in the Greenbelt Plan's Natural Heritage system (Schedule B) will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.

9. That, outside of the Oak Ridges Moraine, a *woodland* will be considered significant if it is 4 hectares or larger in size south of the Moraine and 10 hectares or larger in size if it is located north of the Moraine.
10. That a *woodland* located in the *Lake Simcoe watershed* and outside of settlement areas, the Oak Ridges Moraine Conservation Plan and outside of the Greenbelt Plan's Natural Heritage System will be evaluated for significance based on the requirements of the Lake Simcoe Protection Plan and associated technical papers.
11. That a *woodland* is not considered significant if it meets all of the following criteria, notwithstanding the preceding policies:
  - a. The *woodland* is located in a Village or Hamlet;
  - b. The *woodland* is located outside of the Natural Heritage System;
  - c. The *woodland* does not meet the criteria of policy 4.2.5.5;
  - d. The *woodland* is located within the Mixed Use, Transit Station Area or the Village Core designation; and
  - e. The *woodland* is a cultural and regenerating *woodland* as defined in the York Region Official Plan, to the satisfaction of the Township, York Region and the Conservation Authority.
12. That all *woodlands* shall be considered significant until a Natural Heritage Evaluation has been completed to demonstrate otherwise.
13. To work with landowners to identify opportunities for reforestation or afforestation as appropriate through the *development* review process to contribute to York Region's objective of increasing *woodland* cover to at least 25% of York Region's land area.
14. That the Township will encourage the protection, enhancement and connectivity of any *woodland* to other features where a *woodland* has been evaluated and not considered significant. However, *development* or *site alteration* may be considered in non-*significant woodlands* where:
  - a. Habitat has been considered and addressed in accordance with the requirements of this Plan, Provincial and federal requirements;
  - b. The *woodland* has minimal ecological function;
  - c. The *woodland* is not connected to other features in our Natural Heritage System and there are no feasible opportunities to enhance the feature and link it into our Natural Heritage System;
  - d. The proposed *development* or *site alteration* complies with any applicable Township or Region's tree by-law; and
  - e. An ecological offsetting strategy is completed in accordance with Section 4.3.4.
15. That *development* and *site alteration* may be permitted in portions of a *woodland* if the retained portion continues to be significant and an ecological offsetting strategy is completed in accordance with Section 4.3.4.

16. To adopt a tree by-law in accordance with the Oak Ridges Moraine Conservation Act, 2001.
17. To prepare an Urban Forest Management Plan, together with York Region, to support the implementation of these policies.
18. To require a minimum vegetative protective zone for non-significant woodlands as determined through a Natural Heritage Evaluation in support of development applications, to the satisfaction of the Township and Conservation Authority.

#### 4.2.6 VALLEYLANDS

It is the policy of Council:

1. To prohibit development and site alteration in a significant valleyland, except as provided in this Plan.
2. To require a Natural Heritage Evaluation where *development* or *site alteration* is proposed within 120 metres of a *valleyland*.
3. To require a minimum *vegetation protection zone* for significant *valleylands* in accordance with Section 4.2.3 and Table 3.
4. That *development* and *site alteration* of a non-significant *valleyland* shall be prohibited, except where it has been demonstrated, to the satisfaction of the Township and Conservation Authority, through an appropriate study, that the modifications will result in permanent remediation and reduction of risk to existing development, serve to improve public safety, or significantly improve existing hydrological or ecological conditions.
5. To require a minimum *vegetative protective zone* for non-significant *valleylands* as determined through a Natural Heritage Evaluation or Hydrological Evaluation in support of development applications, to the satisfaction of the Township and Conservation Authority.
6. To work with the Conservation Authorities to confirm the current Regulation Limit, recognizing that certain lands, such as *valleylands*, within the Township are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations as administered by the Conservation Authorities. The Regulation Limit does not represent a development limit, yet it represents the greatest physical extent of the combined natural hazards and natural features plus a prescribed allowance as set out in the Conservation Authority Regulations. For reference purposes, Appendix 1 illustrates the Regulation Limit for the Toronto and Region Conservation Authority and the Lake Simcoe Region Conservation Authority. The Conservation Authority should be contacted for more updated mapping. The text of the Regulations prevails over any mapping.
7. To work with the Conservation Authorities and York Region to identify and map *valleylands*.

#### 4.2.7 HABITAT OF *ENDANGERED AND THREATENED SPECIES*

The protection of habitat of endangered and threatened species is necessary to minimize and prevent their loss from Ontario and to preserve biodiversity. Ontario's Endangered Species Act, 2007 provides a strong legislative framework for the protection and recovery of species and their habitats, while balancing the social and economic well-being of citizens and communities. The Endangered Species Act is administered by the Province to protect and conserve species at risk and their habitats. Under the Endangered Species Act, the Province is responsible for identifying species as endangered or threatened and approving general and regulated habitat (prescribed by Ontario Regulation 242/08), as well as giving technical advice on species at risk and their habitats. Furthermore, the Federal Species at Risk Act must also be considered, as may be amended and updated from time to time.

There is landscape level screening mapping of the majority of habitat of endangered and threatened species in the Township. Comprehensive mapping suitable for use on a site-specific basis is not likely to occur because of the diverse and expansive nature of these habitats and the extent of privately owned lands.

It is the policy of Council:

1. That *development* and *site alteration* shall not be permitted in significant habitat and habitat of *endangered and threatened species* except as explicitly permitted by this Plan, and in accordance with all Provincial policy.
2. That *development* or *site alteration* may be permitted within habitat of *endangered and threatened species* within the Countryside Areas of the Oak Ridges Moraine Conservation Plan (Schedule B), or in any Hamlet or Village, provided:
  - a. The *development* or *site alteration* is not prohibited under Provincial and Federal legislation; and
  - b. The habitat is not located within any other *key natural heritage feature* or its related minimum *vegetation protection zone*.
3. That *development* or *site alteration* is not permitted within the significant habitat of *special concern species* within the Oak Ridges Moraine Conservation Plan Area or the Greenbelt Plan's Natural Heritage System (Schedule B).
4. To require that an ecological site assessment be carried out by a qualified professional, to determine the potential for habitats of *endangered and threatened species* before making a decision on an application for *development* or *site alteration*.
5. That the Ministry of Environment, Conservation and Parks and/or Federal government will be contacted as applicable for technical advice on the delineation of the habitat and the assessment of impact where potential habitat is identified.

6. To recognize that information regarding the locations of *endangered and threatened species* and their habitat is incomplete. The Township will accept information regarding *endangered and threatened species* habitat from the Province as it becomes available and will use this information, in confidence, to screen all planning applications for potential *development* constraints.
7. To work with the Province, Federal government and other agencies as appropriate on the preparation of recovery strategies or management plans for *species at risk*.
8. That a site assessment by a qualified professional may be required to be completed at the appropriate time of year and using accepted protocols to determine the presence of habitat of endangered species and threatened species and to assess the impacts that proposed *development* and activities may have on the habitat of threatened and endangered species. The assessment shall identify whether any endangered or threatened species are present and whether the proposed activities will have any impact on endangered or threatened species or their habitat. The Province should be contacted for further direction regarding site specific proposals.

#### **4.2.8 AREAS OF NATURAL AND SCIENTIFIC INTEREST AND ENVIRONMENTALLY SIGNIFICANT AREAS**

It is the policy of Council:

1. That Schedule C2 identifies known Life Science and Earth Science ANSIs as well as *Environmentally Significant Areas*, based upon information available at the time of completing this Plan. The addition of any Life Science or Earth Science ANSIs or Environmentally Significant Areas or modifications to their boundaries through a detailed study will not require an amendment to this Plan. Any additional features identified and not shown on Schedule C2 shall be subject to the policies of this Plan.
2. That *development* and *site alteration* shall not be permitted in Life Science Areas of Natural and Scientific Interest (ANSIs) or *Environmentally Significant Areas*, except as provided for in this Plan.
3. That the requirement for a minimum vegetative protection zone for any Life Science ANSI or *Environmentally Significant Area* shall be determined through the Natural Heritage Evaluation, in accordance with Table 3 and any applicable Provincial or Conservation Authority guidelines, technical papers or policies.
4. That *Environmentally Significant Areas* on the Oak Ridges Moraine or within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan, which have been identified by a conservation authority, are also considered to be key natural heritage features, subject to the same requirements for protection and study as those identified in the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for Life Science Areas of Natural and Scientific Interest.

5. That *development* or *site alteration* in an Earth Science ANSI or within 50 metres of such an area shall be accompanied by an earth science heritage evaluation that:
  - a. Identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and
  - b. Determines whether a minimum *vegetation protection zone* is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it.

#### **4.2.9 LANDFORM CONSERVATION AREAS (OAK RIDGES MORAINÉ CONSERVATION PLAN AREA)**

Within the Oak Ridges Moraine Conservation Plan Area (Schedule A), it is the policy of Council:

1. That Schedule I identifies the Landform Conservation Areas of the Oak Ridges Moraine, consisting of Category 1 Landform Conservation Areas and Category 2 Conservation Areas.
2. That *development* or *site alteration* within a Category 1 Landform Conservation Area will identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
  - a. maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
  - a. limiting the portion of the net *developable area* of the site that is disturbed to not more than 25 per cent of the total area of the site; and
  - b. limiting the portion of the net *developable area* of the site that has impervious surfaces to not more than 15 per cent of the total area of the site.
3. That *development* or *site alteration* within a Category 2 Landform Conservation Area will identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
  - a. maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
  - b. limiting the portion of the net *developable area* of the site that is disturbed to not more than 50 per cent of the total area of the site; and
  - c. limiting the portion of the net *developable area* of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.
4. That an application for *major development* within either Category 1 or Category 2 Landform Conservation Areas will be accompanied by a landform conservation plan that shows:

- a. elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;
  - b. analysis of the site by slope type (for example, moderate or steep);
  - c. significant landform features such as kames, kettles, ravines and ridges; and
  - d. all water bodies including *intermittent streams* and ponds.
5. That a required landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:
- a. retention of significant landform features in an open, undisturbed form;
  - b. road alignment and building placement to minimize grading requirements;
  - c. concentration of development on portions of the site that are not significant;
  - d. use of innovative building design to minimize grading requirements; and
  - e. use of selective grading techniques.
6. That an application for *development* that does not constitute *major development* in either Category 1 or Category 2 Landform Conservation Areas will be accompanied by a site plan that:
- a. identifies the areas within which all building, grading, and related construction will occur;
  - b. demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of *site alteration* required; and
  - c. provides for the protection of *areas of natural and scientific interest* (earth science) as may be applicable.
7. That Section 5.2.2 applies with respect to the applicability of the policies for Landform Conservation Areas in the Villages of Nobleton and King City.
8. That the policies of this subsection do not apply to mineral aggregate operations, which are permitted in accordance with the applicable land use designation under Section 6 and in accordance with Section 6.7.

#### **4.2.10 LAKE SIMCOE PROTECTION PLAN AREA POLICIES FOR THE NATURAL HERITAGE SYSTEM**

In addition to the policies of this section regarding the protection of key natural heritage features and key hydrologic features, the Lake Simcoe Protection Plan provides additional policies which must be implemented in the Lake Simcoe Protection Plan Area.

Within the Lake Simcoe Protection Plan Area (Schedule A), it is the policy of Council:



1. That no structures shall be permitted within lakes or in a *permanent stream* or *intermittent stream* if the structure impedes the natural flow of water in the stream or shoreline, if the structure is to be used for habitation, or if the structure or its construction harmfully alters *fish habitat*. This policy does not prohibit drainage works such as those permitted under the Drainage Act, those required for *infrastructure*, or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.
2. That the alteration of any lakes or any *permanent stream* or *intermittent stream* for the purpose of establishing or altering drainage works such as those works under the Drainage Act, *infrastructure* or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible. In relation of such works, lands used for agricultural purposes do not require the establishment of a vegetative riparian area if the land is, and will continue to be, used for agricultural purposes.
3. That where *development* or *site alteration* is permitted within 120 metres of lakes in the *Lake Simcoe watershed*, or any *permanent stream* or *intermittent stream* or a *wetland*, *development* or *site alteration* should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.
4. That an application for *development* or *site alteration* in a Village or Hamlet shall, where applicable:
  - a. increase or improve *fish habitat* in streams, lakes and *wetlands*, and any adjacent riparian areas;
  - b. include landscaping and habitat restoration that increase the ability of native plants and animals to use *valleylands* or riparian areas as *wildlife habitat* and movement corridors; and
  - c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*.

#### **4.2.11 GREENBELT PLAN AREA POLICIES FOR THE NATURAL HERITAGE SYSTEM**

In addition to the policies of this Section regarding the protection of key natural heritage features and key hydrological features, the Greenbelt Plan provides additional policies for site alteration within the Natural Heritage System of the Protected Countryside.

Within the Greenbelt Plan Area Boundary (Schedule B) it is the policy of Council:

1. That the disturbed area of any site does not exceed 25 per cent, and the impervious surface does not exceed 10 per cent, of the total developable area,

except where otherwise permitted within the Greenbelt Plan. With respect to golf courses, the disturbed area shall not exceed 40 per cent of the site.

2. That where permitted non-agricultural uses are proposed with the Natural Heritage System within the Protected Countryside, applicants shall demonstrate that:
  - a. At least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation;
  - b. Connectivity between key natural heritage features or key hydrologic feature located within 240 metres of each other is maintained or enhanced; and
  - c. Buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize compatibility if the project with the natural setting.

### 4.3 NATURAL HERITAGE EVALUATIONS AND HYDROLOGICAL EVALUATIONS

Natural heritage features and hydrologic features must be studied to ensure that the measures being used to protect them from site alteration and development are going to be appropriate and effective. Although this Plan was prepared using the most up to date information and data available regarding natural heritage features and hydrologic features, not all of the extensive features across the Township have been studied in detail. Further, the boundaries of the features and their characteristics might change over time.

The need for a Natural Heritage Evaluation or hydrological evaluation is determined in accordance with the policies of this Plan, and is generally triggered where site alteration or development is proposed in or near one of the many types of natural heritage and hydrologic features protected by this Plan. Where a study is required, the policies of this section apply to set out the minimum requirements and expectations for the content of the studies and how they will be carried out.

It is the policy of Council:

1. To require Natural Heritage Evaluations and Hydrological Evaluations to, at a minimum:
  - a. Identify and confirm protection of any applicable environmental features, required buffers, setbacks and *vegetation protection zones* in accordance with the requirements of this Plan;
  - b. Identify and considers opportunities for environmental restoration or enhancement;
  - c. Recommend implementation measures such as monitoring or management; and

- d. Meet the requirements of the Provincial Plans and in accordance with Provincial and Conservation Authority policies, technical papers and guidelines as applicable.
2. That provincially significant *wetlands* mapping shall be obtained from the Ministry of Natural Resources and Forestry, unless the Ministry deems it appropriate to complete a field staking. Habitat of *Endangered and Threatened Species* shall be identified through the Natural Heritage Evaluation and subject to staking by the Ministry of Natural Resources, in addition to the Conservation Authority and Township staff. The boundaries of other *key natural heritage features* within the natural heritage system will need to be staked and surveyed in the field and approved by the Township in consultation with the conservation authority, Ministry of Natural Resources and Forestry or other agencies as required.
3. To require pre-application consultation to occur for any required Natural Heritage Evaluation or Hydrological Evaluation to address scope, and terms of reference in consultation with applicable agencies, such as the Conservation Authority.
4. To consider compensation or ecological offsetting where the preservation or avoidance of a feature is not possible in accordance with the Natural Heritage Evaluation, subject to the policies of this Plan and preparation of an ecological offsetting strategy, completed to the satisfaction of the Township and the applicable Conservation Authority. Compensation or offsetting is intended as a last resort, after the options of avoid, minimize and mitigate have been considered in that order.
5. To require a peer review by a qualified professional at the Township's discretion and at the cost of the *development* proponent.
6. That the requirements for Natural Heritage Evaluation or Hydrological Evaluation shall meet the requirements of Section 6.26-DP of the Lake Simcoe Protection Plan within the *Lake Simcoe watershed*.
7. That the requirements for a Natural Heritage Evaluation shall meet the requirements of Section 23 of the Oak Ridges Moraine Conservation Plan in the Oak Ridges Moraine Conservation Plan Area.
8. That the requirements for a Hydrological Evaluation in the Oak Ridges Moraine shall also meet the requirements of Section 26 of the Oak Ridges Moraine Conservation Plan within the Oak Ridges Moraine Conservation Plan Area.
9. That the Natural Heritage Evaluation or hydrological evaluation requirement may be fulfilled by a memorandum where no environmental issues are identified that need to be addressed by further study, as determined by the Township in consultation with York Region/Conservation Authorities through the pre-application consultation meeting. The responsibilities for preparing the memorandum and any requirement for approval of the memorandum by the Township and agencies shall be determined at the pre-application consultation meeting.

10. That a Natural Heritage Evaluation or Hydrological Evaluation is not required in the following circumstances, as permitted by Provincial plans:
- a. Where the only *key natural heritage feature* is habitat of endangered species and threatened species, a Natural Heritage Evaluation shall not be required. Further, a *vegetation protection zone* required under Section 4.2.3 will not be required if the only *key natural heritage feature* is habitat of endangered species and threatened species.
  - b. Within the Protected Countryside of the Greenbelt Plan (Schedule B), a Natural Heritage Evaluation or Hydrological Evaluation may not be required for new buildings or structures associated with agricultural, agriculture-related or *on-farm diversified uses* if a minimum 30-metre *vegetation protection zone* is provided from a *key natural heritage feature* or *key hydrologic feature*.
  - c. Within the Oak Ridges Moraine Conservation Plan Area (Schedule B), a Natural Heritage Evaluation or Hydrological Evaluation is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a *key natural heritage feature* or *key hydrologic feature* if the proposed building or structure is for *agricultural uses, agriculture-related uses* or *on-farm diversified uses* and is located a minimum of 30 metres from the *key hydrologic feature*. However, any *agricultural uses, agriculture-related uses* or *on-farm diversified uses* that are carried out in the minimum area of influence that relates to a *key natural heritage feature* or *key hydrologic feature* shall be carried out in accordance with best management practices to protect or restore *key natural heritage features, key hydrologic features* and related ecological functions.

## 4.4 LAND SECUREMENT

It is desirable, where the opportunity exists, to bring environmentally sensitive land into public ownership. This will best ensure the protection of the land over the long term and also provide opportunity to plan for and create an interconnected network of natural heritage features and open space systems that best sustain biodiversity and ecological functions. This section guides the securement of land, which will typically occur through the development application process.

It is the policy of Council:

1. To consider preparing and implementing a land securement strategy, in consultation with York Region and the Conservation Authorities, that would result in the transfer of private lands with natural heritage attributes into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply

that all lands within the Township's Natural Heritage System will be purchased by the Township or other public agencies.

2. To consider every opportunity to obtain, through dedication, lands with natural heritage attributes through the *development* approval process. However, such dedications will not be considered as part of the required parkland dedication set out by the Planning Act.
3. That it shall be a requirement of approval of any Plan of Subdivision, that all lands within our Natural Heritage System and as may be confirmed through the preparation of a Natural Heritage Evaluation or Hydrological Evaluation, be protected and set aside as non-development land and zoned accordingly.
4. To require, where appropriate, the conveyance of *hazardous lands* and *hazardous sites* at no cost to a public authority as part of development approval.
5. That mechanisms to secure lands through development approval or other processes will include:
  - a. Land dedications/conveyance;
  - b. Voluntary sale and public purchase through funds allocated in the Township's budget;
  - c. Land swaps/exchanges;
  - d. Donations, gifts, bequests from individuals and/or corporations;
  - e. Through any applicable requirement relating to parkland or environmental resource area acquisition in the Township's development charges by-law; and/or;
  - f. Other appropriate land acquisition methods.
6. To work with York Region and the Conservation Authorities to encourage the use of conservation easements to protect private lands within our Natural Heritage System. It is recognized that King Township may not be able to secure in public ownership all of the lands that are in our Natural Heritage System as identified by this Plan.
7. To work with the landowners to protect the identified natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands, where land securement is not possible.
8. That the Township shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately-owned lands that are within our Natural Heritage System:
  - a. Municipal land use controls including zoning;
  - b. Information and education programs;
  - c. Stewardship agreements;
  - d. Conservation easements; and/or
  - e. Any other appropriate agreements.

## 4.5 WATERSHED PLANNING

Responsible environmental planning and design involves considering both direct impacts on key natural heritage features and hydrologic features, as well as considering the broader impacts and implications of development and land use planning on watersheds. This requires collaboration amongst municipalities, Conservation Authorities and other agencies, since watersheds can traverse the boundaries of many different jurisdictions. This section identifies a range of policies so that the Township can support watershed-level planning and management activities and contribute to the enhancement of water quality and quantity at the watershed level.

It is the policy of Council:

1. To support the preparation and update of watershed or subwatershed plan or study for all areas of the Township and subsequently implementing the findings of the study or plan into this Plan.
1. To recognize the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.
2. To ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
3. To work with Conservation Authorities, adjacent municipalities, York Region and other agencies to increase awareness, co-ordinate watershed planning initiatives and achieve watershed and subwatershed planning objectives.
4. To require a Subwatershed Plan conformity report or equivalent study in association with *major development*, to illustrate how *development* meets the recommendations of any applicable Subwatershed Plan.
5. To amend the Official Plan, where appropriate, to implement the recommendations of watershed and subwatershed studies and evaluations.
6. To work with York Region and Conservation Authorities with respect to monitoring quality and quantity of groundwater and surface water systems.
7. To minimize potential negative impacts to watersheds, including cross-jurisdictional and cross-watershed impacts.
8. To identify water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed.
9. To maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas.

10. To ensure that land use planning within the municipality contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
11. To consider programs related to water demand and conservation in the Township and to work with York Region, Conservation Authorities and other public agencies to advance programs and educational initiatives that promote water conservation.
12. To ensure stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
13. To require that applications for *major development* identify and illustrate how any applicable watershed studies or plans have been met.
14. To consider low impact development technologies and practices early in *development* review and *infrastructure* planning processes, so that low impact *development* may be given thoughtful consideration throughout the planning and design processes. For example, consideration should be made to establishing a suitable right-of-way that permits bioswales and other features, where appropriate.
15. To prohibit *development* that does not conform with the requirements of the Oak Ridges Moraine Conservation Plan with respect to any completed watershed plan or water budget and water conservation plan, as set out in section 24 of the Oak Ridges Moraine Conservation Plan.
16. To ensure that land use planning decisions, *development* and *site alteration*:
  - a. Maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
  - b. Promote water conservation and support the efficient use of water resources on a watershed and subwatershed basis;
  - c. Protects all municipal drinking water supplies and designated *vulnerable* areas;
  - d. Protects, improve or restore vulnerable surface and ground water, *sensitive surface water features* and sensitive ground water features, and their hydrologic functions;
  - e. Is restricted in or near *sensitive surface water features* and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative *development* approaches may be required in order to protect, improve or restore *sensitive surface water features*, sensitive ground water features, and their hydrologic functions; and
  - f. Plans for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality.

## 4.6 KEY HYDROLOGIC AREAS

Key hydrologic areas consist of highly vulnerable aquifers, significant groundwater recharge areas and significant surface water contribution areas. Highly vulnerable aquifers and significant groundwater recharge areas (SGRAs) are defined under the Clean Water Act, 2006. Highly vulnerable aquifers are those areas underground which are highly saturated with water and are susceptible to contamination due to the proximity of the aquifer to the surface or the permeability of the ground (e.g., sand compared with clay). Significant groundwater recharge areas are characterized by permeable ground allowing water to penetrate into the ground and flow into an aquifer. These areas help to maintain the water level in an aquifer which may be used as a source for drinking water. Significant surface water contribution areas are generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a watershed. The definition for significant surface water contribution areas is consistent with the Greenbelt Plan (2017). Lastly, the Oak Ridges Moraine Conservation Plan incorporates policies which apply to Areas of High Aquifer Vulnerability, as delineated by the Province in that Plan.

It is the intent of this Plan to ensure that development within or near these areas will support and not negatively affect the hydrological and hydrogeological functions and processes that these features provide.

### 4.6.1 HIGHLY VULNERABLE AQUIFERS

Within the *Highly Vulnerable Aquifers* (Schedule C4), which are subject to the Clean Water Act, 2006, it is the policy of Council:

1. That an application for *major development* within *Highly Vulnerable Aquifers* involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act, 2006), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Township.

### 4.6.2 AREAS OF HIGH AQUIFER VULNERABILITY (OAK RIDGES MORaine CONSERVATION PLAN)

Within the Areas of High Aquifer Vulnerability on the Oak Ridges Moraine (Schedule J), it is the policy of Council:

1. That within the Areas of High Aquifer Vulnerability, as delineated on Schedule J, the following uses are prohibited:
  - a. Generation and storage of hazardous waste or liquid industrial waste;
  - b. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;



- c. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and
  - d. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
2. That the policies of this Section do not apply to the owner or operator of the agricultural operation is carrying out operations that are regulated under the Nutrient Management Act, 2002, in compliance with that Act.
3. To encourage restrictions on haulage routes for transportation of chemicals in areas of high aquifer vulnerability.

#### **4.6.3 SIGNIFICANT GROUNDWATER RECHARGE AREAS**

Within the *Significant Groundwater Recharge Areas* (Schedule C4), it is the policy of Council:

1. That *development* will maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as low impact development techniques.
2. That an application for *major development* shall be accompanied by an Infiltration Management Plan that demonstrates pre-development recharge rates will be maintained for industrial, commercial, institutional, medium and high-density residential development, as deemed necessary by the Township.

#### **4.6.4 SIGNIFICANT SURFACE WATER CONTRIBUTION AREAS**

It is the policy of Council:

1. To work with York Region and Conservation Authorities to identify significant surface water contribution areas.
2. That major *development* in any significant surface water contribution area shall be subject to demonstration that hydrologic functions, including groundwater and surface water quality and quantity of these areas shall be protected and where possible, improved or restored through:
  - a. The identification of planning, design and construction practices and techniques;
  - b. Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and
  - c. Meeting any applicable provincial standards, guidelines and procedures.
3. That policy 4.6.4.2 does not apply to *major development* that is a new or expanding building or structure for *agricultural uses*, *agriculture-related uses* or *on-farm diversified uses* where the total impervious surface does not exceed 10 per cent of the lot. Further, policy 4.6.4.2 does not apply to the Villages and Hamlets.

## 4.7 SOURCE PROTECTION

The Clean Water Act, 2006 was enacted by the Province of Ontario to protect municipal drinking water sources. Source Protection Plans as required by the Clean Water Act, 2006 provide the overarching policy direction and requirements to protect, improve and restore municipal drinking water sources within the identified Source Protection Regions. King Township falls within the jurisdiction of the following Source Protection Regions:

1. The Credit Valley – Toronto and Region –Central Lake Ontario (CTC) Source Protection Region; and
2. The South Georgian Bay Lake Simcoe (SGBLS) Source Protection Region.

The policies of this Plan integrate the applicable policies and have regard to moderate and low threat policies of the applicable source protection plans. It is the intent of this Plan to ensure further that the source policies from the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Greenbelt Plan are implemented.

### 4.7.1 GENERAL SOURCE PROTECTION POLICIES

It is the policy of Council:

1. To implement the Source Protection Plans as required by the Clean Water Act, 2006 and source water protection policies identified in the York Region Official Plan, in coordination with the Province, York Region, and source protection authorities to protect the quality and quantity of the municipal water supplies from overuse and sources of contamination.
2. To work with York Region, source protection authorities, the Province and other stakeholders to support education and outreach programs related to source protection as well as distribute any materials directed toward local municipal residents and businesses.
3. To encourage land management practices that minimize the application of pesticides and fertilizers, agricultural source materials and non-agricultural source materials as well as road salt.
4. To consider preparing a salt management plan / strategy for Township-operated facilities.
5. To require, at the Township's discretion, a salt management plan to be accompanied as part of a complete application for multiple residential, industrial, commercial and institutional *development* which may include, but not be limited to, mitigation measures regarding the design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt, and provisions to hire certified contractors.

6. That best management practices will be required for all *development* proposals that involve manufacturing, handling and/or storage of organic solvents and dense non-aqueous phase liquids (DNAPLs), at the Township's discretion.
7. To require the removal of fuel tanks from abandoned properties within 1 year of known abandonment, and unused tanks from occupied properties once no longer in use within vulnerable areas where the handling and storage of fuel is or would be a significant drinking water threat.

#### **4.7.2 WELLHEAD PROTECTION AREAS – WATER QUALITY**

Wellhead Protection Areas (WHPAs) are those areas of land around a municipal well which are defined by the amount of time it takes for water to travel to the well, as affected by the topography and type of soil. The following WHPAs are identified and shown on Schedule G:

- a. WHPA-A is the 100-metre radius around the municipal well.
- b. WHPA-B is the 2-year time of travel.
- c. WHPA-C is the 5-year time of travel.
- d. WHPA-D is the 25-year time of travel.

Additionally, this Plan references vulnerability scores, which reflect the vulnerability of source water to contamination. The Vulnerability Scores are also shown on Schedule G.

The purpose of this Section of the Plan is to establish restrictions on certain land uses and activities which could represent a threat to source water. This Plan establishes these restrictions on the basis of the WHPAs and the vulnerability scores, as set out below.

It is the policy of Council:

1. That *wellhead protection areas* and vulnerability scores are shown on Schedule G to this Plan and that the policies of this Section shall apply to restrict land use and activities with the objective of protecting source water.
2. That the Source Protection Plans are subject to amendment from time to time. Council shall endeavour to update these policies and the mapping to bring this Plan into alignment with Source Protection Plans. Where conflict exists between the policies of this Section and the in-effect Source Protection Plans, the more restrictive requirement shall apply.

#### ***Wellhead Protection Areas A, B, and C with a vulnerability score less than 8, as shown on Schedule G***

3. That establishments or facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids (DNAPLs) are prohibited.

However, the storage and use of incidental volumes of dense non-aqueous phase liquids for personal or domestic use in residential dwelling units are exempt from this policy.

**Wellhead Protection Areas A and B with a vulnerability score of 8 or greater as shown on Schedule G**

4. That the following land uses are prohibited within *Wellhead Protection Areas A* and B with a vulnerability score of 8;
  - a. All of the prohibited uses in policy 4.7.2.3.
  - b. Waste Storage Sites & Facilities for the Landfilling of Municipal and hazardous waste, solid non-hazardous industrial or commercial waste.
  - c. Waste Disposal Sites where liquid industrial waste is injected into a well.
  - d. Sewage storage sites and facilities (e.g., treatment plant tanks).

**Wellhead Protection Area B with a vulnerability score of 10 as shown on Schedule G**

5. That the following land uses are prohibited within *Wellhead Protection Area B* with a vulnerability score of 10:
  - a. All of the prohibited uses in policies 4.7.2.3 and 4.7.2.4.
  - b. Sewage Treatment Plant & Disposal Facilities (includes lagoons, stormwater management facilities designed to discharge stormwater to land or surface water, effluent and bypass discharges, sanitary sewers and related pipes, communal/municipal/industrial sewage treatment facilities, large sewage vaults at sewage pumping stations, combined sewer discharge from a stormwater outlet, septic system holding tanks and septic systems, but excludes facilities regulated under the Nutrient Management Act).
  - c. Waste Storage and Disposal Sites and Facilities for hazardous liquid industrial waste at landfills and transfer stations”.
  - d. Waste storage and disposal sites and facilities for wastes described in the clauses (p), (q), (r), (s), (t) and (u) of the definition of hazardous waste (O. Reg. 347) at landfills and transfer stations as outlined in the Assessment Reports.
  - e. Waste Storage and Disposal Sites and Facilities for PCB Waste.
  - f. Waste Storage and Disposal Sites for untreated septage.
  - g. Waste Storage, Treatment and Disposal Sites & Facilities for Tailings from Mines.
  - h. Petroleum Refining Waste Sites and Facilities for Landfarming.
  - i. Hazardous Waste Storage, Treatment and Disposal Sites and Facilities.
  - j. Road Salt Storage Facilities where the quantity is more than 5,000 tonnes.

- k. Non-residential, industrial, commercial, institutional, agricultural and multi-residential Liquid Fuel and Fuel Oil Storage Facilities where the amount of fuel stored is more than 2,500 Litres including, but not limited to the following sites:
  - i. Permanent or mobile fuel or gasoline *retail* outlets;
  - ii. Gasoline stations;
  - iii. Bulk plants;
  - iv. Marinas;
  - v. Private fuel outlets; and,
  - vi. Farms.
- l. Establishments or facilities for the handling, storage and processing of Organic Solvents which includes, but not necessarily restricted to the following are prohibited:
  - i. Automotive sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives; and
  - ii. Establishments, which store, use or sell cleaning supplies.
- m. In addition to the uses listed above, Agricultural Storage Buildings used for agricultural source material (ASM).
- n. The development of a vacant existing lot of record which requires a small on-site sewage system governed under the Building Code Act (less than 10,000 L/day) is subject to site plan control so that the location of the on-site sewage system and replacement bed is only permitted if they are sited to ensure they do not become a significant drinking water threat.
- o. A new lot or any development may be created which requires a small on-site sewage system governed under the Building Code Act (less than 10,000 L/day), subject to an approved hydrogeological assessment carried out by a licensed professional to determine appropriate development density.
- p. A proposal for a new development which requires a large on-site sewage system (greater than 10,000 L/day) regulated under the Ontario Water Resources Act shall only be permitted where it has been demonstrated by the Proponent through an approved Environmental Assessment or similar planning process that the location for the septic system will ensure the safety of the drinking water system.
- q. A new stormwater management facility shall only be permitted where it has been demonstrated by the Proponent through an approved Environmental Assessment or other applicable planning process that the location of discharge from the stormwater retention pond will ensure the safety of the drinking water system.
- r. New development dependent on sanitary sewers and related pipes, shall only be permitted where it has been demonstrated by the Proponent

- through an approved Environmental Assessment or other applicable planning process, that the location for the sanitary sewer and related pipes will ensure the safety of the drinking water system.
- s. New facilities for the storage of sewage shall only be permitted where it has been demonstrated by the Proponent through an approved Environmental Assessment or other applicable planning process that the location of the facility will ensure the safety of the drinking water system.
  - t. New development which includes roads and parking lots of greater than 2000 square meters require a salt management plan, to manage the future use of road salt, as part of a complete application. These plans should include, but not be limited to mitigation measures regarding the design of the parking lot, roadways, and sidewalks to minimize the need for repeat application of road salt.
  - u. Below Grade Snow Storage Facilities that are 0.01 hectares in size or greater.
  - v. At or Above Grade Snow Storage Facilities that are greater than 1 hectare in area, except in emergency scenarios.
  - w. Aggregate Extraction Sites requiring the storage of fuel where the amount of fuel stored is greater than 250 Litres, within the Toronto and Region Source Protection Area.
  - x. Within the Lake Simcoe watershed, agricultural uses which include livestock grazing and pasturing that generate nutrient units at a rate that is greater than 1 nutrient unit per acre.

***Wellhead Protection Area A with a vulnerability score of 10 as shown on Schedule G***

- 6. That the following land uses are prohibited within *Wellhead Protection Area A* with a vulnerability score of 10:
  - a. All of the prohibited uses in policies 4.7.2.3, 4.7.2.4 and 4.7.2.5.
  - b. Agricultural storage buildings used for agricultural source material (ASM) that includes, but is not necessarily restricted to the following materials are prohibited:
    - i. Animal manure including bedding materials;
    - ii. Milk house wash water;
    - iii. Mushroom compost;
    - iv. Regulated compost;
    - v. Animal yard run-off and manure;
    - vi. Storage Facilities which contain pesticides for *retail* sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg;

- vii. Establishments where pesticides are manufactured, processed or wholesaled for *retail* and extermination where the total mass is more than 2,500 kg;
  - viii. Commercial Fertilizer Storage Facilities for *retail* sale or storage where the total mass in any form (liquid or solid) is more than 2,500 kg;
  - ix. Agricultural outdoor confinement or farm-animal yards where the number of confined animals would generate more than 300 nutrient units/hectare/year; and,
  - x. Storage Facilities for Non-Agricultural Source Material (NASM) – Category 1.
- c. Livestock grazing and pasturing where the nutrients are generated at an annual rate that is not more than 1 nutrient per acre.
  - d. Septic systems governed under the Ontario Water Resources Act.
  - e. Establishments or facilities for the handling, storage and processing of Organic Solvents which includes, but not necessarily restricted to the following are prohibited:
    - i. Automotive sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives; and
    - ii. Establishments, which store, use or sell cleaning supplies.
  - f. Within the Lake Simcoe watershed, agricultural uses which include livestock grazing and pasturing that generate nutrient units at a rate that is greater than 1 nutrient unit per acre.

#### 4.7.3 WELLHEAD PROTECTION AREAS - QUANTITY (WHPA-Q)

Within the Wellhead Protection Areas – Quantity (WHPA-Q), as delineated on Schedule G, it is the policy of Council:

1. That new *development* and *site alteration* under the Planning Act will maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as low impact development (LID) techniques with the goal to maintain predevelopment recharge. Implementation of best management practices is encouraged, but not required for *agricultural uses*, agriculture-related uses and *on-farm diversified uses* where the total impervious surface does not exceed 10 per cent of the lot.
2. That an application for a site plan or plan of subdivision to facilitate *major development* for new residential, commercial, industrial and institutional uses shall, at the discretion of the Township and in accordance with Provincial and Regional requirements, be accompanied by a water balance assessment. The objective of the water balance is the maintenance of pre-development recharge to the greatest extent feasible through best management practices such as low

impact development, minimizing impervious surfaces and maximizing lot level infiltration.

3. That notwithstanding policy 4.7.3.2, development on lands that are down-gradient of municipal wells (the down-gradient is illustrated on Schedule G), shall not be subject to the objective of achieving a zero net reduction in recharge post-development. However, best management practices should be employed to the extent feasible.
4. That notwithstanding policy 4.7.3.2, if on-site water balance cannot be achieved, proponents shall demonstrate through an Infiltration Management Plan how off-site recharge enhancement to compensate for any predicted loss of recharge.
5. That notwithstanding policy 4.7.3.2, where pre-development cannot be maintained on-site, Proponents shall implement and maximize off-site recharge enhancement to compensate for any predicted loss of recharge from the development.
6. That an application for *major development* outside of the Oak Ridges Moraine Conservation Plan area will be accompanied by a hydrogeological study or water balance study that demonstrates the quality and quantity of groundwater resources in these areas and the function of the recharge areas will be protected, improved or restored.
7. That proposals for new development shall be permitted if:
  - a. The development does not require a new or amended Permit-To-Take-Water from the Ministry of the Environment, Conservation and Parks; and
  - b. The Province determines that the new or amended Permit-To-Take-Water required for the new development to proceed will not result in a significant drinking water quantity threat.

## 4.8 NATURAL HAZARDS

Natural hazard lands are those areas that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions, which are severe enough, if developed upon, to pose a risk to occupants of loss of life, property damage and social disruption. King's long-term prosperity, human and environmental health and social well-being depend on reducing the potential for public cost or the risk to King residents from natural hazards. It is the intent of the Township to protect life and property by identifying natural hazards and the risks they pose. New development should only take place in areas that are not susceptible to hazards.

### 4.8.1 HAZARDOUS LANDS, HAZARDOUS SITES AND HAZARDOUS FOREST TYPES

It is the policy of Council:



1. To direct *development* and *site alteration* outside of *hazardous lands* and *hazardous sites*, in accordance with *technical guidelines developed by the Province*.
2. That *development* and *site alteration* is generally prohibited within the defined portions of the floodplain, subject to Conservation Authority regulations.
3. That *hazardous lands* and *hazardous sites*, including floodplains and slope/erosion hazards, are identified on Schedule H, to the extent possible based upon mapping available at the time of completing this Plan. Further, for reference purposes, Appendix 1 illustrates the Regulation Limit of the Conservation Authorities. The Conservation Authority should be contacted for more updated mapping. The text of the Regulations prevails over any mapping. The Regulation Limit does not represent a development limit.
4. That the delineation of *hazardous lands* and *hazardous sites* be confirmed through *development* application review or other applicable studies in consultation with the Conservation Authority and that *hazardous lands* and *hazardous sites* be suitably zoned in an implementing zoning by-law along with any required setbacks.
5. To work with Conservation Authorities, York Region and Province to update mapping for floodplains and other *hazardous lands* and *hazardous sites*.
6. That the delineation of *hazardous lands* and sites or their refinement shall not require an amendment to this Plan but new *hazardous lands* and sites shall be incorporated into a periodic update to this Plan.
7. That *development* and *site alteration* shall not be permitted within:
  - a. Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the *hazardous lands* and *hazardous sites*; and,
  - b. A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
8. That new lot creation is prohibited in *hazardous lands* and *hazardous sites*.
9. That the identification of a *Special Policy Area* or modification to the existing Schomberg *Special Policy Area* delineation or policies shall be approved by the Province prior to approval by the approval authority.
10. That the policies of Section 4.8.2 shall apply within the Schomberg *Special Policy Area*, notwithstanding the preceding policies.
11. That the following uses shall not be permitted to locate in *hazardous lands* and *hazardous sites*:
  - a. An institutional use including hospitals, long-term care homes, *group homes* with 10 or more residents, retirement homes, pre-schools, school nurseries, day care centres, private home day cares and schools;

- b. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
  - c. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- 12. To work with York Region, the Lake Simcoe Region Conservation Authority and landowners to manage floodplain risks and considerations within the Holland Marsh Specialty Crop Area.
- 13. To work with York Region, the Conservation Authorities and the Province to identify remediation and mitigation opportunities for *hazardous lands* and *hazardous sites*.
- 14. To require setbacks, buffers or other measures from *hazardous lands* and *hazardous sites* as may be determined through technical studies in support of *development* applications, and to consult with the Conservation Authority about the appropriateness of setbacks with consideration made to risks associated with climate change. The setback, buffer or *minimum vegetation protection zone* from a natural hazard (e.g., floodplain, meanderbelt, stable top of bank) shall be in accordance with Table 3, and shall be to the satisfaction of the Township and Conservation Authority.
- 15. To require dedication of *hazardous lands* and *hazardous sites* to public agencies through *development* approval processes where appropriate.
- 16. To work with York Region, the Province and Conservation Authorities to consider climate change impacts and emergency management plans.
- 17. To work with the Conservation Authorities to confirm the current Regulation Limit, recognizing that certain lands within the Township are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulations as administered by the Conservation Authorities. The Regulation Limit represents the greatest physical extent of the combined natural hazards and natural features plus a prescribed allowance as set out in the Conservation Authority Regulations. For reference purposes, Appendix 1 illustrates the Regulation Limit for the Toronto and Region Conservation Authority and the Lake Simcoe Region Conservation Authority. The text of the Regulations prevails over any mapping. The Regulation Limit does not represent a development limit.
- 18. That *development* in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a *wetland* shall require permission from the applicable Conservation Authority.
- 19. That the Township will consider the potential impacts of climate change that may increase the frequency or severity of flooding events or wildland fires, in consultation with York Region and the Conservation Authorities.
- 20. That *development* generally be directed to areas outside of lands and areas that are unsafe for *development* due to the presence of hazardous forest types for

wildland fire, except where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

21. To take a comprehensive approach to natural hazard management for all *development* and *site alteration* proposals considering factors including but not limited to:
  - a. risk to life and property;
  - b. upstream and downstream impacts and the cumulative impacts of development on the overall hazard level;
  - c. climate change effects on the overall hazard level; and
  - d. impacts to natural features and areas including their ecological and hydrologic functions.

#### **4.8.2 SCHOMBERG SPECIAL POLICY AREA**

The Schomberg River and its tributary streams, which originate to the south and southwest of the Village of Schomberg, flow in a northerly direction through the historic core of Schomberg. This leaves the land and buildings in the historic core, specifically in the vicinity of Main Street, susceptible to extensive flooding.

In accordance the Provincial Policy Statement, new development and/or redevelopment within flood susceptible areas shall be prohibited due to inherent dangers, such as loss of life and property damage. However, there is much existing development within this historic core. As such, the Schomberg Special Policy Area was created to assist in promoting the function of the Village Core as the focal point of socio-economic activity within the Village in a safe and sustainable manner. Based upon the Flood Plain Mapping Study for the Schomberg Area, as completed by the Lake Simcoe Region Conservation Authority in March of 1993, consideration has been given to providing for limited development and/or redevelopment of lands below the Regulatory Floodline, in accordance with this Section.

Within the area delineated as the Schomberg *Special Policy Area* on Schedule D3, it is the policy of Council:

1. That the uses permitted within the Schomberg *Special Policy Area* will be the uses permitted by the underlying land use designation on Schedule D3, in accordance with Section 5 of this Plan, and subject to the policies of this Section.
2. That the following uses are prohibited in the Schomberg *Special Policy Area*:
  - a. Uses that involve the sale and/or storage of chemical or hazardous or toxic substances which, under flood conditions or failure of flood proofing measures, would pose an unacceptable risk to public safety in the event of discharge from the normal containment device or facility;
  - b. Institutional services, such as hospitals, nursing homes, children's daycare centre, and schools, which, under flood conditions or failure of

- flood proofing measures, a significant threat to the safety of the inhabitants would exist if involved in an emergency evacuation; and
- c. Uses associated with the provision of fire and police protection, ambulance or other emergency services, electrical substations or other similar utilities that would be impaired during an emergency as a result of flooding or the failure of flood proofing measures.
3. That the placing or removal of fill of any kind, whether originating on the site or elsewhere, construction in the floodplain, or the alteration of any watercourse shall not be permitted within a *Special Policy Area* without the approval of the Lake Simcoe Region Conservation Authority in consultation with the Township of King pursuant to the provisions of the Conservation Authorities Act.
  4. To consult with the Lake Simcoe Region Conservation Authority regarding the administration of the Authority's Fill, Construction and Alteration To Waterways Regulations made under the Conservation Authorities Act, and to assess any proposed or necessary flood damage reduction measures which may include such matters as:
    - a. The design of the structure to withstand hydrostatic forces;
    - b. The strength of structural materials and components to ensure that the materials used will not be subject to deterioration from flooding;
    - c. The elevation of living space and exterior building openings relative to the Regulatory Flood as defined in policies 4.8.2.5, 4.8.2.6, and 4.8.2.7;
    - d. The location and elevation of electrical and heating equipment relative to the Regulatory Flood as defined in the policies 4.8.2.5, 4.8.2.6, and 4.8.2.7;
    - e. The location, elevation and design of municipal services and public utilities;
    - f. The design of the structure to ensure that the interior ground floor level elevation is as close as possible or above the Regulatory Flood level as defined 4.8.2.5, 4.8.2.6, and 4.8.2.7; and,
    - g. Such other traditional damage reduction measures as may be warranted in the context of the location and nature of the proposed building or structure.
  5. That all new buildings and structures, additions to existing buildings or structures, or, the renovation and/or reconstruction of any existing structure shall, wherever practical, be protected from flooding to the level of the Regulatory Flood. However, if it is demonstrated that the specified level of protection is not attainable, then a lesser level of protection will be determined by the Lake Simcoe Region Conservation Authority in consultation with the Township of King.
  6. That Lake Simcoe Region Conservation Authority and the Council of the Township of King shall have regard for the nature and characteristics of *development* on adjacent lands with specific regard for existing openings and floor elevations, and, the elevation of abutting streets and/or sidewalks and the

desirability of maintaining a uniform appearance in building elevations in establishing the level of flood protection.

7. That the minimum level of flood protection for those lands designated within the *Special Policy Area* shall not be less than one metre above the 1:100 year flood elevation. For the purposes of this Plan, the 1:100 year flood elevation is defined as the level of flooding associated with a flood event which has a return period of 100 years on average or which has a one per cent chance of occurring or being exceeded in any given year.
8. That accessory buildings, structures and uses which are normally considered incidental and subordinate to a principal permitted use, exclusive of buildings intended for human habitation, may be exempted from certain flood proofing measures subject to the approval of the Lake Simcoe Region Conservation Authority in consultation with the Township of King.
9. That no new buildings or structures inclusive of additions to existing structures, shall be permitted within a *Special Policy Area* designation where, after consulting with the Lake Simcoe Region Conservation Authority, Council determines that such structures would be subjected to flows which, due to their velocity and/or depth, would result in an unacceptable high risk to human like or major structural damage as a result of a flood less than or equal to the Regulatory Flood.
10. To investigate, with the Ministry of Transportation, the feasibility of improved drainage works in the vicinity of Highway No. 9 which would reduce the potential impact of flooding in the Village Core and adjacent lands.
11. That no building permit shall be issued by the Township of King for any building or structure located within the *Special Policy Area* until such time as the Township of King has been advised, in writing, by the Lake Simcoe Region Conservation Authority of the approval of the application.
12. That Council may, following consultation with the Lake Simcoe Region Conservation Authority, require that the proponent enter into a Site Plan Agreement with the Township of King in accordance with Section 41 of the Planning Act. Where Council considers it necessary to require a site plan agreement, the agreement shall contain a provision which requires that notice, in a form satisfactory to the Township and the Conservation Authority, be given to prospective tenants and/or owners that the lands are located within an area which is susceptible to flooding.
13. That, where a building permit is issued for a new building or structure or the renovation or reconstruction of an existing building or structure within the *Special Policy Area* following adoption of this Plan, the Township of King will require, prior to the issuance of a Certificate of Occupancy and/or Letter of Compliance, that the owner provide to the Municipality a reporting letter, prepared by a Professional Engineer or Ontario Land Surveyor, which verifies that the floor level and minimum elevation of any exterior openings conform with the requirements of the Lake Simcoe Region Conservation Authority, that all flood proofing measures

specified by the Authority have been implemented in conformity with the policies of this Plan, and that the applicable requirements of the zoning by-law have been complied with.

14. To undertake, upon approval of this Plan and in co-operation with the Lake Simcoe Region Conservation Authority, the development of a flood contingency plan inclusive of a flood warning system for the Schomberg River and its tributaries.

## 4.9 HUMAN-MADE HAZARDS

There are also lands that may pose a risk to human health or safety due to prior or ongoing human activities. This includes waste disposal sites, former aggregate/mining operations and sites with contaminated soils as a result of a prior land use. The policies of this section are intended to help ensure that these hazards do not impact our health and safety and encourage remediation of human-made hazards, where possible.

### 4.9.1 WASTE DISPOSAL SITES, FORMER AGGREGATE OPERATIONS, ETC.

It is the policy of Council:

1. That *development* on, abutting or adjacent to lands affected by human-made hazards, such as former mineral mining operations, mineral aggregate operations, former and active waste disposal facilities, may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.
2. That sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.
3. That updated mapping, as may be made available by the Province, will be relied upon to assist in determining the locations of human-made hazards. Known closed and active waste disposal facilities are shown on Schedule K to this Plan.
4. To encourage and support the remediation and reuse of all human-made hazards.
5. That *development* of new uses or new or enlarged buildings or structures within an assessment area of 500 metres from the fill area of an operating or non-operating waste disposal facility may be permitted, provided an assessment is completed to consider, as applicable:
  - a. Landfill-generated gases;
  - b. Ground and surface water contamination by leachate and surface runoff;
  - c. Odour impacts;
  - d. Ground settlement;
  - e. Soil contamination and hazardous waste;
  - f. Litter;

- g. Contaminant discharges from associated vehicular traffic;
  - h. Visual impacts;
  - i. Dust, noise, other air emissions;
  - j. Fires;
  - k. Vectors and vermin;
  - l. Production and migration of methane gas;
  - m. Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;
  - n. The level of contamination and remediation measures; and
  - o. Potential traffic impacts.
6. That the assessment(s) required in policy 4.9.1.5 is intended to address these matters and other items outlined in the Province's Guideline D-4 or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
  7. That the assessment(s) required in policy 4.9.1.5 will address any mitigation measures required. The approval authority shall only approve sensitive *development* in the vicinity of an open and/or closed waste disposal site when they are satisfied that the assessment(s) indicate that impacts will be minimal or can be mitigated.
  8. That *development* on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Buildings may not be constructed within the lands adjacent to an active or unplugged petroleum unless in accordance with Provincial policies.
  9. That the zoning by-law shall restrict *development* of new uses or new or enlarged buildings or structures on lands within the 500-metre assessment area in accordance with this Plan. As an alternative, all lands within the assessment area shall be subject to a Holding provision in the zoning by-law. The lifting of a Holding provision permitting the *development* of any new use or new or enlarged buildings or structures within the assessment area shall not occur until the approval authority is satisfied that all of the studies required have been completed and the lands are acceptable to permit the proposed development.
  10. To recognize that Section 46 of the Environmental Protection Act requires that no use be made of land or lands covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used unless the approval of the Province for the proposed use has been given.
  11. To work with the Province, York Region, Conservation Authorities and other stakeholders to plan for the future rehabilitation of former waste disposal facilities, and help facilitate plans for the future rehabilitation of all human-made hazards.

12. That the policies of this section are intended to be modified to the extent necessary in cases where the transfer station is an accessory use, to recognize the minimal impact of the accessory use.

#### 4.9.2 BROWNFIELDS

It is the policy of Council:

1. To encourage the remediation of *brownfield* sites and their reuse in accordance with the underlying land use designation of this Plan.
2. To utilize community improvement plans under Section 28 of the Planning Act to promote *brownfield* redevelopment in a sustainable manner.
3. To require a Record of Site Condition as part of the *development* approval process where necessary to demonstrate that the site has been remediated and is suitable for an intended use where an historic use may have resulted in site contamination, or where land is adjacent to or downstream of known or suspected contaminated sites.
4. To require a Record of Site Condition as a condition of development approval at the Township's discretion.
5. That the preparation of a Record of Site Condition and any subsequently required remediation be consistent with the Environmental Protection Act, relevant regulations and any applicable guidelines.
6. That land uses will be restricted, where appropriate, on *brownfield* sites and former waste disposal sites through zoning by-laws and/or holding by-laws subsequent to clean-up and subject to satisfactory approval of all technical studies and/or a record of site condition.
7. To work with the Province and Region to support research or inventorying of any known contaminated sites.
8. To consider the use of holding by-laws or conditions of site plan approval to ensure that satisfactory verification of environmental condition is received prior to the issuance of a building permit.
9. To require a record of site condition prior to all conveyances of land to the Township. Conveyances of minor road widenings may be exempt from the requirement of a record of site condition at the discretion of the Township.

#### 4.10 CLIMATE CHANGE

A changing climate may mean increased risk or frequency for flood events, wildland fire risks, and increased burdens or risk to our infrastructure networks and our buildings. It is important for us to contribute to curbing climate change where we can by promoting restoration to the environment and reducing our carbon footprint. We must also be prepared and committed to building more resilient infrastructure and buildings. Understanding what climate change will mean for the Township will require a more fulsome understanding of how climate



change will affect us – economically, fiscally, environmentally and socially. Contributing to the body of knowledge on climate change and its impacts will be an important part of developing a climate change strategy. This Plan plays a role and will be complemented by other Township plans, strategies, by-laws and tools that support a need to manage climate.

It is the policy of Council:

1. To utilize the Township’s Integrated Community Sustainability Plan as the key mechanism for monitoring the risks of climate change locally in the Township and identifying proactive tools, measures, targets, indicators and actions/programs.
2. To review and update the Township’s Integrated Community Sustainability Plan approximately every 5 years, including consideration for actions, programs, and monitoring activities related to climate change.
3. To consider the impacts and increased risks associated with climate change on the environment and economy, as identified in this Plan and as considered in the Township’s Integrated Community Sustainability Plan.
4. To implement a climate change lens in the review of *development* applications and *infrastructure*, to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations of residents and visitors to King Township. Considerations shall include, but are not limited, to:
  - a. Promoting a more compact built form and complete communities;
  - b. Promoting energy efficient design;
  - c. Efforts to limit the dispersal of the population and travel times between housing, employment, and amenities and services;
  - d. Use of green *infrastructure*;
  - e. Design that maximizes energy efficiency and conservation including consideration of the mitigating effects of vegetation.
  - f. Design that maximizes opportunities for the use of renewable and alternative energy sources and systems;
  - g. Identification, avoidance and mitigation of existing hazards which may be compounded or aggravated by climate change, including flood prone areas;
  - h. Promoting transit use where available and promoting walking and cycling through *development* design to reduce automobile trips;
  - i. Identification, protection and restoration/enhancement of natural heritage features that have become more sensitive to development pressures due to climate change; and
  - j. Climate change related health impacts, such as exposure to extreme heat, increase in vector-borne diseases, illness and injury from extreme rainfall events or flooding.

5. That the implementation of a climate change lens in the Township's review of *development* applications and *infrastructure* may result in:
  - a. Updates to natural hazard mapping, including floodplain mapping, and restrictions for new *development* and increased restrictions for redevelopment;
  - b. Increased development setbacks for *development* adjacent to *wetlands*, lakes, rivers, valley and stream corridors, *headwater areas*, groundwater discharge and recharge areas, and other natural features and environmentally sensitive areas;
  - c. Retention of natural vegetation;
  - d. More stringent requirements for stormwater management, flood abatement;
  - e. Provisions to increase the resilience of power and data grids;
  - f. Establishing more stringent standards for *infrastructure*;
  - g. Identification of pedestrian-oriented design (building orientation and pedestrian connections) which promotes reduced automobile use and increased transit use where applicable;
  - h. The use of energy sources that reduce or avoid greenhouse gas emissions;
  - i. Use of passive solar design principles; and/or
  - j. Use of net-zero design principles to reduce or eliminate energy demand by built *infrastructure*.
6. To work with York Region and Conservation Authorities on advancing knowledge and research on climate change, greenhouse gases, and related impacts and the programs, tools and measures to support increased community resiliency.
7. To encourage innovative stormwater management practices and to establish high targets for pervious surfaces and minimize changes to water balance between pre- and post-development conditions, in accordance with Section 8.4 of this Plan.
8. To promote the *agri-food network* and access to local food sources in accordance with Section 7.4 of this Plan.
9. To assess *infrastructure* vulnerability through municipal asset management planning and other processes, as appropriate, and in consultation with York Region and Conservation Authorities and in accordance with Provincial plans.

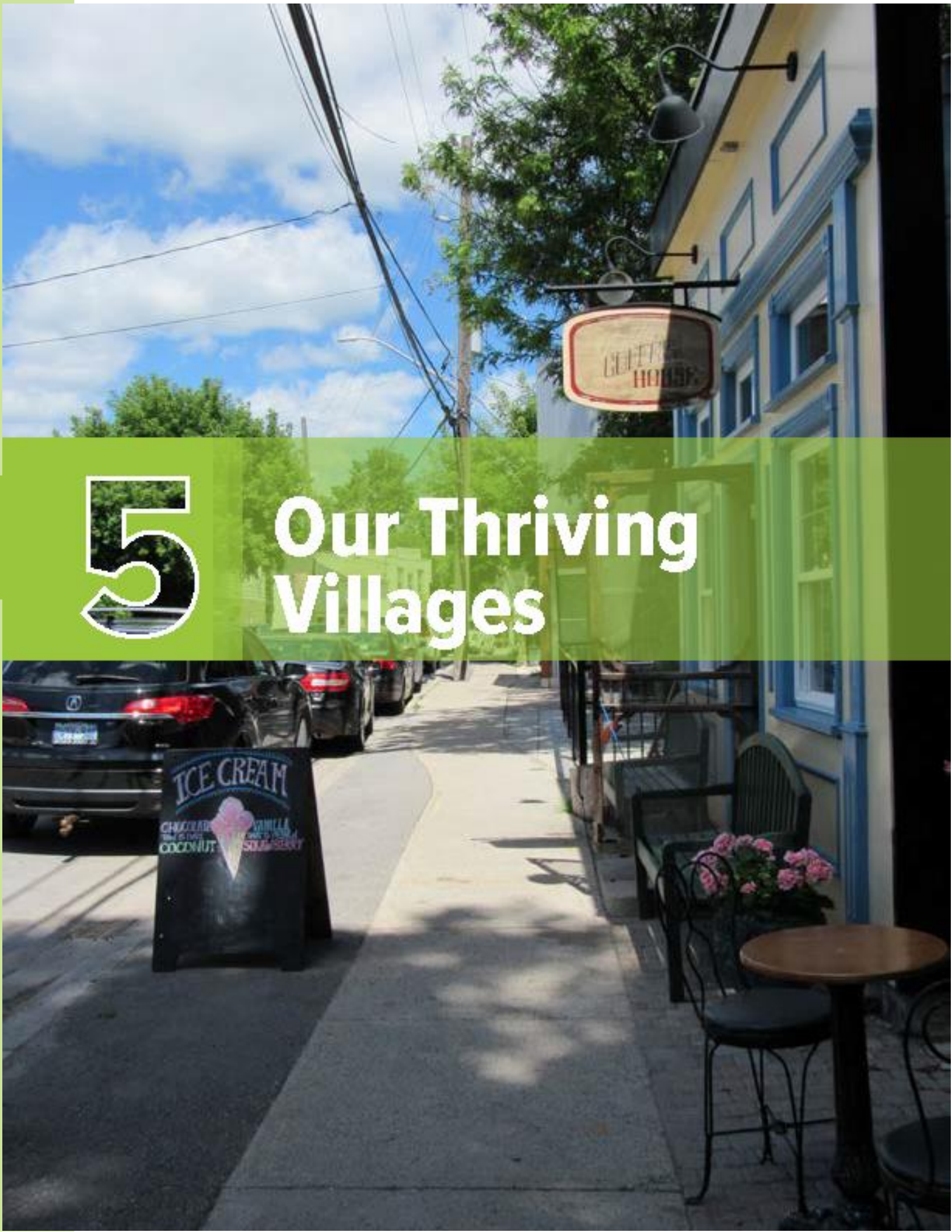
## 4.11 AIR QUALITY

Promoting improved air quality will have a measurable effect on our community's overall health and our quality of life. A commitment to clean air fits well within the Township's overall vision of an idyllic, rural countryside.

It is the policy of Council:

1. To direct *sensitive land uses* such as daycares, schools, age-friendly housing away from air emission sources, including manufacturing uses and transportation-related sources, and vice versa.
2. To promote urban forestation within the Villages and Hamlets.
3. To promote the restoration of the environment through protection of key natural heritage and *key hydrologic features*, establishment of linkages, establishment of minimum *vegetation protection zones*, and other means as set out in the policies of this Plan.
4. To require air quality impact studies where *development* will be associated with significant air emission levels, such as manufacturing uses and transportation sources and/ or where a new sensitive use/ sensitive land use in proximity to an existing use with known significant air emission levels.
5. To consider developing and passing a vehicle idling by-law.
6. To work with York Region on the development of clean air initiatives.
7. To identify opportunities for improved *active transportation* initiatives which will reduce vehicle trips.





5

# Our Thriving Villages



**Page intentionally left blank.**

# 5 OUR THRIVING VILLAGES

## 5.1 VISION FOR THE VILLAGES

King City, Nobleton and Schomberg are our three distinct Villages that are celebrated by residents for their unique character, high quality of life and engaged members of the community. Within this Plan's 2031 planning horizon, these three Villages will accommodate the majority of King's projected population and employment growth in a manner that protects and enhances their unique identities and existing neighbourhoods, and ensures that they remain distinct from the Township's neighbouring, more urban municipalities. In particular, the focus for growth in the Villages will be on King City, and to a lesser extent Schomberg, since only a limited amount of growth can occur in Nobleton within the 2031 planning horizon due to servicing constraints. At the time of completing this Plan, an Environmental Assessment has been initiated by York Region to explore servicing solutions for Nobleton. It is anticipated that the growth projections for Nobleton will be reviewed in conjunction with the next upper tier conformity exercise for this Plan, once York Region completes its next Municipal Comprehensive Review of its Official Plan.

A balanced portion of growth will occur through intensification of the already built-up areas, resulting in the more efficient use of land and infrastructure, and leading to the creation of revitalized and more vibrant Village Cores. Residential development occurring in the greenfield areas will look different than what currently exists in the Villages, including a more diverse range of housing types and more compact form.

As they evolve, each of the Villages will include a greater mix of land uses, including a balance of diverse housing, employment opportunities, community services, parks and open spaces, and a thriving natural heritage system. They will be characterized by a small-town feel and will be better connected internally and to the broader Township and Region by a more balanced transportation network. New development in the Villages will be compatible with adjacent development, emphasize the creation of a strong sense of community, and provide choices in terms of obtaining goods and services, accessing parks and employment opportunities.

Each Village also includes components of our Natural Heritage System. The policies of Section 4 will apply within the Villages where the Natural Heritage System is shown, or where other features are identified.

Overall, the vision for the three Villages is to achieve as many elements of a complete, healthy, and sustainable community as possible and appropriate for King City, Nobleton and Schomberg, in order to foster local identity, healthy



lifestyles, economic prosperity, and civic pride while maintaining the small-town character that has made these Villages attractive, unique places to live and work.

This Section outlines:

- Section 5.2 – General policies for the Villages which are applicable across the various land use designations, including an explanation of how the Oak Ridges Moraine Conservation Plan applies to the Villages;
- Section 5.3 – Village design policies to ensure that development sets out a high standard of design which is suitable for the character and scale of our Villages;
- Sections 5.4 through 5.16 provide specific policies for each land use designation, as illustrated on Schedule D of this Plan. All of the land within each Village is subject to a particular land use designation. For each land use designation, there is a list of permitted uses and other development policies; and
- Section 5.17 provides site-specific policies where a site-specific policy area is identified on Schedule D.

## 5.2 VILLAGE POLICIES

### 5.2.1 GENERAL POLICIES

It is the policy of Council:

1. That *development* will protect and enhance the features, functions, and interconnections of the natural environment and protect the visual landscape for future generations, in accordance with the policies of Chapter 4 of this Plan. The Villages are located amongst the Oak Ridges Moraine, the Greenbelt Plan area, and our Natural Heritage System.
2. To continually maintain and enhance building patterns and neighbourhood character of the Villages by:
  - a. Ensuring that proposed infill *development* is compatible with the building and *development* patterns of the Villages including lot size, built form, building location, driveway width and location and garage placement, where applicable;
  - b. Providing for greenfield *development* that does not attempt to replicate the character of the older portions of the Villages, but is focused on providing for a compatible built form that fits within the overall scale and character of the Villages;
  - c. Promoting the retention of mature vegetation and facilitating environmental restoration and replanting to the greatest extent possible; and
  - d. Conserving cultural and *built heritage resources*.

Subject to  
Site-Specific  
Appeal by:

Flato  
Developments  
Inc. and  
Wyview  
Group (12650  
Highway 27  
and 13235  
10<sup>th</sup>  
Concession)

3. That increases in density in new *development* areas will be encouraged to maximize the use of *infrastructure* and minimize the amount of land required for new development, provided the character of each of the Villages is respected.
4. That any decisions made with respect to the future of King City, Nobleton and Schomberg will contribute to:
  - a. Creating safe, resilient, and energy efficient Villages;
  - b. Improving the health and well-being of residents; and,
  - c. Providing a wider range of choices for living, shopping, learning, recreating, socializing, and cultural activities, for all ages, abilities, and incomes.
5. To accommodate King's share of projected growth, each of the Villages will experience some level of population and employment growth in a manner that:
  - a. Supports *intensification* principally in the Village Cores, the Mixed Use Areas and in the Transit Station Area; and
  - b. Provides for additional *development* in greenfield areas at densities that are appropriate for the community's character and contribute to York Region's minimum overall greenfield density target of 50 persons and jobs per hectare.
6. To encourage *development* that incorporates commercial, residential and other land uses in mixed use buildings to facilitate the more efficient use of urban land and the establishment of a pedestrian environment.
7. To prepare an Urban Forest Management Plan with a strategy to conserve and enhance the urban forest in each of the three Villages.
8. That *infrastructure* and *public service facilities* are permitted in all of the Village land use designations, provided it meets the applicable policies of this Plan.
9. To encourage *development* that facilitates more diverse modes of transportation by:
  - a. Combining commercial, residential, and other land uses in mixed use buildings where permitted by this plan;
  - b. Establishing a human-scale pedestrian environment;
  - c. Planning for future public transit;
  - d. Considering the impact of emerging transportation technologies such as autonomous vehicles on parking needs and other site design elements;
  - e. Encouraging the provision of electric vehicle charging stations; and
  - f. Connecting to a network of roads, paths, and trails that is integrated with the rest of the Township.
10. To encourage a range of housing types that accommodate persons with diverse social and economic backgrounds, needs and desires, in accordance with the housing policies of Section 3.4.
11. To protect employment lands over the long term to provide opportunity for economic and job growth in the Villages.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

12. That commercial and *retail development* that will provide a full range of goods and services, to meet the needs of the Township's residents, employees and businesses, will be encouraged at appropriate locations in the Villages.
13. To encourage *development* and *redevelopment* that improves the built form and the public realm in the Village Cores, in accordance with the policies of the Village Core designation.
14. That opportunities will be provided for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and *ancillary uses*, and take into account the needs of existing and future businesses.
15. To not grant the approval of an amendment to this Plan or to the Zoning By-law that would have the effect of reducing the density of a site which has been previously approved for medium or higher density development, unless the need is demonstrated through a Municipal Comprehensive Review.
16. That development and site alteration in Villages are subject to the Settlement Area policies of the Lake Simcoe Protection Plan.

### **5.2.2 APPLICABILITY OF THE OAK RIDGES MORAINÉ CONSERVATION PLAN IN THE VILLAGES (KING CITY AND NOBLETON)**

A small portion of Nobleton and the majority of King City are located within the Oak Ridges Moraine Conservation Plan Area (Schedule A). The intent of this section is to provide guidance regarding the application of the Oak Ridges Moraine Conservation Plan within these areas.

Within those portions of Nobleton and King City that are located within the Oak Ridges Moraine Conservation Plan Area, it is the policy of Council:

1. That *development* and *site alteration* shall be in accordance with the Oak Ridges Moraine Conservation Plan, as follows:
  - a. Protection of *key natural heritage features*, *key hydrologic features*, the minimum area of influence and minimum *vegetation protection zone* requirements under Section 4 of this Plan apply.
  - b. The requirements for natural heritage evaluations under Section 4.3 of this Plan as it relates to the Oak Ridges Moraine Conservation Plan shall apply.
  - c. The requirements for watershed planning under Section 4.5 of this Plan shall apply.
  - d. The need to prepare watershed plans, water budgets and water conservation plans as referenced under Section 6.8.2 of this Plan shall apply.
  - e. The Source Protection and related policies of this Plan under Section 4.7 shall apply.

- f. With respect to considering applications for *development* or *site alteration* within landform conservation areas (Category 1 and 2), the Township will consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, to ensure that *development* satisfies the requirements of Section 4.2.9, where it is possible to do so.
  - g. The *infrastructure* policies of Section 8.2.2 are applicable within the Oak Ridges Moraine Conservation Plan Area.
2. That a site plan shall not be required for the purposes of implementing the Oak Ridges Moraine Conservation Plan where land does not include a *key natural heritage feature* or *key hydrologic feature* (as would normally be required under the Oak Ridges Moraine Conservation Plan). The requirement for site plans shall be in accordance with the Township’s Site Plan Control By-law.
  3. That the Oak Ridges Moraine Conservation Plan does not apply to prevent uses, buildings or structures that would have been permitted by applicable zoning on November 15, 2001 and subject to the criteria under Section 18 of the Oak Ridges Moraine Conservation Plan.

Subject to Site-Specific Appeal by:  
 Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

### 5.3 VILLAGE DESIGN POLICIES

Effective community design results in the building of compatible and desirable places and contributes to the economic vitality and health of a community. It requires collaboration between the private and public sector on the delivery of excellence and innovation in the planning, design and construction of new developments and the surrounding public realm within the Township.

The physical layout and design of King Township's communities, particularly in new neighbourhoods, Village Cores and Mixed Use Areas, will be defined by the pattern and design of development established by streets, the public realm and private open spaces. A network of streets will provide access and connectivity for pedestrians and cyclist in addition to vehicles. A public realm consisting of streets and boulevards, open spaces and parkland, will provide places of shared use and a place for community interaction. Together, the street network and the public realm will organize the built form and open space elements that define the urban form and character of the Villages.

#### 5.3.1 GENERAL DESIGN POLICIES

It is the policy of Council:

1. To maintain and enhance the three Villages of King City, Nobleton and Schomberg as diverse, livable, safe, thriving and attractive places to live, work and play.

Subject to Site-Specific Appeal by:  
 Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

2. To establish the Township as a leader in design excellence, and as a destination for the latest approaches and standards for community character enhancement, linkages to the natural environment, and sustainable design and construction.
3. That a high standard of design will be required for all new *development* and redevelopment in the Villages, which contribute to the overall desirability and quality of place of King, create gateways, landmarks, Village focal points, and bring people and activities together.
4. That streets will be designed for pedestrians, cycling and other active modes of transportation to help create healthy and complete communities, where possible.
5. To reinforce and enhance the unique historic character of the Village Cores.
6. To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that *development* and *redevelopment* is compatible with the scale and density of existing development.
7. To ensure age-friendly, barrier-free community design in all *development* and in the public realm.
8. To continuously improve the visual appeal, form and function of the Township's built form through the formulation and application of design and building guidelines that reflect the goals and policies of this Plan.
9. To encourage urban design standards in historic Village Cores that reflect local heritage, character and streetscape.
10. To address and achieve a high degree of compatibility and integration between new and existing *development* through transition in height, setbacks, building orientation and buffering as further detailed in the land use policies.
11. To prioritize a human scale within the public realm, including street rights-of-way, and in terms of how buildings are massed and address the street.
12. To ensure that the design of the public and private realm is safe and barrier-free for persons of all ages and abilities, consistent with the Accessibility for Ontarians with Disabilities Act.
13. To enhance the character, prominence and function of gateways into communities, and important focal areas including the Village Cores and the Transit Station Area, through a high standard of design and architectural quality for buildings located at gateways and in focal areas, and through the provision of gateway features such as signage and landscaping.

### **5.3.2 PUBLIC BUILDINGS AND PUBLIC REALM DESIGN**

Well-designed public spaces have the ability to improve public health, increase safety, spark activity, and bring communities together. Creating a well-designed community includes shaping the appearance, function and relationship of buildings to the street and surroundings, but it also involves shaping the public realm, being the places in between, such as public spaces and sidewalks. Ensuring that the Township is well designed requires a holistic, collective

approach which considers public and private realm, but also how streetscapes and built form interact with the users. The public realm is essential for creating a vibrant, pedestrian-friendly environment where people have the opportunity to interact, live, work, learn, and connect with their community.

It is the policy of Council:

### **Public Buildings**

1. That Township buildings, including ancillary facilities such as outbuildings and parking areas, will incorporate a high standard of design and construction with an emphasis on enhancing community character and sustainability and setting a high standard of design that promotes accessibility for persons of all ages and abilities.
2. That buildings and facilities by other levels of government and related agencies, located within the Township, are encouraged to incorporate a high standard of design and building integrity in consultation with the Township.
3. That significant new construction of public buildings or facilities should include a public art component, to improve visual appeal and to provide amenity to the public.
4. To work closely amongst Township staff and other governments and agencies to foster support for the development of sustainable, attractive and accessible public buildings.
5. To maximize energy efficiency and green building design in public buildings, to the extent possible.

### **Streetscapes**

6. That road surfaces, including the width and design of travel lanes, will respect the predominant character and function of the surrounding area.
7. That streets in each Village are designed to create a sense of identity for a particular community through the treatment of architectural features, built form, site layout, orientation, landscaping, lighting and signage.
8. That streetscapes along Regional roads and Township collector roads should complement the functional requirements of a street hierarchy and the length and orientation of blocks, by integrating appropriate and consistent treatments for each street and block type including Township standards for sidewalks, pedestrian crossings, lighting, landscaping and street furniture.
9. To consider a green streets approach which best integrates street trees and plantings to maximize their environmental benefits, and the integration of low impact development principles into road design to reduce run-off and increase infiltration and evapotranspiration.
10. To maximize soft landscaping treatments including the planting of native tree and plant species within rights-of-way.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

11. To utilize best practices for winter maintenance and use of winter de-icing chemicals in the maintenance of streets and sidewalks.
12. That sidewalks or equivalent pathways, where provided, will be designed and constructed to be barrier-free for people of all ages and abilities, consistent with the Accessibility for Ontarians with Disabilities Act.
13. That consideration for shade in the public realm be made, including the use of landscaping, awnings and other appropriate elements based on the locational context and opportunity for shade.
14. That gateway features, such as public art or distinct light standards and other facilities, will be established at suitable locations to mark entry points into important parts of the Village including heritage areas and the Village Cores.

#### **Utilities and Lighting**

15. That utilities should be located underground in a common trench, to enhance the visual appeal of the public realm, especially in heritage areas and main streets, where feasible.
16. To consider opportunities to enhance streetscape aesthetics within the Village Cores through the burial of overhead wires and placement of utility boxes, where it is feasible to do so.
17. That illumination of street rights-of-way will be in a manner that minimizes light pollution and energy consumption, while providing a safe level of illumination onto the roadway and sidewalks.
18. To work with York Region and Conservation Authorities to implement a dark sky policy for the Township.
19. That human-scaled lighting will be provided in strategic areas with high levels of pedestrian activity such as sidewalks within the Village Cores, transit stops and stations, schools and other public buildings, and parks.
20. That heating, cooling and ventilation housings and outlets, including gas meters and central air conditioners, will be sited and adequately screened where possible to enhance aesthetic appeal.

### **5.3.3 PRIVATE REALM**

The relationship between private and public realms has an immense impact on the character of a space and its success in a neighbourhood. This public-private interface - being the myriad of ways in which the transition from public to private space is framed, formed, negotiated and governed - holds in it the character of a community and has influence on the impressions and experiences one has within their community. Much of the character of a community is reflected in how the private realm interacts with the public realm. This interaction is tied to massing, materiality, site design, lighting and landscaping elements, most of which happen within the private realm. As such, compatible and contextual design within the private realm is key to achieving desirable and appropriate community design.

It is the policy of Council:

#### **Building Height, Massing and Treatment**

1. That building height and massing will respond to the overall context of the neighbourhood.
2. That the height and massing of buildings shall be organized to provide a logical integration and transition from adjoining properties in a manner that minimizes shadow impacts and maximizes privacy.
3. That *development* will identify and incorporate, where possible, elements to enhance the amenity, cultural and natural heritage of the surrounding community. Such elements could include, but not be limited to, new or enhanced gathering places, public art, and interpretive signage.
4. That the design of buildings will be compatible with adjacent or abutting development, and will enhance streetscapes and parks and open spaces, where appropriate, and exhibit architectural diversity.
5. That the massing and exterior design of new and renovated dwellings should relate to, and enhance, the character of adjacent properties and the broader community or neighbourhood.
6. That garages of residential dwellings should be set back from the front wall of the building or provided at the rear of the dwelling.

#### **Site Design and Lotting**

7. That Reverse fronting lots will generally not be permitted in order to promote community walkability, accessibility and to support the community design objectives of this Plan. Reverse fronting lots will only be permitted in circumstances where there are no other feasible opportunities to efficiently utilize the land, and where the reverse frontages will not be impactful to the established character of the streetscape. Where reverse fronting lots are provided, appropriate setbacks and landscaping buffers will be established to facilitate the enhancement of vegetation.
8. That sites will provide for the safe and convenient access of pedestrians and vehicles, directly from the street right-of-way including sidewalks where present.
9. That buildings should be oriented to the street so that the main building entrance faces the public street, to enhance the physical and functional relationship to the public realm.
10. That site design be consistent with the healthy community, age-friendly and accessible design policies of Section 3.3.
11. That *retail* and service commercial uses within mixed-use buildings shall be located on the lower floors and close to the street to maximize exposure, access and to animate the streetscape.
12. That public art may be required in association with multiple residential, commercial and mixed-use development.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)



Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

13. To thoughtfully seek out opportunities for walkway and pedestrian connectivity between lots, trail networks, and adjacent streets, where appropriate.
14. That buildings proposed for sites at major intersections will be subject to special treatment to maximize visual appeal, up to and including site-specific considerations for massing, exterior materials, and landscaping.
15. That building and site design identify and consider opportunities for environmental restoration, enhancement and opportunities for the provision of on-site or public access.
16. That signage, as permitted under the Township's Sign By-law, shall be sized and designed in a manner that does not dominate the overall character of the site or building, and that is respectful and complementary to community character, with a preference for externally lit and cut-letter signage, rather than back-lit plastic box signage.
17. That *outdoor storage*, where permitted by this Plan, shall be screened from public view through architectural elements, planting strips, berms or a combination thereof, and in accordance with Section 3.8.14.

#### **Lighting**

18. That exterior lighting of sites and buildings will be directed towards the ground and/or shielded, to the extent possible, to minimize light pollution in order to preserve a dark night sky. To this end, the Township will maintain/develop dark sky policies.
19. That exterior lighting should not directly illuminate or cast significant shadows on adjacent buildings, particularly window openings.

#### **Parking**

20. That parking facilities should include clearly marked, illuminated and, if possible, separated pedestrian walkways to and from the associated building or site.
21. That surface parking lots should include sufficient landscaped areas or islands to interrupt paved surfaces to provide aesthetic appeal, to reduce storm water volumes and pollutant loads, and to mitigate heat island effects.
22. To require the provision of joint site access between similar commercial, employment and mixed uses where possible.
23. That parking areas incorporate efficient, accessible and convenient pedestrian routes to buildings and the public realm.
24. That surface parking between the front of the building and public street shall be discouraged and minimized to the extent possible, and well landscaped.
25. That underground or decked parking is encouraged, especially on smaller sites where multiple dwellings and/or commercial units are permitted.
26. The extent, size, amount and configuration of parking areas and internal vehicular circulation will take into consideration the influence of ridesharing, autonomous

vehicles and other emerging transportation technologies and trends, as applicable.

27. That surface parking will include design elements and layout of parking stalls, driving surfaces and related *infrastructure* that reduce the requirement for the application of winter de-icing chemicals.
28. That the preceding parking policies be read in conjunction with the general Township-wide parking policies of Section 8.5.8.

#### **Landscaping**

29. That the Township will require that landscaping to be an integral component of all new *development* on vacant lots and the redevelopment of existing uses. In this regard:
  - a. Existing mature trees and established vegetation should be retained and enhanced where possible to improve the visual appearance of the site, to support overall tree canopy to minimize the impacts of the *development* on adjacent uses and enhance neighbourhood character.
  - b. Large expanses of surface parking should be broken up with landscaping to soften the visual impact of parking, while ensuring that appropriate locations for the storage of snow are protected as required.
  - c. All landscape materials proposed should be selected for their aesthetic, ecological, disease and season-tolerance and maintenance characteristics.
  - d. Landscaping should be provided to buffer parking areas from sidewalks.
30. That the size, configuration and landscaping of sites will be designed to fit within, enhance and relate to the physical character of adjoining lands and the surrounding community, while recognizing that adjoining lands may also redevelop in the future.
31. To consider a tree by-law in accordance with this Plan, and the Municipal Act, and the York Region Official Plan.
32. That landscaping design should utilize best practices with respect to the resiliency to winter de-icing chemicals including road salt, to protect the long-term health of landscaping and vegetation.

#### **5.3.4 IMPLEMENTATION OF VILLAGE DESIGN POLICIES**

It is the policy of Council:

1. To ensure that planning and *development* approvals conform to the design policies of this Plan and the applicable design guidelines as contained within the Council approved Design Guidelines for the Villages of King City, Nobleton and Schomberg, as may be updated from time to time.
1. To consider a review and update to the Council approved Design Guidelines for the Villages of King City, Nobleton and Schomberg.

Subject to  
Site-Specific  
Appeal by:

Flato  
Developments  
Inc. and  
Wyview  
Group (12650  
Highway 27  
and 13235  
10<sup>th</sup>  
Concession)

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

2. To require more specific design guidelines, including architectural control guidelines in support of large scale *development* applications and *development* in the Village Cores, Transit Station Area and the Mixed Use Designation. Any required guidelines shall be in conformity with the policies of this Plan and support implementation of the Council approved Design Guidelines for the Villages of King City, Nobleton and Schomberg.
3. To utilize tools available under the Planning Act, including Community Improvement Plans under Section 28, the site plan control process, and subdivision process, conditions and agreements to implement the design policies of this Plan.
4. That a formalized design review process, including the establishment of a Design Review Panel, peer reviewer or equivalent body, may be used to assist in the application of the design policies of this Plan on a Township-wide or Village-specific basis.

## 5.4 VILLAGE CORE DESIGNATION

The Village Core designation applies to the village cores of King City, Nobleton and Schomberg as shown on Schedule D. These areas are the focal points of commercial and mixed-use activity within the three Villages. The vibrancy of the Village Cores reflects the overall vitality of the surrounding community.

### 5.4.1 OBJECTIVES

It is the objective of the Village Core designation to:

1. Provide for a wide range of commercial, residential, institutional and complementary uses in a compact form, contributing to a vibrant “main street” feel.
2. Ensure that *development* complements and supports the historic character of the Village Cores.
3. Encourage the conservation of historic built form and *cultural heritage resources*, which are concentrated in our Village Cores.
4. Encourage *intensification* in the Village Cores, in a manner that ensures *intensification* is compatible with the small-scale Village character and is compatible with adjacent land uses.
5. Continually support the ongoing revitalization of the Village Cores and reinforce their role as the social, economic and cultural focal points of each of the Villages.
6. Ensure that the individual and unique character of each Village Core area is maintained and enhanced.
7. Recognize that *development* and *intensification* in the Schomberg Village Core will be limited due to the *Special Policy Area*.

8. Facilitate a creative economy and tourism through the permission of a wide range of complementary uses.
9. Provide for an enhanced, predominantly pedestrian-oriented public realm with high quality streetscapes, pedestrian amenities, amenities for cyclists and suitable public parking facilities that minimize the need for off-street private parking.

#### 5.4.2 PERMITTED USES

It is the policy of Council that the following uses are permitted in the Village Core designation:

1. Mixed-use buildings;
2. Commercial uses, such as restaurants, *retail*, services and similar uses, excluding any associated drive-throughs and excluding new automotive service uses;
3. Residential uses, specifically townhouses, apartments and existing residential uses as well as *secondary residential units* in accordance with Section 3.8.9;
4. *Offices*;
5. Institutional uses, including day cares, clinics, health care uses, schools and similar uses;
6. Hotels and *bed and breakfasts*;
7. Micro-manufacturing;
8. Existing *agriculture-related uses*, such as feed mills;
9. Live-work units in accordance with Section 3.8.8;
10. Private and commercial schools;
11. Public uses, including parks, public parking areas, urban squares, community gardens, trails and similar uses; and
12. Uses, buildings and structures that are accessory to the permitted uses above.

#### 5.4.3 VILLAGE CORE POLICIES

It is the policy of Council:

##### **Building Height**

1. That the minimum height for new buildings shall be two functional storeys and the maximum height for new buildings is generally three storeys.
2. That *development* up to six storeys may be permitted, provided:
  - a. The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas, and provides for appropriate transition with adjacent buildings;
  - a. The compatibility of the building with respect to adjacent low-rise residential areas and *sensitive uses* is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as

detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control; and

- b. The *development* does not exceed a *floor space index* of approximately 2.5, to ensure the density and scale of the *development* is suitable in the Village context.

### **Heritage Buildings**

3. To require the applicant to restore or enhance the building façade in order to maintain the architectural character and identity of the Village Cores in accordance with the following guidelines, where a building has been identified by the Township as having heritage characteristics in accordance with Section 3.7 of this Plan, and where the development proposal requires a Planning Act approval:
  - a. Original architectural details and features should be restored.
  - a. Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be complementary of adjacent architectural styles.
  - b. Building materials and colour palettes that are not in keeping with the architectural character of the Village Core will be discouraged.
  - c. Traditional signage that is front-lit is preferred over internally lit, flat signage.
  - d. The façade should incorporate window treatments at street level to maintain an open, pedestrian friendly environment.
  - e. No *outdoor storage* shall be permitted.
  - f. The location of waste disposal areas shall be controlled through the implementing zoning by-law to minimize their visual impact.

### **Mixed and Residential Uses**

4. That a proposed residential use shall meet the following criteria:
  - a. the proposed use will enhance the Village Core;
  - a. parking areas for the use are not located at the front of the building; and,
  - b. the building is designed to complement adjacent buildings.
5. To encourage the development of mixed use developments and active building frontages in the Village Cores. This Plan does not require all buildings or *developments* be mixed use, but rather permits a mix of different building types and typologies on different lots, provided that any proposed *development* achieves the built form and design objectives of this Plan and applicable design guidelines. However, over time, this Plan envisions the continued revitalization of the Village Cores to support active building frontages, where the ground floor facing the street is occupied by commercial uses, and where upper storeys are occupied by residential, *office* or community uses. To achieve this objective, the Township will:

- a. Encourage mixed-use buildings as well as convertible building frontages and appropriate ground floor heights at the ground floor of proposed residential uses facing public streets, to enable future conversion to commercial uses;
  - b. Apply incentives under a Community Improvement Plan which support and encourage mixed use buildings, live-work uses and convertible building frontages; and
  - c. Require convertible or active building frontages (ground floor commercial uses) at key intersections or within portions of the Village Cores where there is an existing mix of uses, or in other areas where the Township considers it suitable to require convertible or active building frontages to be located.
- 6. That new single and semi-detached dwellings are not permitted;
  - 7. That existing single and semi-detached dwelling are permitted to continue and expand.

#### **Compatibility with Adjacent Uses**

- 8. That the following factors shall be considered by the Township in determining whether a proposed *development* is compatible with existing adjacent low density residential uses:
  - a. The depth of the lot under consideration;
  - b. The orientation of the abutting lots;
  - c. The height of the proposed building;
  - d. The location and orientation of parking areas and aisles;
  - e. The location and orientation of the dwellings on the abutting lots;
  - f. The height of the existing dwellings on the abutting lots;
  - g. The location and size of the windows in the proposed development;
  - h. The nature of the uses of the yards on the abutting properties;
  - i. The nature and health of the existing trees and the nature and location of proposed trees and vegetation that separate the proposed development from abutting land uses; and,
  - j. The nature and location of existing and proposed fencing.

#### **Parking, Access, Loading and Site Design**

- 9. That all *development* in the Village Core will meet the following parking, access, loading and site design policies:
  - a. Opportunities to provide convenient pedestrian connectivity to transit, including the GO Station, are considered and integrated into the development;

- a. Adequate on-site parking facilities are provided for the *development* with such parking being provided in locations that are compatible with surrounding land uses;
  - b. Shared driveways and interconnected sites are considered prior to the creation of new vehicular access to a Regional road;
  - c. The development will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;
  - d. Vehicular access points to the lot are coordinated and consolidated;
  - e. Where appropriate, the Township shall require new *development* applications to demonstrate how the proposed *development* is transit-oriented, supports trip reduction, and incorporates transportation demand management objectives, in accordance with the York Region Transit-Oriented *Development* Guidelines and Transportation Mobility Guidelines for *Development* Applications, as amended;
  - f. New buildings are designed to present their principal building façades with an appropriate building design that faces the public road and which incorporates a high proportion of glazing on the ground floor;
  - g. New buildings on corner lots are located in close proximity to the public road rights-of-way and are designed and located to emphasize their important Village presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition;
  - h. Site and building services and utilities such as waste storage facilities, loading, HVAC equipment, communications/telecommunications *infrastructure*, hydro and other utility transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other *sensitive land uses*, in order to buffer their visual and operational effects where feasible; and,
  - i. Waste storage areas are integrated into the principal building on the lot, and where waste storage areas are external to the principal building, they are enclosed and not face a public road.
10. That parking in the Village Cores shall be comprised of a combination of private and shall be supplemented by public parking facilities to the extent feasible.
  11. That the provision of adequate and convenient off-street parking is recognized as a necessity in the promotion and enhancement of the Village Cores. To this end, Council shall encourage the coordination of existing parking facilities including the linkage of driveways and lanes for parking purposes. To the extent possible, new parking facilities should be coordinated and linked with existing parking facilities.
  12. That the Township may consider reducing vehicular parking requirements in the Village Cores where shared parking is possible (on multiple properties and/or via on-street parking).

13. That the Township may consider updating the parking provisions of the Zoning By-law to not require additional on-site parking in circumstances where there is a change from one use to another within an existing building or to provide for reduced parking requirements in recognition of transit availability and/or public parking opportunities.

#### **Public Realm**

14. To recognize that King Road and Keele Street in King City and King Road and Highway 27 in Nobleton are planned to continue functioning as arterial roads providing access to and from and through the Village Cores. However, in addition to accommodating motor vehicles, equal emphasis shall be placed on achieving a complete street, accommodating public transit, bicycles and pedestrians and enhancing the public realm amenities. Furthermore, the function of the roads must be balanced with the need to maintain the historic character of the Village Cores, which contain a large concentration of the Township's historic buildings and unique historic *development* patterns.
15. That it is the long-term intent of the Township and York Region to re-establish a mature canopy of trees in the Village Core designation. In order to achieve this objective, new street trees shall be provided as a condition of *development* approval, wherever possible. Street trees may be located on private property if insufficient space is available within the public right-of-way.
16. To encourage temporary, daily and small-scale outdoor display and sales of goods and materials associated with *retail* uses to improve the vibrancy of the Village Cores.
17. To consider special pavement treatments, unique street furniture and signage, among other elements to be established along the street in a manner that reflects the historic character, economic and social importance of the Village Cores.
18. That on-street parking shall be permitted wherever possible on the main streets in the Village Cores. The amount and location of parking permitted on side streets will be explored provided the location of the parking is appropriate for the character of the adjacent residential neighbourhoods.
19. That patios for restaurants on the main streets are encouraged in appropriate locations and with consideration for minimizing impacts on adjacent residential uses. Encroachments for such spaces into the municipal right-of-way may be considered provided the scale and extent of the patio area is appropriate for the character of the streetscape, pedestrian movement is not impeded and provision of municipal services is not impacted.
20. To prepare a public realm sustainable design element plan that will, when completed, assist in the review of *development* applications. Sustainable design elements include trees, shrubs, hedges, planting and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.



### **Parks and Open Space**

21. That the acquisition of parks and open space in the Village Cores will take advantage of the provisions of the Planning Act, ensuring that the appropriate amount of public parkland is conveyed to the Township or, in the absence of land, cash in lieu of parkland is secured, when no other community benefits are desired.
22. To recognize that the parks and open space system may include certain publicly accessible private open space elements such as private gardens and grounds, private amenity outdoor spaces and open spaces associated with *infrastructure*, squares, courtyards and passageways, plazas and rooftop gardens.
23. To require that new *development* be designed to incorporate private open spaces that contribute to the open space network within the Village Cores by:
  - a. Including connections and through-routes and features such as widened sidewalks, courtyards, plazas and places for informal community uses, where appropriate;
  - a. Reinforcing the existing open space character or initiating a strong open space concept that can be built upon in the future;
  - b. Providing outdoor amenity spaces for the use of occupants of the development;
  - c. Including features that serve a number of functions, providing for year-round use and are adaptable to new uses;
  - d. Incorporating public art and gateway elements; and,
  - e. Providing for a maintenance and management regime that is covered by the development.

### **Schomberg Special Policy Area**

24. To recognize that a significant portion of the Schomberg Village Core is located in a flood plain which will limit *intensification* opportunity. Development in portions of the Schomberg Village Core designation will be subject to the policies of the Schomberg *Special Policy Area* under Section 4.8.2.

## **5.4.4 LOT CREATION IN THE VILLAGE CORES**

It is the policy of Council:

1. That the creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives of this Plan and does not adversely fragment the land base of the applicable Village Core to make it more difficult to accommodate usable building space.
2. That consents that would result in the demolition of buildings that are historically significant, as determined by the Township upon evaluation, will not be permitted.

3. That the implementing zoning by-law will ensure the provision of a comprehensive and coordinated built form that implements the policies of this Plan, particularly in circumstances where no Planning Act approvals are required for land assembly.

## 5.5 ESTABLISHED NEIGHBOURHOOD DESIGNATION

The Established Neighbourhood designation applies to the residential neighbourhoods that have already been developed in King City, Nobleton and Schomberg, including lands previously developed for estate residential uses in King City, as shown on Schedule D of this Plan. It is a key intent of this Plan to protect the individual character of these neighbourhoods.

### 5.5.1 OBJECTIVES

It is the objective of the Established Neighbourhood designation to:

1. Recognize, maintain, and protect the character and identity of existing low density residential neighbourhoods and plans of subdivision, where minimal change with respect to lotting is anticipated during the planning horizon.
1. Ensure that proposed replacement dwellings and dwelling additions occurs in a manner that maintains and protects the existing neighbourhood character.
2. Provide for limited new development/redevelopment on existing lots in a manner that maintains and protects the existing neighbourhood character.

### 5.5.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Established Neighbourhood:

1. Low-density residential uses, including single detached dwellings and *group homes*;
2. *Secondary residential units* in accordance with Section 3.8.9;
3. *Garden suites* in accordance with Section 3.8.10;
4. Home occupations in accordance with Section 3.8.5;
5. *Bed and breakfast* establishments in accordance with Section 3.8.4;
6. Private home day cares in accordance with Section 3.8.7;
7. Public uses, including parks, trails and community gardens; and
8. Uses, buildings and structures that are accessory to the permitted uses above.

### 5.5.3 ESTABLISHED NEIGHBOURHOOD POLICIES

It is the policy of Council:

05

Subject to Site Specific Appeals by:

- Flato/Wyview (12650 Highway 27 & 13235 10<sup>th</sup> Concession)
- Yellow Horizon Homes (204 Dew Street)

Subject to Site Specific Appeals by:

- Flato/Wyview (12650 Highway 27 & 13235 10<sup>th</sup> Concession)
- Yellow Horizon Homes (204 Dew Street)

### **Servicing**

1. To recognize that the Established Neighbourhood designation includes neighbourhoods that are fully municipally serviced as well as areas that continue to be serviced with private wastewater systems. Areas that are currently served by partial servicing will continue to be permitted to operate on existing services.

### **Infill Development and Replacement Dwellings**

2. That the *development* of a new single detached dwelling on a lot created by consent (i.e., “infill development” for the purposes of this subsection) as may be permitted in accordance with Section 5.5.4 is subject to Site Plan Control.
3. To generally permit the replacement of an existing single detached dwelling with a new single detached dwelling on an existing lot in the Established Neighbourhood designation (i.e., “replacement dwelling” for the purposes of this subsection), subject to Site Plan Control.
4. That the built form of a replacement dwelling and infill *development* and any accessory structures thereto, including scale, massing, architectural design and character, and building materials, shall be consistent with that of the surrounding neighbourhood.
5. That lot coverage, setbacks, orientation, and separation distances of infill *development* and replacement dwellings shall be consistent with the surrounding neighbourhood.
6. That infill *development* and replacement dwellings shall have no negative impacts on adjacent or surrounding properties, relating to significant natural heritage features, grading, drainage, location of service areas, access, and privacy.
7. That infill *development* and replacement dwellings shall not increase the risk associated with natural hazards, to the satisfaction of the Township and the applicable Conservation Authority.
8. That an infill *development* and replacement dwelling will be sited and sized to minimize impacts to mature vegetation.
9. That Site Plan approval shall be required for infill *development* and replacement dwellings to address matters including but not limited to:
  - a. The type of the building materials used;
  - a. The nature of the architectural features proposed, such as columns and entry features;
  - b. Protection of mature vegetation and vegetation enhancement opportunities;
  - c. The dimensions of yards;
  - d. The general coverage of the lot and size of the dwelling;
  - e. The height of the building and pitch of the roof; and,
  - f. The proportion of the front wall occupied by the openings of the private garage.

These policies have been modified on an area specific basis for the “Area Specific 3” lands. See the Title Page for more details.

10. That the implementing zoning by-law and/or Site Plan Control process for an infill *development* or replacement dwelling shall:
- Require the front yard setback for the new home to be consistent with the front yards that exist on the street;
  - Restrict the height of the homes so that they are generally no greater than two storeys, unless three storey dwellings are a defining characteristic of the dwellings in the immediate area, and to implement suitable side yard requirements that mitigate impacts on privacy and shadow;
  - Control the depth of the dwelling to provide for a reasonably sized rear yard that is similar to the depth of the rear yards on abutting lots;
  - Provide for side yards that are consistent with the side yards of adjacent lots;
  - Prohibit the extension of a private garage beyond the front of the dwelling or the porch, unless the projection of the garage is a defining characteristic of the dwellings in the immediate area; and,
  - Restrict the width of driveways and private garages to be similar to the established character, and to further support achieving the objective of retaining mature vegetation.

These policies have been modified on an area specific basis for the "Area Specific 3" lands. See the Title Page for

#### 5.5.4 LOT CREATION IN THE ESTABLISHED NEIGHBOURHOOD DESIGNATION

It is the policy of Council:

- The creation of new lots for residential purposes is not encouraged, and is not permitted in the Established Neighbourhood designation except by way of a Zoning By-law Amendment to demonstrate:
  - That the lot area, lot frontage, and lot depth of the new and retained lots are equal to or greater than the average areas, frontages, and depths of lots existing on the date of application in the neighbourhood to maintain and preserve the existing neighbourhood lotting pattern. For corner lots, recognizing that the lot frontage may have a unique characteristic and is typically larger than interior lots, emphasis shall be placed on having a lot area and depth that is consistent with that of existing corner lots in the neighbourhood.
  - The depth of the new lot and retained lots are adequate to provide for rear amenity space that is consistent with that of adjacent lots, and is similar to lots in the neighbourhood.
  - The trees and vegetation on the new and retained lots will be preserved and enhanced, where possible. Additional landscaping will be provided to integrate the proposed *development* with adjacent lots and lots within the neighbourhood.
  - That new driveway(s) are sited to minimize tree loss.

Subject to Site Specific Appeals by:

- Flato/Wyview (12650 Highway 27 & 13235 10<sup>th</sup> Concession)
- Yellow Horizon Homes (204 Dew Street)

Subject to Site Specific Appeals by:

- Flato/Wyview (12650 Highway 27 & 13235 10<sup>th</sup> Concession)
- Yellow Horizon Homes (204 Dew Street)

- e. The width of proposed new driveways is minimized and is no greater than the average width of existing driveways in the neighbourhood.
  - f. The avoidance of proposed new driveway access onto a Regional Road.
  - g. There are no negative impacts on adjacent lots relating to significant natural heritage features, grading, drainage, access, and privacy.
  - h. For the purposes of interpreting the policies of this section, 'neighbourhood' shall generally be inclusive of lots fronting into the same local street, as well as any lots backing onto the subject property and the immediate neighbours of the subject property. 'Adjacent lots' shall refer to any lots abutting the subject property (sharing all or any portion of a lot line) as well as lots that are located directly across the street from the subject property.
2. That lot creation in the Established Residential Neighbourhood designation shall also conform to the policies of Section 9.2.2 of this Plan.
  3. That where *development* is proposed in conjunction with a new lot, such *development* shall conform to the policies of Section 5.5.3 of this Plan.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

### 5.6 NEIGHBOURHOOD DESIGNATION

The Neighbourhood Designation, as shown on Schedule D to this Plan, applies to the *designated greenfield areas* in King City, Nobleton and Schomberg. Some of these areas were developed after the establishment of the *built boundary* (2008) and other areas were still not developed as of the effective date of this Plan. It is within these latter areas where new neighbourhoods will be developed in the Villages within the planning horizon. The intent of the designation is to recognize these recently developed communities and to facilitate the development of new neighbourhoods. This land use designation also permits supportive public institutional uses, such as schools and places of worship, as may be proposed within the neighbourhood.

#### 5.6.1 OBJECTIVES

It is the objective of the Neighbourhood designation to:

1. Provide for new housing opportunities to help meet the Township's projected housing needs.
2. Provide for a range of housing types and forms to ensure accessible, *affordable*, adequate, and appropriate housing for all socio-economic groups.
3. Achieve more compact forms of residential *development* in a manner that is generally compatible with the character and pattern of adjacent surrounding development.
4. Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, small-scale commercial uses, and open space areas.

## 5.6.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Neighbourhood:

1. A range of low- and medium-density residential uses, including single detached dwellings, semi-detached dwellings, townhouse dwellings, low-rise apartment buildings and *group homes*;
2. *Secondary residential units* in accordance with Section 3.8.9;
3. *Garden suites* in accordance with Section 3.8.10;
4. Live work uses in accordance with Section 3.8.7;
5. Home businesses in accordance with Section 3.8.5;
6. *Bed and breakfast* establishments in accordance with Section 3.8.4;
7. Private home day cares in accordance with Section 3.8.7;
8. Schools, places of worship and other similar institutional uses;
9. Public uses, including parks, community gardens and trails;
10. Uses, buildings and structures that are accessory to the permitted uses above.

## 5.6.3 NEIGHBOURHOOD DESIGNATION POLICIES

It is the policy of Council:

### Maximum Density

1. That the maximum permitted gross density is 7 units per hectare in the Neighbourhood designation. This density permission applies to all lands that are in the Neighbourhood Area designation on Schedule D and have not been developed on the effective date of this Official Plan.
2. That *development* proposals to increase the gross density above 7 units per gross hectare, but no more than 12 units per gross hectare, may be considered in cases where:
  - a. The width of *vegetation protection zones* adjacent to *key natural heritage features* or *key hydrological features* is generally no less than 30 metres and the entirety of the *vegetation protection zone* is to be transferred into public ownership as a condition of approval;
  - b. A mix of housing types is provided to provide choice in the marketplace;
  - c. A reasonable transition in lot sizes is provided adjacent to existing developed areas;
  - d. Significant public benefits are provided on the lands to be developed and in the area (including, but not limited to, parks improvements, development of public trail systems with opportunities for public access to *valleyland*, open space, arterial road streetscape improvements or enhanced *active transportation*); and
  - e. An agreement is executed under the Planning Act where appropriate.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

3. That the maximum permitted gross density be applied to contiguous *development* applications, as opposed to individual properties, to ensure that comprehensive planning takes place and that all lands in a contiguous *development* area are considered at the same time.
4. That lands to be excluded from the density calculation are limited to those lands that are within *key natural heritage features* and *key hydrological features*, with the limits of that feature being determined and agreed upon by the Township and all relevant agencies.
5. That lands that are within a required *vegetation protection zone* adjacent to *key natural heritage features* and *key hydrological features* are to be included in the calculation of gross density, provided the lands within the *vegetation protection zone* and the *key natural heritage feature* and/or *key hydrological feature* lands are to be transferred into public ownership as a condition of *development* approval.
6. That in no case shall an increase in the maximum density of 7 units per gross hectare be considered if the width of *vegetation protection zones* are less than 30 metres. Notwithstanding this, it is recognized that the *vegetation protection zone* may be less than 30 metres wide in select pinch-points as a result of the location of roads and stormwater management facilities and this will be considered provided it is demonstrated that the reduced width will not have a negative impact on the *key natural heritage features* or *key hydrological features* in accordance with Section 4.3, including Policy 4.3.4.

#### **General Community Design Policies**

7. To ensure compatibility between new neighbourhoods and the Established Neighbourhood areas through the provision of transition in density, housing types and buffers.
8. That new streets should be designed to provide linkages to existing neighbourhoods to promote the efficient movement of people and vehicles in a variety of patterns and modes, and foster well-connected neighbourhoods.
9. That new streets and *development* blocks shall be designed to preserve or create views and vistas to natural areas and other important features where feasible.
10. That landform alteration including the leveling of hills and crossings of watercourses should be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape.
11. That new plans of subdivision shall contain a mix of lot sizes and building designs to create a streetscape that has visual appeal and interest.
12. That the spacing and number of driveways shall be configured to enhance visual appeal and safety for people using sidewalks and streets.
13. That architectural control may be used to ensure that repetitive building designs and materials are avoided, and to ensure overall compliance to the design policies of this Plan.

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

14. That semi detached and/or townhouse dwellings shall be integrated within areas of single detached dwellings to provide for variability in the built form and streetscape and to provide housing choice throughout the *development* area.

#### **Townhouses**

15. To encourage townhouses to be provided as a means of contributing to the mix of housing types in new neighbourhoods.
16. To establish a maximum of typically 6 units per townhouse block, as set out in the implementing zoning by-law.
17. That townhouse units be differentiated in terms of building materials, depths, articulation and setbacks, to promote visually interesting streetscapes. The Township will consider the application of architectural control to achieve this policy.
18. That townhouses should have a built form that facilitates appropriate compatibility and transition with adjacent single detached and semi-detached dwellings.
19. To encourage a mix of townhouses throughout a development.

#### **Community Uses**

20. That parks should be located appropriately to provide a high degree of access and visibility from streets and development blocks, and to optimize connections to the natural landscape where possible.
21. That parks may not be required in all cases, at the discretion of the Township and in accordance with the policies of this Plan.
22. That institutional uses such as schools and places of worship should be located on collector roads to promote access by walking, cycling and transit.
23. That schools and institutional uses be co-located with parks, trails and other community uses to promote their co-location and *development* of integrated community hubs.
24. That trails and/or walkways be integrated into *development* proposals to maximize connectivity within neighbourhoods and amongst adjacent neighbourhoods and other uses, and to promote public access to community uses and natural heritage features.
25. That stormwater management and retention facilities, including ponds and swales, should be naturalized and incorporated into the overall fabric of the Village to the extent possible, through the use of low impact *development* techniques, wherever possible.
26. That stormwater management facilities be naturalized and integrated with open spaces and trails, where safe and possible.
27. That school sites are subject to the policies of Section 3.5.4.
28. That if lands related to a natural heritage feature are dedicated to the Township in accordance with the policies of this Plan, such lands are not intended to be developed for active parkland purposes. In addition, appropriate clauses shall be

Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)



Subject to Site-Specific Appeal by:

Flato Developments Inc. and Wyview Group (12650 Highway 27 and 13235 10<sup>th</sup> Concession)

05

Subject to Site Specific Appeal by:

Yellow Horizon Homes (204 Dew Street)

inserted in all agreements of purchase and sale advising potential purchasers that such lands are not to be developed as parkland and generally not landscaped.

#### **Comprehensive Development Plan**

29. That a Comprehensive Development Plan may be required by the Township prior to consideration of an application for *development* within the Neighbourhood Designation. The purpose of a Comprehensive Development Plan is to establish an overall tertiary plan for the applicable Neighbourhood area. The policies of Section 9.1.11 apply to Comprehensive Development Plans.

## **5.7 MEDIUM DENSITY RESIDENTIAL DESIGNATION**

The Medium Density Residential designation applies to sites and areas that accommodate townhouse, apartments and similar medium density residential uses, as shown on Schedule D to this Plan.

### **5.7.1 OBJECTIVES**

It is the objective of the Medium Density Residential designation to:

1. Provide for the continued use of existing medium density residential uses.
2. Ensure that the *intensification* or redevelopment of Medium Density Residential sites contributes positively to the character of the immediate neighbourhood and is compatible with adjacent lower density residential uses.

### **5.7.2 PERMITTED USES**

It is the policy of Council that the following uses are permitted in the Medium Density Residential designation:

1. Medium density residential uses, such as townhouses, stacked townhouses and apartments;
2. *Secondary residential units* in conjunction with townhouses in accordance with Section 3.8.9;
3. Retirement homes and long-term care facilities; and
4. Uses, buildings and structures that are accessory to the permitted uses above.

### **5.7.3 MEDIUM DENSITY RESIDENTIAL POLICIES**

It is the policy of Council:

1. That the maximum building height shall generally be three storeys.
2. That *development* up to five storeys may be permitted, provided:
  - a. The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas, and provides for appropriate transition with adjacent buildings;

- b. The compatibility of the building with respect to adjacent low-rise residential areas and *sensitive uses* is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control; and
    - c. The *development* does not exceed a *floor space index* of approximately 1.5, to ensure the density and scale of the *development* is suitable in the neighbourhood context.
  - 3. That a proposal to develop, redevelop or intensify a Medium Density Residential site shall be subject to a zoning by-law amendment and Site Plan Control to demonstrate:
    - a. The *development* will be compatible with adjacent low-rise residential uses, including the location of the building with respect to shadow and privacy, as well as the location and configuration of driveways and parking areas;
    - b. Opportunities to maintain mature vegetation are maximized;
    - c. Opportunities to restore or enhance natural heritage features and vegetation is considered; and
    - d. Suitable amenity areas for residents and greenspace is provided on the site.

Subject to  
Site Specific  
Appeal by:

Yellow  
Horizon  
Homes (204  
Dew Street)

05

## 5.8 MIXED USE DESIGNATION

The Mixed Use designation applies to certain lands in close proximity to the Village Cores of King City, Nobleton and Schomberg as shown on Schedule D. These areas have the opportunity to evolve, intensify or redevelop to accommodate a mix of uses, including residential uses. These areas also provide the function of creating a transition in built form and land use into the Village Cores.

### 5.8.1 OBJECTIVES

It is the objective of the Mixed Use designation to:

1. Provide for a range of permitted uses, including residential, commercial, institutional and community uses.
2. Provide transition in built form and land use between the Village Cores and low-rise residential areas.
3. Ensure compatibility with any adjacent low-rise residential uses through transition in height, buffering and setbacks, landscaping and the sensitive siting of parking and loading areas.

4. Encourage the consolidation, *intensification* and expansion of existing commercial uses and to foster a more pedestrian oriented environment as redevelopment occurs.
5. Incorporate space for a full range of small and medium sized *retail* and service functions, where required, to address the needs of the local population.
6. Ensure that all new *retail*, restaurant and personal service uses be integrated with community and residential uses in a mixed use setting in a manner that is pedestrian oriented.
7. Ensure that new buildings be located along public streets with complementary setbacks and designed to respect transitions in height to adjacent low-rise areas.

### **5.8.2 PERMITTED USES**

It is the policy of Council that the following uses are permitted on lands designated Mixed Use:

1. Mixed-use buildings;
2. Residential uses, specifically townhouses and apartments, retirement homes, as well as existing residential uses;
3. *Secondary residential units*, in accordance with Section 3.8.9;
4. Live-work units;
5. Commercial uses, including restaurants, *retail* and service uses, but excluding drive-throughs, car washes, new automotive service uses or similar uses;
6. Hotels;
7. *Offices*;
8. Existing automotive service uses;
9. Institutional uses, such as clinics, places of worship, long-term care facilities and other uses;
10. Long term care facilities and retirement homes;
11. Public uses, including parks, community gardens and trails; and
12. Uses, buildings and structures that are accessory to the uses permitted above.

### **5.8.3 POLICIES**

It is the policy of Council:

1. That the uses permitted shall be permitted to develop together on the same site, building or individually.
2. To recognize that the Mixed Use designation includes a wide range of existing uses, including automotive service uses, which are planned for significant transformation. Existing uses are permitted to continue and expand but will be encouraged to redevelop or accommodate infill in a manner that works towards

achieving the long-term intended built form and mix of uses as set out in the policies of this section.

3. That the minimum height for new buildings shall be two functional storeys and the maximum height for new buildings is three storeys.
4. That greater building heights, not exceeding five storeys, may be permitted, provided:
  - a. The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas and does not negatively impact the small-scale village character;
  - b. The compatibility of the building with respect to adjacent low-rise residential areas and *sensitive uses* is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control; and
  - c. The *development* does not exceed a *floor space index* of approximately 1.5.
5. That a Comprehensive Development Plan may be required by the Township prior to consideration of an application for *development* within the Mixed Use Designation. The purpose of a Comprehensive Development Plan is to establish an overall tertiary plan for the applicable Mixed Use area. The policies of Section 9.1.11 apply to Comprehensive Development Plans.
6. To encourage a mix of uses, including residential uses, and discourage the *redevelopment* or infilling of a Mixed Use property solely for commercial uses. The *development* of Mixed Use areas for residential purposes is necessary for the Township to achieve its *intensification* strategy. To achieve this policy, the Township shall:
  - a. Generally permit no more than 50% of the gross floor area to be used for non-*office* commercial uses, for any individual redevelopment proposal;
  - b. Target a maximum of 15% of gross floor area of all Mixed Use areas in the Township be used for commercial purposes, which shall be monitored by the Township over time;
  - c. Consider the application of financial incentives in a Community Improvement Plan to promote mixed uses including residential uses in the Mixed Use designation; and
  - d. Consider the implementation of zoning requirements that encourage the provision of residential uses and/or restrict the amount of commercial uses that may be developed on lands in the Mixed Use designation.
7. That an appropriate mix of uses shall be planned to ensure over the long term the development of both residential and non-residential uses in close proximity.

8. That Section 5.4.3.3 shall be applicable where a building on the site has heritage characteristics.
9. That *development* will be designed to be pedestrian-oriented and to integrate complementary setbacks and transitions in height to adjacent low-rise areas.
10. New single and semi- detached dwellings are not permitted.
11. Existing single and semi- detached dwellings are permitted to continue and expand.

## 5.9 COMMERCIAL DESIGNATION

The Commercial designation recognizes areas that are used principally for commercial services which serve the shopping needs of each Village and may include uses that serve the travelling public. These areas include recently developed commercial areas and commercial service uses that will continue to provide commercial services and are not anticipated to change significantly or redevelop within the horizon of this Plan.

### 5.9.1 OBJECTIVES

It is the objective of the Commercial designation to:

1. Provide for a wide range of permitted commercial uses.
2. Encourage and provide for more pedestrian-oriented built forms, by locating buildings close to the street as much as possible, and locating parking areas principally in the rear yard and to a lesser extent in an interior side yard.
3. Provide for appropriate *intensification* of existing commercial sites, including commercial infill *development* and building expansions, while advancing the objective of providing more pedestrian-oriented character.

### 5.9.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Commercial:

1. *Retail uses, major retail*, restaurants and service uses, including drive-throughs;
2. Automotive service uses and sales;
3. *Offices*;
4. Clinics;
5. Hotels;
6. Day care centres;
7. Garden centres or nurseries;
8. Public parks and trails;
9. Places of worship; and
10. Uses, buildings and structures that are accessory to the uses permitted above.

### 5.9.3 POLICIES

It is the policy of Council:

1. To provide a pedestrian-oriented approach to the design of commercial development, where buildings and uses are located close to the street, and parking is principally located within the rear yard of the lot and the interior side yard.
2. To require consideration for potential trail and pedestrian connections which encourage convenient and safe access for pedestrians from the street and minimize walking distances from the street to the building entrance.
3. That uses be compatible with adjacent low rise residential uses, through:
  - a. Landscaping and buffers;
  - a. Transition in building height;
  - b. Providing suitable setbacks for loading areas and parking areas; and
  - c. Screening to ensure there are no headlights shining directly into adjacent residential properties.
4. That a proposal for uses not permitted in the Commercial designation, such as residential uses, shall require an amendment to this Plan, to re-designate the lands to a Mixed Use or similar land use designation.
5. To encourage a high standard of design and architectural treatment.
6. To encourage a minimum of two storeys.
7. That a maximum of three storeys will be permitted, and shall include consideration for transition to adjacent low-rise residential uses.
8. To encourage the infill building to be located close to the street and integrate pedestrian-oriented design principles, where any infill is proposed within an existing commercial development.
9. To require a Regional Impact Analysis for any new *retail* facility exceeding 30,000 square metres of gross leasable area.

## 5.10 EMPLOYMENT DESIGNATION

The Employment designation applies to the employment lands in the Township as shown on Schedule D. These areas are intended to accommodate the greatest share of job growth in the Township. To ensure these areas will be available to accommodate employment, non-employment uses are strictly prohibited.

### 5.10.1 OBJECTIVES

It is the objective of the Employment designation to:

1. Provide for an appropriate mix and range of employment uses to meet long-term needs.

2. Provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and *ancillary uses*, and take into account the needs of existing and future businesses.
3. Recognize that there are many types of employment in the Township and that each has different locational requirements that are necessary to support their continued viability.
4. Plan for, protect and preserve employment lands for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.
5. Encourage a high standard of urban design for *development* and *redevelopment* consistent with the Township's Employment Area Design Guidelines.

### 5.10.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Employment:

1. Manufacturing, assembly and processing;
2. *Offices*;
3. Research and development;
4. Commercial schools and trade schools (not including private elementary and secondary schools);
5. Automotive repair uses;
6. Contractor establishments;
7. Transportation depots or terminals;
8. *Ancillary uses* subject to Section 5.10.3, including:
  - a. *Ancillary uses* as defined in this Plan;
  - b. Day care centre; and
  - c. Hotels, trade and convention centres.

### 5.10.3 POLICIES

It is the policy of Council:

#### Conversions of Employment Lands to Other Uses

1. To maintain the supply of designated employment lands to accommodate forecasted employment growth.
2. That employment lands are designated on Schedule D, and that land use and *development* will consist of employment uses as well as *ancillary uses* in accordance with the uses permitted in the Employment designation policies of this section.

3. That a proposed conversion of employment lands to non-employment uses will only be considered through a Regional municipal comprehensive review in accordance with York Region Official Plan, the 2019 Growth Plan, and the 2020 Provincial Policy Statement.

#### **Prestige Employment Uses and Outdoor Storage**

4. To recognize that certain employment lands are considered high-profile due to their visibility and frontage on major arterial roads. These lands will be planned to accommodate prestige employment uses, consisting of *office* uses and manufacturing uses in wholly enclosed buildings, and where *outdoor storage* will not be permitted. Uses that do not benefit from visibility and which require *outdoor storage* will be directed to the interior of employment lands.
5. To consider restricting certain permitted uses through the implementing zoning by-law on lands that have a higher profile, such as the lands on the south side of King Road on the west side of the Village of King City.
6. To establish a heightened degree of landscaping, treatment, site design, architectural and building design for any high profile lands, through the application of Site Plan Control, Zoning By-law standards and implementation of Employment Area Design Guidelines.

#### **Ancillary Uses**

7. To limit the amount of permitted *ancillary uses* and ensure that they are intended primarily to service business in the employment lands.
8. That the maximum gross floor area for permitted *ancillary uses* is 500 square metres of gross floor area per lot, and the total amount of *ancillary uses* shall not exceed 15% of the gross floor area of the uses within each cluster of employment lands that is designated by this Plan.
9. That *ancillary uses* shall serve and support the employees and businesses in lands designated Employment and do not rely on the broader residential community to justify market support or do not intend to serve primarily the broader residential community.
10. That *ancillary uses* shall only be developed at the same time as the *development* of permitted employment uses, or after employment uses have been established.
11. That the number of *ancillary uses* on a lot shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Employment designation.

#### **Non-Employment Uses**

12. That the conversion of all or any part of employment lands to non-employment uses is strictly prohibited and may only be considered at the time of a municipal comprehensive review of the York Region Official Plan in accordance with Section 2.3.5 of this Plan. The intent of this Plan is protect the long-term viability of the



employment designation. For the purposes of this policy, the following uses shall be considered to be non-employment uses:

- a. *Major retail* and other *retail* uses which are not considered ancillary; and
- a. Residential uses, including retirement homes and long-term care homes.

#### **Other Uses Not Permitted**

13. That, for the purposes of providing clarity to the policies of this section, the following other uses are not permitted on lands within the Employment designation:
  - a. Day care centres that are not located within an *office* building;
  - b. Places of worship and other similar institutional uses;
  - c. Motor vehicle wrecking yards;
  - d. Motor vehicle salvage yards;
  - e. Motor vehicle sales and rental establishments;
  - f. Motor vehicle storage compounds;
  - g. Public or private elementary and secondary schools;
  - h. Asphalt plants, concrete batching facilities, aggregate-related processing uses and other heavy industrial uses;
  - i. Recycling uses and waste transfer stations; and,
  - j. Garden centres and commercial greenhouses.

#### **General Development Policies**

14. To ensure compatibility of any redevelopment of employment lands, including the following criteria:
  - a. Adequate on-site parking facilities are provided for the *development* with such parking being provided in locations that are compatible with surrounding land uses;
  - a. The *development* will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;
  - b. Any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties, if located nearby;
  - c. Vehicular access points to multiple uses on the lot are coordinated and consolidated;
  - d. New buildings are designed to present their principal building façades with an appropriate building design that faces the public road;
  - e. Display areas are designed to make a positive contribution to the streetscape and the overall site development;
  - f. All lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;

- g. Site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and other transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other *sensitive land uses*, in order to buffer their visual and operational effects;
  - h. Employment land *development* is flexible and adaptable in terms of street patterns and building design and siting to allow for *redevelopment* and employment *intensification*; and
  - i. Industries on private services is limited to existing approved sites.
15. To apply the Township's Employment Area Design Guidelines in the review of site plan applications in the Employment designation.
16. To apply Provincial guidelines with respect to noise, odour, and vibration where applicable based on the proposed employment use.

#### **Sensitive Uses in the Employment Designation**

17. That new *sensitive land uses* will be carefully planned and developed to avoid or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety on existing and future industrial uses, where any such uses are permitted within the Employment designation and will be subject to the policies of Section 4.11. For clarity, Sections 5.10.3.17 through 5.10.3.20 inclusive are intended to provide criteria regarding *sensitive uses* as may be permitted in the Employment designation, and shall not be construed to add any additional permitted uses. The conversion of employment lands to a non-employment use shall only occur through a municipal comprehensive review of the York Region Official Plan in accordance with the policies of this Plan and the 2019 Growth Plan.
18. That a *sensitive land use* is any land use that through its routine and normal operation could restrict or prevent the routine and normal operation of a nearby permitted industrial or warehouse use on lands within the Employment designation. Examples of *sensitive uses* include, but are not limited to: day care centres, schools, places of worship, funeral homes, *offices* that are not associated with a manufacturing or warehousing use, restaurants (particularly those with outdoor patios), hotels and convention centres, banquet facilities, banks and other financial institutions and commercial fitness centres.
19. That an assessment of the compatibility of the proposal shall be required where a *sensitive land use* is proposed to be added as a permitted use through an amendment to the Zoning By-law.
20. That the proponent of the *sensitive land use* is responsible for:
- a. Demonstrating need for the proposed use;
  - b. Demonstrating alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

- c. Evaluating the implications and minimizing and mitigating *adverse effects* of the uses that exist or are planned on nearby lands on the *sensitive land use*; and,
- d. Reviewing, minimizing and mitigating the potential impacts of the proposed *sensitive land use* on the uses that exist or are proposed in the area from a land use compatibility perspective.

## 5.11 TRANSIT STATION AREA DESIGNATION

The Transit Station Area designation applies to certain lands in the vicinity of the King City GO Station as shown on Schedule D of this Plan. The Transit Station Area provides an opportunity to accommodate significant intensification which capitalizes on proximity to the King City GO Station, provided that development is compatible with adjacent low-rise residential areas.

This Plan recognizes that the delineation and establishment of policies regarding a Major Transit Station area, in conformity with the 2019 Growth Plan, are required to be implemented in the York Region Official Plan through its municipal comprehensive review, before the policies can be integrated into this Plan. In accordance with the 2019 Growth Plan, York Region is required to establish a Major Transit Station Area, which is defined by the 2019 Growth Plan to include lands including and around existing and planned higher order transit stations and stops and generally comprising lands within a 500 – 800 metre radius of the transit station. In the interim, this section identifies a policy framework to guide *redevelopment* and infill in the Transit Station Area designation, but these policies will need to be amended in the future to integrate direction from York Region. This may involve refinements to the extent of the Transit Station Area designation, the built form, density, height or land use permissions outlined in this section.

### 5.11.1 OBJECTIVES

It is the objective of the Transit Station Area designation to:

1. Facilitate *intensification* including higher density residential uses including mixed-use buildings that appropriately capitalizes on the GO Station.
2. Prioritize residential *development* and provide for a limited amount of commercial and other uses.
3. Ensure that *intensification* is compatible with adjacent low-rise residential areas and is compatible with the rail line.
4. Facilitate pedestrian connectivity with the King City Village Core.
5. Ensure that *development* and redevelopment optimally utilizes land through lot consolidation.

### 5.11.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Transit Station Area:

1. Mixed-use buildings;
2. Medium and higher density residential uses, including townhouses and apartment dwellings;
3. Live-work dwellings;
4. Commercial uses, including *retail*, restaurants, and services, but excluding drive-throughs and excluding new automotive service uses;
5. *Offices*;
6. Institutional uses such as clinics and health care facilities;
7. Parking structures;
8. Public uses, including parks, urban squares and community gardens;
9. Rail *infrastructure*, transit facilities and associated parking facilities; and
10. Uses, buildings and structures that are accessory to the permitted uses above.

### 5.11.3 POLICIES

It is the policy of Council:

1. That the Transit Station Area is subject to the determination of density requirements, a review of delineation and other supportive policies through the York Region Official Plan Review, to implement the policies of Section 2.2.4 of the 2019 Growth Plan. Upon completion of York Region's policy guidance for the Transit Station Area, the Township will amend this Plan to implement the required Major Transit Station Area and to update applicable density and other York Region requirements.
2. That residential uses and mixed-use buildings will be the primary land use. Commercial *development* shall only be permitted in the form of mixed-use *developments*, and stand-alone commercial uses shall not be permitted unless it is part of a mixed-use development.
3. That a Comprehensive Development Plan shall generally be required prior to consideration of an application for *development* within the Transit Station Area designation in accordance with Section 9.1.11 of this Plan and the policies of this section. The purpose of a Comprehensive Development Plan is to establish an overall tertiary plan for the Transit Station Area, which will serve to guide the Township's review of individual *development* applications. The Township shall have discretion to not require the Comprehensive Development Plan where the Township does not consider it to be beneficial.
4. That the Comprehensive Development Plan and any development application will address the following specific criteria:

- a. Suitable setbacks and other measures to ensure compatibility with the rail line with respect to noise and vibration, and to ensure safety, including the requirement to prepare noise and vibration studies in accordance with Section 3.6.
  - b. *Development* will thoughtfully integrate adjacent land uses and lots and will not result in the creation of remnant lots that are unable to redevelop suitably and feasibly for a mix of uses. To implement this criterion, the Township may implement a suitable minimum lot frontage requirement in the zoning by-law to require lot consolidation, or other measures as identified in the Comprehensive Development Plan.
  - c. *Development* will integrate *active transportation* facilities including bicycle parking in accordance with the zoning by-law.
  - d. Public squares/spaces will be considered within the overall concept plan.
  - e. Development access from Keele Street will be shared and consolidated where possible and subject to Regional requirements.
  - f. Consideration will be made to establish reduced minimum parking requirements in the zoning by-law to promote transit-oriented development.
  - g. Coordination and consultation with the Province will occur to ensure the plans are aligned with and considerate of Provincial plans for any proposed improvements to transit service or *infrastructure*.
  - h. Development will optimize pedestrian and cycling access and connectivity, in coordination with transit facilities, where possible.
5. To work with York Region to enhance streetscaping on Keele Street which will better integrate the Transit Station Area with the King City Village Core and with adjacent neighbourhoods and promote walking and cycling.
  6. That the minimum height for new buildings shall be two functional storeys and the maximum height for new buildings is four storeys.
  7. That greater building heights, not exceeding six storeys, may be permitted provided:
    - a. The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas and does not negatively impact the small-scale village character;
    - b. The compatibility of the building with respect to adjacent low-rise residential areas and *sensitive uses* is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control;
    - c. The *development* does not exceed a *floor space index* of approximately 2.5.

8. That any new *retail*, restaurant and service commercial uses shall only be permitted on the ground floor and within a mixed use development.
9. That no more than 15% of the gross floor area in the Transit Station Area designation is planned for non-residential uses, exclusive of transit facilities.
10. That the maximum permitted gross floor area for any new single *retail* store or other commercial use permitted as part of any *development* is 300 square metres.
11. That *office* uses will be encouraged in the Transit Station Area.
12. That the determination of how residential and other non-residential *development* will be integrated is required and phasing options shall be considered, with these options potentially relating the amount of non-residential *development* permitted at any one time in each of the areas identified to the amount of residential *development* that has occurred within the same area.
13. That consideration may be given to permitting the *development* of non-residential uses that exceed the maximum gross floor area requirements of this section, provided a market impact study is completed to demonstrate that the uses will not have a negative impact on the King City Village Core. For clarity, it is not the intent of the study to assess the impacts of any proposal on the market share of an individual business or interfere with normal market competition.

## 5.12 INSTITUTIONAL DESIGNATION

The lands designated Institutional recognize existing or planned institutional uses such as schools, places of worship and cemeteries.

### 5.12.1 OBJECTIVES

It is the objective of the Institutional designation to:

1. Recognize and permit institutional uses which serve the needs of the community.
2. Ensure that institutional uses are properly planned and located to complement adjacent land uses.

### 5.12.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Institutional:

1. Elementary and secondary schools;
2. Hospitals;
3. *Group homes*;
4. Places of worship;
5. Public post-secondary institutions;
6. Government buildings, *offices* and facilities;
7. Cemeteries;

8. Parks, trails, open spaces, community centres, community gardens (subject to Section 3.8.11) and other community uses; and,
9. Other buildings and structures accessory to the uses above.

### **5.12.3 POLICIES**

It is the policy of Council:

1. That proposed institutional uses are sited, designed and located to maximize community accessibility and connectivity.
2. That institutional uses are designed to minimize impacts to adjacent low-rise residential neighbourhoods, through the use of buffers, setbacks and transitional building height.
3. That institutional uses shall generally not exceed 3 storeys.
4. That public service uses, including schools, parks and similar community facilities are subject to the policies of Section 3.5.

## **5.13 PARKS AND OPEN SPACE DESIGNATION**

The lands designated Parks and Open Space are part of the Township's open space network and are shown on Schedule D. However, smaller parks and trail uses are permitted in other designations under this Plan in accordance with the policies of the land use designation and the general community facility policies under Section 3.5.

### **5.13.1 OBJECTIVES**

It is the objective of the Parks and Open Space designation to:

1. Ensure that all major parks and open space lands are used in a manner that reflects their capacity for public use;
2. Ensure that the impacts of the use of major parks and open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
3. Ensure that the residents of the Township have access to a properly planned and accessible public open space network.

### **5.13.2 PERMITTED USES**

It is the policy of Council that the following uses are permitted on lands designated Parks and Open Space:

1. Public parks;
2. Public park storage depots and similar public uses;
3. Community gardens in accordance with Section 3.8.11; and

4. Uses, buildings and structures that are accessory to the permitted uses above.

### **5.13.3 POLICIES**

It is the policy of Council:

1. That the policies of Section 3.5 shall apply to parks and other community uses.

## **5.14 UTILITIES DESIGNATION**

Lands designated Utilities include significant sites used for transformer stations, rail lines and other utility uses.

### **5.14.1 OBJECTIVES**

It is the objective of the Utilities designation to:

1. Recognize and identify significant utility and *infrastructure* sites and corridors in the Township.

### **5.14.2 PERMITTED USES**

It is the policy of Council that the following uses are permitted on lands designated Utilities:

1. *Infrastructure*, including transformer stations, rail and utility/hydro corridors, and accessory uses; and
2. Public trails and open spaces as may appropriate.

## **5.15 VILLAGE NATURAL HERITAGE SYSTEM DESIGNATION**

Lands designated Village Natural Heritage System comprise natural heritage and hydrologic features and their functions within the Villages. These areas form components of our Natural Heritage System and are subject to Section 4 of this Plan. Portions of our Natural Heritage System are located within the Villages as shown on Schedule D.

### **5.15.1 OBJECTIVES**

It is the objective of the Village Natural Heritage System designation to:

1. Identify those portions of the Natural Heritage System located in the Villages and ensure its protection and enhancement in accordance with the policies of Section 4 of this Plan.



### 5.15.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Village Natural Heritage System:

1. Legally existing uses;
2. Conservation uses;
3. Passive recreational trails and accessory uses; and
4. *Infrastructure*, subject to the policies of Section 8.

### 5.15.3 POLICIES

It is the policy of Council:

1. That the policies of Section 4 of this Plan shall apply with any lands designated within our Village Natural Heritage System.
2. That the policies of Section 5.2.2 shall apply in those portions of King City and Nobleton that are subject to the Oak Ridges Moraine Conservation Plan.
3. That permitted uses may include those uses in the adjacent land use designation without the need to amend this plan to indicate the refinements to the delineation of our Natural Heritage System, where such refinements occur in accordance with a Natural Heritage Evaluation or Hydrological Evaluation in accordance with Section 4.3 of this Plan.

## 5.16 NOBLETON VILLAGE RESERVE

The lands designated Nobleton Village Reserve constitute land that is outside the Nobleton Urban Area Boundary and is not planned to accommodate urban uses or significant growth in the horizon of this Official Plan. As such, the lands within the Nobleton Village Reserve designation will continue to be used for agricultural and other rural uses in the planning horizon. Until such time that the review has been completed regarding the need for urban uses within the Nobleton Reserve Area, beyond the horizon of this plan, any proposal for urban uses within the Nobleton Reserve Area designation will be subject to the applicable provisions of this Plan, the York Region Official Plan and the applicable provincial plans, and are required to occur on the basis of full municipal water and wastewater treatment services.

### 5.16.1 OBJECTIVES

It is the objective of the Nobleton Village Reserve designation to:

1. Provide for agricultural and rural uses and prohibit new urban *development* in the horizon of this Plan.

Subject to  
Township-  
Wide Appeal  
by:  
Flato/Wyview

### 5.16.2 PERMITTED USES

It is the policy of Council that the following uses are permitted on lands designated Nobleton Village Reserve:

1. *Normal farm practices* and the full range of *agricultural uses*;
2. *Agriculture-related uses* in accordance with Section 3.8.1 of this Plan;
3. *On-farm diversified uses* in accordance with Section 3.8.2 of this Plan;
4. *Bed and breakfast* establishments on farm and non-farm properties in accordance with Section 3.8.4 of this Plan;
5. A farm help dwelling in accordance with Section 3.8.3;
6. Agricultural research and training, provided growing crops or raising animals is the primary activity;
7. One single detached dwelling on a lot that existed on the effective date of this Plan;
8. Home occupations in accordance with Section 3.8.5;
9. Conservation uses;
10. *Infrastructure*; and
11. Accessory uses to the above.

### 5.16.3 POLICIES

It is the policy of Council:

1. That the policies of Section 6.4.4 of this Plan shall apply to lot creation in the Nobleton Village Reserve.
2. That urban *development* is not permitted in the Nobleton Village reserve and is not contemplated within the horizon of this Plan.

Subject to  
Township-Wide  
Appeal by:  
Flato/Wyview

05

## 5.17 VILLAGE SITE-SPECIFIC POLICY AREAS

### 5.17.1 VILLAGE SITE-SPECIFIC POLICY AREA 1 (V-SSPA-1)

Within lands identified as Village Site-Specific Policy Area 1 (V-SSPA-1), it is the policy of Council:

1. That lands located within V-SSPA-1 and designated Neighbourhood, located in the northeast quadrant of King City, were subject to Official Plan Amendment (OPA) 89, providing specific *development* policies for these lands.
2. That the future *development* of low density residential neighbourhoods at an average gross density of 7.0 units per hectare is permitted.
3. That the average permitted gross density is to be calculated and applied to all designated greenfield lands that have not been developed on the effective date of OPA 89, which is the basis for this Site-Specific Policy Area. This means that

certain lands may have a higher density and certain lands may have a lower density as a consequence.

4. That the average permitted gross density is also to be applied to contiguous *development* areas that are subject to Comprehensive Development Plans as opposed to individual properties in accordance with the policies of this Plan to ensure that comprehensive planning takes place and that all lands in a contiguous *development* area are considered at the same time. *Development* on the lands located within the area on the north side of the railway line and south of the East Humber River, and east of the existing terminus of East Humber Drive, and has only one potential road access, will:
  - a. Recognize the constraints on the development of the area with respect to access, natural features, and noise and vibration;
  - b. Be designed to mitigate any noise and vibration impacts from the railway;
  - c. Not exceed a density which is appropriate given the access limitations; and,
  - d. Address the requirements of the railway authority for development in proximity to rail corridors, to the satisfaction of the railway authority.
5. That *development* or *site alteration* in the minimum *vegetation protection zone* portion of the Natural Heritage System designation shall be prohibited except as provided for in this Plan. In addition, naturalized stormwater management facilities and low impact development techniques, in accordance with this subsection, may be permitted within a minimum *vegetation protection zone* if the functional servicing study demonstrates that the low impact *development* policies and criteria of this section have been met to the satisfaction of the Township in consultation with the Toronto and Region Conservation Authority and York Region.
6. That Low Impact Development (LID) techniques, in keeping with the Toronto and Region Conservation Authority's Low Impact Development Stormwater Management Planning and Design Guide (2010), will be permitted where deemed appropriate as part of the overall stormwater management system, provided that the LID techniques do not require extensive grading and/or structures (such as retaining walls) within the Environmental Protection Area and related Minimum *Vegetation Protection Zone*, and any intrusion into these areas shall be minimized to the furthest extent possible.
7. That in the specific areas identified and approved within former OPA 89, the size and extent of minimum *vegetation protection zones*, shall be identified through a functional servicing study. The functional servicing study will include a natural heritage evaluation and/or hydrological evaluation. These studies shall demonstrate that: (1) all feasible options have been considered to avoid reductions in the minimum *vegetation protection zones*; (2) provide justification for the reductions; (3) outline measures to minimize impacts; and (4) outline compensation measures including robust restoration plantings and/or increased

minimum *vegetation protection zones* in other areas. The extent of the minimum *vegetation protection zones* recommended in the natural heritage evaluation and/or hydrological evaluation will be to the satisfaction of the York Region, the Toronto and Region Conservation Authority and the Township of King. However, in no case shall the minimum *vegetation protection zone* be permitted to be reduced more than 20% less than would otherwise be required by this Plan. Further, where any reduction of the minimum *vegetation protection zone* is permitted, appropriate compensation, restoration, and/or rehabilitation of equivalent or greater lands elsewhere shall be required to be provided to the satisfaction of the York Region, the Toronto and Region Conservation Authority and the Township of King.

8. That in no case shall an increase in the density beyond 7 units per gross hectare be considered if the width of the minimum *vegetation protection zone* is less than 30 metres, unless the minimum *vegetation protection zone* conforms with the policies above and:
  - a. Up to 15% of the proposed housing in the form of semi-detached and/or townhouse dwellings will be permitted; and/or
  - a. Necessary improvements to the road network are provided; and/or
  - b. Necessary community *infrastructure* is being provided; and/or
  - c. Enhanced *active transportation* corridors are provided on the lands to be developed and adjacent lands.
9. That where semi-detached and/or townhouse dwellings or other similar dwelling types are proposed, they shall:
  - a. Be integrated with single detached dwellings to provide for variability in the built form and streetscape and to provide housing choice throughout the *development* area;
  - b. The maximum permitted net density of street townhouse *development* is 40 units per net hectare;
  - c. Not be located on collector roads;
  - d. Be located in close proximity of schools, parks, and other similar uses and facilities; and
  - e. Townhouse dwellings shall not exceed more than 6 units per block.

### **5.17.2 VILLAGE SITE-SPECIFIC POLICY AREA 2 (V-SSPA-2)**

Within lands identified as Village Site-Specific Policy Area 2 (V-SSPA-2), it is the policy of Council:

#### **Permitted Uses**

1. That the land use designation policies of Section 5.10 and all other policies of this Plan shall apply, except as set out in this Site-Specific Policy Area.

2. That institutional uses and other prestige employment uses, including *office* uses, research, education and training uses, institutional uses, data processing and related facilities and community and neighbourhood parks and parkettes shall be permitted in the area identified in the Institutional Blocks as shown on Schedule A to the Official Plan Amendment as approved by the Ontario Municipal Board (Case No. PL121396, decision issued August 11, 2014). The institutional uses shall be required to have direct access to a new north/south public road which shall connect to King Road. The Zoning by-law shall establish a maximum height and density (e.g., *floor space index*) requirement.
3. That accessory commercial and *retail* uses, being those ancillary commercial and *retail* uses that are located entirely within prestige employment generating buildings are permitted, subject to the following:
  - a. all accessory *retail* uses, being *retail* uses that offer for sale inventory manufactured from the main prestige employment light industrial use, shall be limited to a maximum of 10% of the floor area in any one prestige employment generating building or unit in a multi-tenanted building in which the employment use which manufactures the products is located, but capped at a maximum size of not more than 465 sq. m.
  - b. a pharmacy/drug dispensary only if located on the ground floor of a medical *office* building. Such pharmacy/drug dispensary shall be permitted to have access from both inside and outside the medical *office* building, and shall be limited to a maximum of 10% of the floor area of the medical *office* building to a maximum of 372 sq. m. and shall be permitted as an accessory commercial use if it is located on the ground floor of a medical *office* building.
  - c. a maximum of one hardware store, which shall be restricted to a maximum of 279 sq. m. tied to a principal use or uses within the same building to which a hardware store would be accessory.
  - d. accessory coffee/sandwich shop of not more than 139 sq. m. in the base of *office* buildings, to a maximum of one per building with access from only the inside of the building.
  - e. child daycare in institutional or *office* buildings.
  - f. no accessory *retail* or commercial uses shall be permitted within a prestige industrial or institutional building except those listed above.
4. That ancillary commercial and *retail* uses, being those ancillary commercial and *retail* uses that are permitted to be contained in one or more free standing buildings are permitted be located only within a single block with a maximum size of 2 hectares in the area shown on Schedule A as “Ancillary Commercial and *Retail* Area” to the Official Plan Amendment approved by the Ontario Municipal Board (Case No. PL121396, decision issued August 11, 2014), and subject to the following

- a. the total amount of gross floor area of all ancillary commercial and *retail* uses combined shall not exceed 3,716 sq. m
- b. only the following commercial and *retail ancillary uses* are permitted with the size restrictions indicated:
  - i. convenience stores, with an aggregate maximum of 279 sq. m;
  - ii. computer software store, with a maximum of 279 sq. m;
  - iii. *office* supply or stationary store;
  - iv. one financial institution only, which may be a bank or credit union, with a maximum of 372 sq. m;
  - v. print shop, with a maximum of 372 sq. m;
  - vi. child day care, with a maximum of 465 sq. m;
  - vii. fitness centre;
  - viii. a maximum of three full service restaurants, only one of which may be a drive-thru restaurant, and each with a maximum of 465 sq. m., subject to the phasing policies below;
  - ix. barber/beauty salon and personal service shops, with a maximum of 372 sq. m; and
  - x. automated banking machine.

#### **Phasing**

- 5. That in the area shown on Schedule A as “Ancillary Commercial and Retail Area”, as referenced previously, the following phasing shall apply to the free standing ancillary commercial and *retail* uses:
  - a. 1,858 sq. m. of ancillary commercial and *retail* uses, which may include no more than two (2) of the restaurants noted in above, shall be permitted to be constructed only after the first 1,858 sq. m. of prestige employment space is built and occupied.
  - b. A further 465 sq. m. of ancillary commercial and *retail* uses shall be permitted to be constructed only after a further 1,858 sq. m. of prestige employment space, in addition to that set out in clause a) is built and occupied.
  - c. The final 1,394 sq. m of ancillary commercial and *retail* uses shall be permitted to be constructed only after a further 2,787 sq. m of prestige employment space, in addition to that set out in clauses a) and b) is built and occupied
- 6. To consider a holding provision in the zoning by-law applicable to the Prestige Employment Area requiring the amounts of prestige employment floor area set out above to be constructed prior to the lifting of the holding provision and the issuance of a building permit(s) for the associated ancillary commercial and *retail* uses.

#### **Prohibited Uses**

7. That, without detracting from the permitted uses set out in this Site-Specific Policy Area, the following uses shall be prohibited:
- a. food stores, grocery stores, supermarkets;
  - b. department stores or other general merchandise stores, warehouse membership clubs;
  - c. *retail* stores;
  - d. service commercial uses;
  - e. home improvement centres, building centres, garden centres, or any combination of these;
  - f. tires, batteries, automotive parts and/or accessories stores;
  - g. vehicular service facilities;
  - h. open storage;
  - i. commercial self-storage warehouses; and,
  - j. new uses which include the storage or manufacture of materials or use of:
    - i. petroleum-based fuels and/or solvents;
    - ii. pesticides, herbicides, fungicides or fertilizers;
    - iii. construction equipment;
    - iv. inorganic chemicals;
    - v. road salt and contaminants as identified by the Province;
    - vi. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
    - vii. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
    - viii. snow storage and disposal facilities.

#### **Urban Design**

8. That architectural and urban design guidelines be prepared to include provisions regarding signage, to reflect the prestige nature of the development. The guidelines shall be reasonably flexible so long as the prestige nature of the *development* is achieved and shall be prepared and submitted for Township approval.

#### **Conversion of Employment Lands**

9. In order to protect the long term viability of the Prestige Employment Area, the conversion of all or any part of the Prestige Employment Area to non-employment uses is strictly prohibited. For purposes of this policy the following uses shall be considered to be non-employment uses:
- a. *major retail* uses;
  - b. all other *retail* and commercial non-*ancillary* uses;
  - c. all *retail* and commercial *ancillary* uses other than the ones currently permitted in accordance with this Site-Specific Policy Area; and
  - d. residential uses;

10. Notwithstanding the foregoing, the conversion of employment lands to non-employment lands may only be considered at the time of a municipal comprehensive review that is carried out in accordance with the applicable policies and population/employment forecasts of York Region and the Township.

### **5.17.3 VILLAGE SITE-SPECIFIC POLICY AREA 3 (V-SSPA-3)**

Within lands identified as Village Site-Specific Policy Area 3 (V-SSPA-3), it is the policy of Council:

1. That the south west portion of Lot 1, Plan 65M-2392 (municipally known as 270 Burns Boulevard) contains some tableland. Should access become available to the site without intrusion into any environmental protection area or environmental buffers within this Plan, consideration will be given to re-designation of the tableland to permit a residential designation, subject to the studies required by this Plan, including a Natural Heritage Evaluation or Hydrologic Evaluation. An application for an Official Plan Amendment and Zoning By-law amendment will be required.

### **5.17.4 VILLAGE SITE-SPECIFIC POLICY AREA 4 (V-SSPA-4)**

Within lands identified as Village Site-Specific Policy Area 4 (V-SSPA-4), known as Kingscross Estates, it is the policy of Council:

1. That the minimum lot area shall be 0.81 hectares (2 acres).
2. That all other policies of the Established Neighbourhood designation shall otherwise be applicable.

### **5.17.5 VILLAGE SITE SPECIFIC POLICY AREA 5 (V-SSPA-5)**

Within the lands identified as Village Site Specific Policy Area 5 (V-SSPA-5) on Schedule D1 and described as Plan 473, Lots 29 and 30, Concession 4, Part Lot 8, it is the policy of Council that:

1. Notwithstanding the provisions of Section 5.5.2 of this plan pertaining to the “Permitted Uses”, the use of the subject lands shall only be permitted in accordance with the following development policies:
  - a. Residential Uses, Accessory Uses and a Home Occupation are permitted;
  - b. Residential Uses shall be limited to detached dwellings;
  - c. A Maximum of three (3) dwellings shall be permitted;
  - d. The creation of three (3) residential lots may be permitted through Consent where the proposed lots have a lot area of not less than 6925 square metres, 7580 square metres and 6198 square metres in size and a corresponding frontage of not less than 44 metres, 55 metres and 34 metres respectfully;



- e. Residential Uses shall be developed on the basis of individual private water services and individual private sanitary sewage disposal systems;
  - f. That the subject lands shall be zoned to include appropriate development provisions.
- 2. Notwithstanding any other policies of this Official Plan which are in conflict with this Section, including, but not limited to, any of the policies contained in Sections 5.5.3, 5.5.4, 5.17.4 and 9.2.2 the subject lands as shown on Schedules D1 may be divided into three separately conveyable lots, where the lot area shall not be less than 6925 square metres, 7580 square metres and 6198 square metres in size and a corresponding frontage of not less than 44 metres, 55 metres and 34 metres respectfully, and which development standards shall be implemented in an amendment to the zoning by-law being, the King City Urban Areas By-law 2017-66, as amended, for the purpose of facilitating the development of new detached dwellings (one dwelling per lot) and uses accessory thereto. The specific development standards applicable to the construction dwellings and accessory uses shall further be set out in the King City Urban Areas By-law 2017-66, as amended, and any amendments and/or variances thereto.
- 3. All area allocations and other statistics are approximate and should be regarded as flexible. Minor variations from statistics shall be permitted as long as the intent of the policies of this Plan are maintained.

#### **5.17.6 VILLAGE SITE SPECIFIC POLICY AREA 6 (V-SSPA-6)**

Within the lands identified as Village Site Specific Policy Area 6 (V-SSPA-6) on Schedule D1 and described as Plan West Half of Lot 6 and Part of Lots 7 and 8, Concession 4, it is the policy of Council:

- 1. That the land use designation policies of Section 5.6 and all other policies of this plan apply, except as set out in this Site-Specific Policy Area.
- 2. That within the specific areas identified in Schedule XX-1 within the attachments/exhibits to the Decision of LPAT Case No. PL170998 only, the size and extent of minimum vegetation protection zones, shall be identified through a Functional Servicing Study. The Functional Servicing Study will include a natural heritage evaluation and/or hydrological evaluation. These studies shall demonstrate that: (1) all feasible options have been considered to avoid reductions in the minimum vegetation protection zones; (2) provide justification for the reductions; (3) outline measures to minimize impacts; and (4) outline compensation measures including robust restoration plantings and/or increased minimum vegetation protection zones in other areas. The extent of the minimum vegetation protection zones recommended in the natural heritage evaluation and/or hydrological evaluation will be to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King. Further, where any reduction of the minimum vegetation protection zone is permitted appropriate compensation, restoration, and/or rehabilitation of equivalent or

greater lands elsewhere shall be required to be provided to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King.

3. That despite the provisions of Section 5.6 of this Plan and any other provisions of this Plan to the contrary, the lands subject to V-SSPA-6 shall be developed by plan of subdivision, at a maximum gross density of approximately 7.5 to 8.0 units per hectare. Gross density, for the purpose of this policy, means the total area of the subject lands not including natural heritage features. Environmental buffer blocks/*minimum vegetation protection zones* may be included for density purposes in accordance with section 5.6.3.5. The density of development within the amendment area may be permitted at a higher density in the form of townhouses or apartments on certain lands to allow for housing other than single detached dwellings provided that the overall density set out above is not exceeded, and shall not exceed a total of 181 units comprised of no more than 66 single detached dwellings and no more than 115 apartments or townhouses, in addition to no more than one lot for an existing detached dwelling. Any apartment building shall not exceed a height of five (5) storeys. The general location of the higher density form of residential development shall be located as identified in Figure 1 within the attachments/exhibits to the Decision of LPAT Case No. PL170998.
4. A public park block shall be provided within the area subject to this amendment, the general location of which is identified in Figure 1 within the attachments/exhibits to the Decision of LPAT Case No. PL170998.
5. An emergency access route, and public trail and walkway block shall be provided adjacent to the lands owned by the Township of King, connecting to Manitou Drive, and the area along the north-west boundary of the lands subject to V-SSPA-6 to provide a trail link between environmental areas. These blocks may be used as part of any parkland dedication requirement. The general location of the emergency access route/walkway block is identified in Figure 1 within the attachments/exhibits to the Decision of LPAT Case No. PL170998.
6. That the lands subject to V-SSPA-6 shown as “Low Density Residential 1 Area – Policy Section 7.3.3(XX)” on Figure 1 and Figure 2 within the attachments/exhibits to the Decision of LPAT Case No. PL170998 shall be designated Neighbourhood (V-SSPA-6) on Schedule D1 to this Plan.
7. That the lands subject to V-SSPA-6 shown as “Environmental Protection Area” on Figure 1 and Figure 2 within the attachments/exhibits to the Decision of LPAT Case No. PL170998 shall be designated Natural Heritage System (V-SSPA-6) on Schedule D1 to this Plan.
8. The boundaries of V-SSPA-6 as shown on Figures 1 and 2 within the attachments/exhibits to the Decision of LPAT Case No. PL170998 are approximate. Minor adjustments shall be permitted by the Township of King and shall not require a further amendment to this Official Plan as long as the intent of these policies are maintained.

### **5.17.7 VILLAGE SITE SPECIFIC POLICY AREA 7 (V-SSPA-7)**

Within the lands identified as Village Site Specific Policy Area 7 (V-SSPA-7) on Schedule D1 and described as Part of the West Half of Lot 6 and Part of Lot 7, Concession 4, it is the policy of Council:

1. That the land use designation policies of Section 5.6 and all other policies of this plan apply, except as set out in this Site-Specific Policy Area.
2. That within the specific areas identified in Schedule XX-1 within the attachments/exhibits to the Decision of LPAT Case No. PL180116 only, the size and extent of minimum vegetation protection zones, shall be identified through a Functional Servicing Study. The Functional Servicing Study will include a natural heritage evaluation and/or hydrological evaluation. These studies shall demonstrate that: (1) all feasible options have been considered to avoid reductions in the minimum vegetation protection zones; (2) provide justification for the reductions; (3) outline measures to minimize impacts; and (4) outline compensation measures including robust restoration plantings and/or increased minimum vegetation protection zones in other areas. The extent of the minimum vegetation protection zones recommended in the natural heritage evaluation and/or hydrological evaluation will be to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King. Further, where any reduction of the minimum vegetation protection zone is permitted appropriate compensation, restoration, and/or rehabilitation of equivalent or greater lands elsewhere shall be required to be provided to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King.
3. That despite the provisions of Section 5.6 of this Plan and any other provisions of this Plan to the contrary, the lands subject to V-SSPA-7 shall be developed by plan of subdivision, at a maximum gross density of approximately 8.5 to 9.0 units per hectare. Gross density, for the purpose of this policy, means the total area of the subject lands not including natural heritage features. Environmental buffer blocks/*minimum vegetation protection zones* may be included for density purposes in accordance with section 5.6.3.5. The density of development shall not exceed a total of 83 single detached units. In recognition of the lots location in relation to natural heritage features, reductions in lots sizes and related zoning standards may be considered to meet the intent of the Official Plan through rezoning or minor variance.
4. That Schedule XX-1 within the attachments/exhibits to the Decision of LPAT Case No. 180116 shall be referred to for the purpose of illustrating the areas where potential reductions to the minimum vegetation protection zone are contemplated, consistent with section 5.17.7.2 the policies of the Province and York Region and subject to an appropriate approved environmental study.
5. That the lands subject to V-SSPA-7 shown as “Low Density Residential 1 Area – Policy Section 7.3.3(iv)” on Schedule 1 within the attachments/exhibits to the

Decision of LPAT Case No. PL180116 shall be designated Neighbourhood (V-SSPA-7) on Schedule D1 to this Plan.

6. That the lands subject to V-SSPA-7 shown as “Environmental Protection” on Schedule 1 within the attachments/exhibits to the Decision of LPAT Case No. PL180116 shall be designated Natural Heritage System (V-SSPA-7) on Schedule D1 to this Plan.
7. The boundaries of V-SSPA-7 as shown on Schedules 1 and 2 within the attachments/exhibits attached to the Decision of LPAT Case No. PL180116 are approximate. Minor adjustments shall be permitted by the Township of King and shall not require a further amendment to this Official Plan as long as the intent of these policies are maintained.

### **5.17.8 VILLAGE SITE SPECIFIC POLICY AREA 8 (V-SSPA-8)**

Within the lands identified as Village Site Specific Policy Area 8 (V-SSPA-8) on Schedule D1 and described as Part of Lot 55 and Lot 56, Registered Plan 85, Lots 1 and 2, Registered Plan 360 and Part of Lot 7, Concession 3, Township of King, it is the policy of Council:

1. That the land use designation policies of Sections 5.8 and 5.15 and all other policies of this plan apply, except as set out in this Site-Specific Policy Area.
2. That notwithstanding the provisions of Sections 5.8.1, 5.8.2, and 5.8.3 of this Plan, the subject lands shall be developed in accordance with the following:
  - a. That the maximum density shall be 40 units per net residential hectare and shall not exceed a total of 48 units;
  - b. That the permitted uses shall be limited to:
    - i. townhouse dwelling units, with freehold or condominium tenure, accessed through a private road.
    - ii. home occupations subject to the regulations of the Zoning By-law;
  - c. That the maximum building height shall be three (3) storeys above the finished grade;
  - d. That the maximum number units within an individual block of townhouse dwelling units shall be six (6);
  - e. All development shall conform with the applicable policies of this Plan, including the Village Design Policies of Section 5.3.
3. That within specific areas identified in Schedule 2 within Attachment 1 to the Decision of OLT Case No. PL190494 only, the size and extent of the minimum vegetation protection zones shall be identified through a Functional Servicing Study and/or an Environmental Impact Study (EIS). The EIS will include a natural heritage evaluation and/or hydrological evaluation, as required. These studies shall demonstrate that: (1) all feasible options have been considered to avoid reductions in the minimum vegetation protection zones; (2) provide justification for the reductions; (3) outline measures to minimize the impacts; and (4) outline compensation measures including robust restoration plantings and/or increased minimum vegetation protection zones in other areas. The extent of the minimum vegetation protection zones recommended in the natural

heritage evaluation and/or hydrological evaluation will be to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King. Further, where any reduction of the minimum vegetation protection zone is permitted, appropriate compensation, restoration and/or rehabilitation of equivalent or greater lands elsewhere shall be required to be provided to the satisfaction of York Region, the Toronto and Region Conservation Authority and the Township of King.

4. That the lands subject to V-SSPA-8 shown as “Medium Density Residential – Policy 7.10.XX” on Schedule 1 within Attachment 1 to the Decision of OLT Case No. PL190494 shall be designated “Mixed Use (V-SSPA-8)” on Schedule D1 to this Plan.
5. That the lands subject to V-SSPA-8 shown as “Environmental Protection Area” on Schedule 1 within Attachment 1 to the Decision of OLT Case No. PL190494 shall be designated “Village Natural Heritage System (V-SSPA-8)” on Schedule D1 to this Plan.
6. That in accordance with Section 9 of this Plan, the policies of this Plan shall be implemented by way of an amendment to the Zoning By-law, and through Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan approvals, pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.
7. That the boundaries of VSSPA-8 and the land use designations are approximate. Minor adjustments shall be permitted by the Township of King and shall not require a further amendment to this Plan as long as the intent of its policies is maintained.

### **5.17.9 VILLAGE SITE SPECIFIC POLICY AREA 9 (V-SSPA-9)**

On lands designated Village Site-Specific Policy Area 9 (V-SSPA-9), as shown on Schedule 01, it is the policy of Council:

1. To recognize that lands subject to V-SSPA-9 merit further study for low-rise residential or mixed-use redevelopment. As part of the next review of this Plan, the Township will conduct a study to determine the appropriate long-term use for those lands fronting onto King Road;
2. That the overall study area boundary to determine the appropriate long-term use of lands subject to V-SSPA-9 will be determined at the time the study is undertaken; at a minimum the study area boundary will include the lands subject to VSSPA-9 and may include adjacent lands;
3. That lands within V-SSPA-9 are otherwise subject to the policies of this Plan in its entirety. Notwithstanding the application of the policies of this Plan, compatible low-rise residential and mixed-use development may be considered by way of an amendment to this Plan;
4. That a site-specific amendment to this Plan providing for low-rise residential or mixed-use development will be accompanied by appropriate studies as

determined through consultation with Township staff in accordance with the policies of this Plan, but at a minimum will consider compatibility with uses along King Road and the surrounding area, including areas designated Established Neighbourhood.

### **5.17.10 VILLAGE SITE SPECIFIC POLICY AREA 10 (V-SSPA-10)**

Within the lands identified as Village Site Specific Policy Area 10 (V-SSPA-10) on Schedule D1 and described as Part of Lot 37 Plan 337, Township of King, it is the policy of Council:

1. That the land use designation policies of Section 5.6 “Neighbourhood Designation” and all other policies of this Plan apply, except as set out in this Site-Specific Policy Area.
2. That notwithstanding the provisions of Sections 5.6.1, 5.6.2, and 5.6.3 of this Plan, the lands shall be developed in accordance with the following:
  - a. That the maximum density shall be 23.1 units per gross hectare and shall not exceed a total of 8 units;
  - b. That the permitted uses shall be limited to:
    - i. Semi-detached dwelling units, accessed through a private road.
    - ii. Home occupations subject to the regulations of the Zoning By-law;
    - iii. Secondary residential units in accordance with Section 3.8.9;
    - iv. Private home day cares in accordance with Section 3.8.7;
    - v. Uses, buildings and structures that are accessory to the permitted uses above.
  - c. Access to the development shall be provided by a private condominium road with an approximate width of 6 metres.
  - d. A minimum setback of 30 metres shall be provided for any inhabitable structure from the limit of the Metrolinx right-of-way.
  - e. All development shall conform with the applicable policies of this Plan, including the Village Design Policies of Section 5.3.
3. That the lands subject to V-SSPA-10, as shown as “Medium Density Residential – Policy 7.10.2.ix)” on Schedule 1 to OPA No. 102 to the King City Community Plan, shall be designated “Neighbourhood (V-SSPA-10)” on Schedule D1 to this Plan.
4. That in accordance with Section 9 of this Plan, the policies of this Plan shall be implemented by way of an amendment to the Zoning By-law, and through Draft Plan of Condominium approval, pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended. To recognize that lands subject to V-SSPA-9 merit further study for low-rise residential or mixed-use redevelopment. As part of the next

review of this Plan, the Township will conduct a study to determine the appropriate long-term use for those lands fronting onto King Road;

5. That the boundaries of V-SSPA-10 and the land use designations are approximate. Minor adjustments shall be permitted by the Township of King and shall not require a further amendment to this Plan as long as the intent of its policies is maintained.”.



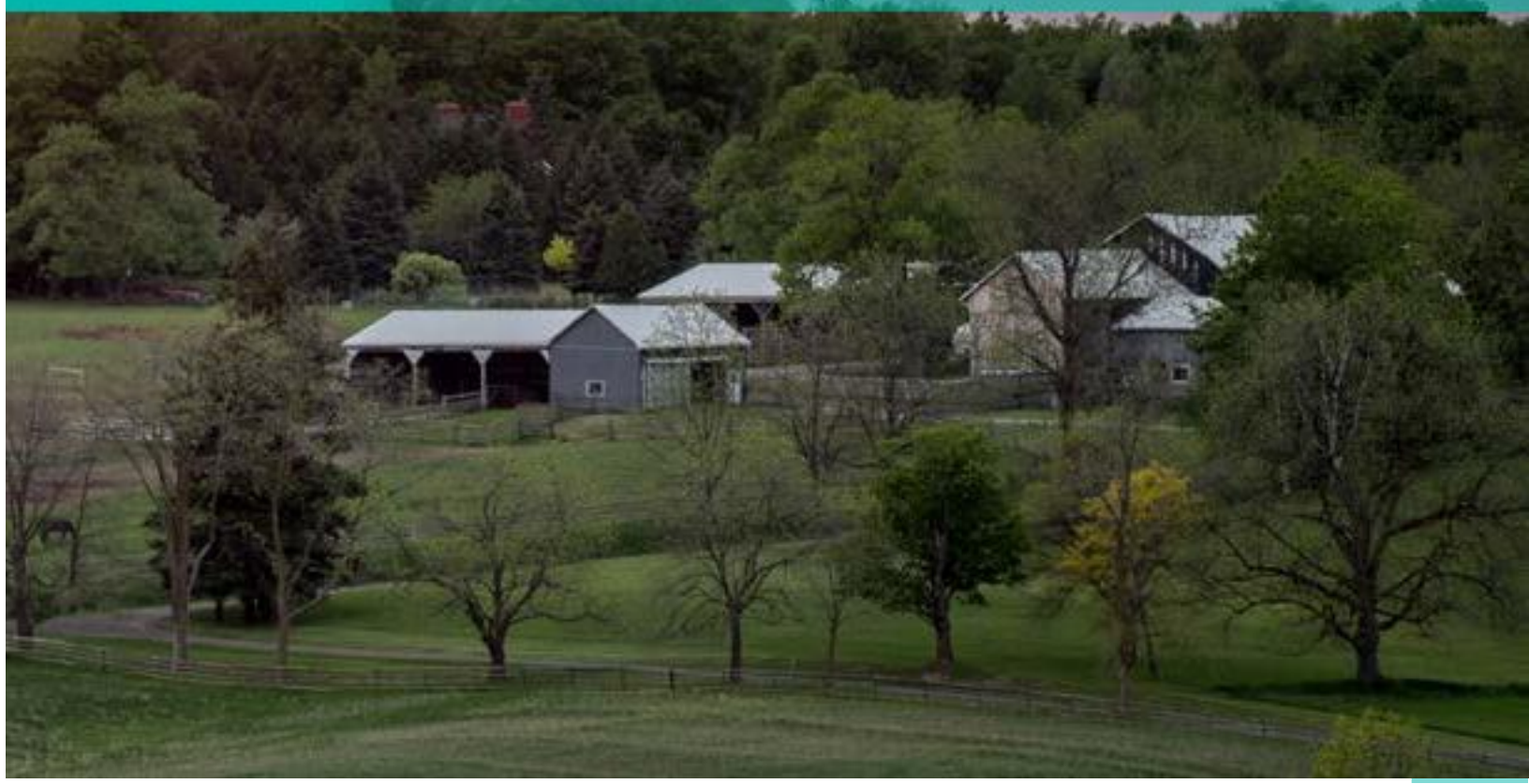


Page intentionally left blank



6

# Our Vibrant Countryside



Page intentionally left blank



## 6 OUR VIBRANT COUNTRYSIDE

### 6.1 VISION FOR THE COUNTRYSIDE

We are, foremost, a rural and agricultural municipality, and we value our agricultural roots. Agriculture is a keystone of our economy: through the production of a wide range of crops, livestock, horse farms, *agri-tourism uses* and opportunities, and by our specialized, unique and productive soils. Our Township includes much of the Holland Marsh, which accounts for a significant market of produce that is both sold and consumed locally and is exported to other markets.

Our Countryside is a mosaic of many different farms, rural uses, Hamlets and natural features whose value is much greater than the sum of its parts. Supporting the Countryside means providing for a flexible policy framework that is adaptable to the farming community and the changing nature of the agricultural economy. It also means conserving heritage, as our Countryside includes many different types of important *cultural heritage resources*.

The Countryside consists of five areas:

- Hamlets, which are typically residential, although some hamlets contain other existing uses.
- Agricultural areas include *prime agricultural land*, which consist of highly productive soils and is best suited for *agricultural uses*. This includes the Holland Marsh Specialty Crop area.
- Rural areas include lands with relatively lower quality soils where non-agricultural rural uses may be suitable, but which should support *agricultural uses*. Additionally, rural lands include some historically established rural commercial, employment, recreational or residential uses.
- The Oak Ridges Moraine Natural Core Areas include a concentration of natural features, as well as a range of *agricultural uses*.
- The Oak Ridges Moraine Natural Linkage Areas include potential connections between Natural Core areas, and similarly, there are *agricultural uses*.

Additionally, the Countryside includes existing and potential mineral aggregate resource areas.

Our Countryside is intertwined with our natural environment, and we live in harmony with nature. Much of the countryside is subject to the Oak Ridges Moraine Conservation Plan, including Natural Core Areas and Natural Linkage

Areas, where there is a significant concentration of natural features and where there is opportunity to improve, restore or enhance the features and their linkages.

While the Countryside is not the focus of new population growth or land development, which is directed to the Villages (Chapter 5), this Plan reflects the importance of the Countryside from an environmental and socio-economic perspective. Balancing the needs of our agricultural community with the needs of the growing Villages is an important objective of this Plan.

## 6.2 HAMLETS

### 6.2.1 VISION FOR THE HAMLETS

The Hamlets of King Township are characterized by their unique identities and rural way of life, which contribute to a strong sense of community and place. During the planning horizon, the Hamlets will accommodate limited growth in the form of infilling in a manner that protects and enhances their unique identities and ensures that they remain distinct from the Township's Villages.

In particular, the Hamlets are celebrated for their rich history and connection to the past. Aspects of the local history have endured over time through the built environment and *cultural heritage resources*. These resources contribute significantly to the unique character and sense of place, and will be protected and enhanced during the planning horizon.

The Hamlets are also celebrated for their relationship to the surrounding rural and agricultural landscape. Their mix of uses and community focal points provide important economic and social opportunities to support residents and the broader rural and agricultural community. The prosperity and vitality of the Hamlets will be sustained over the long-term by promoting opportunities for economic development. Generally, the Hamlets are planned as principally residential communities, with appropriate and compatible supporting small-scale commercial and employment uses, as well as community facilities.

This section of the Official Plan deals exclusively with the Hamlets of Ansnorveldt, Graham Sideroad, Kettleby, Laskay, Lloydtown, Pottageville, Snowball. The land use designations in the Hamlets are shown on Schedule E.

### 6.2.2 GENERAL HAMLET POLICIES

It is the policy of Council:

1. To maintain and enhance the distinctive character, identity and rich heritage of the Hamlets.
2. To promote the efficient use of existing and planned *infrastructure* and *public service facilities*.

3. To recognize that the hamlets are provided with private services, and that this is anticipated to continue.
4. To encourage the *development* of small-scale commercial uses that support the local residents and the general area in accordance with the policies of this Plan, including home-based, small-scale commercial or employment uses which are suitable in the Hamlet and compatible with the residential character.
5. To provide opportunities for sustainable and diversified tourism, including the leveraging of historical, cultural and natural assets.
6. To prohibit *major development* in any Hamlet, except for *public service facilities*.
7. That *infrastructure* and *public service facilities* are permitted in all of the Hamlet land use designations, provided it meets the applicable policies of this Plan.
8. That *development* will recognize the existing built form context and reflect the character of the heritage buildings and landscapes. *Development* will respect and reinforce:
  - a. The height, massing, and scale of nearby buildings;
  - b. The average setbacks of buildings from the street;
  - c. The prevailing side and rear yard setbacks;
  - d. The landscaped open space patterns;
  - e. The size and configuration of lots; and,
  - f. The existing street pattern.
9. That any new lots and *development* shall be of a sufficient size to meet any applicable requirements regarding the proper installation and functioning of a private sewage disposal system where such a system is permitted.
10. That lots and *development* shall also be of sufficient size to support the use of a private well. A hydrogeological assessment may be required to support any applications in this regard.
11. That the *development* of a new single detached dwelling on a lot created by consent is subject to Site Plan Control. Given that this Plan requires that there be a compatible and complementary design relationship between new and existing dwellings, proponents shall demonstrate as part of the Site Plan Approval process how the new dwelling is compatible from a design and architectural perspective with existing homes on adjacent lots. Factors to consider in this regard include:
  - a. The type of the building materials used;
  - b. The nature of the architectural features proposed, such as columns and entry features;
  - c. The elevation of the floor of the first storey;
  - d. The pitch of the roof; and,
  - e. The amount of the front wall occupied by the openings of the private garage.

12. That it is the intent of this Plan to permit the replacement of an existing single detached dwelling with a new single detached dwelling on an existing lot in the Hamlet Residential Area designation, with the goal being that the replacement dwelling is compatible with the scale and design of existing development.
13. That the zoning by-law shall contain provisions that:
  - a. Require the front yard setback for the new dwelling to be consistent with the front yards that exist on the street;
  - b. Restrict the height of new dwellings to a maximum of two storeys;
  - c. Control the depth of new dwelling to provide for a reasonably sized rear yard that is similar to the sizes of the rear yards on abutting lots;
  - d. Prohibit the extension of the private garage beyond the front of the dwelling or the porch, unless the projection of the garage is a defining element of the dwellings in the immediate area; and
  - e. Restrict the width of driveways and private garages facing the street and/or restrict the width of the garage in relation to the width of the dwelling.

### 6.2.3 HAMLET RESIDENTIAL DESIGNATION

The Hamlet Residential designation applies to residential areas as shown on Schedule E of this Plan.

#### 6.2.3.1 Objectives

It is the objective of the Township to:

1. Accommodate limited new residential *development* on new lots as infilling; and,
2. Protect the character of existing residential areas.

#### 6.2.3.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Residential designation shall include:

1. Single detached dwellings;
2. *Secondary residential units* in accordance with Section 3.8.9;
3. *Garden suites* in accordance with Section 3.8.10;
4. Home occupations in accordance with Section 3.8.5;
5. *Bed and breakfast* establishments in accordance with Section 3.8.4; and
6. Uses, buildings and structures that are accessory to the permitted uses above.

#### 6.2.3.3 Policies

It is the policy of Council:

1. That *major development* is not permitted.





2. That limited lot creation for residential purposes is permitted in the Hamlet Residential designation, provided:
  - a. The frontage of the new lot and the retained lot is generally similar to the average lot frontages in the immediate neighbourhood to maximize, to the greatest extent possible, the separation between new and existing dwellings;
  - b. The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed *development* with adjacent *development* and the existing neighbourhood;
  - c. New driveways are sited to minimize tree loss;
  - d. The widths of new driveways are minimized;
  - e. The orientation and sizing of the new lot(s) does not have a negative impact on significant views and vistas that help define a residential area;
  - f. That private servicing can be adequately provided; and
  - g. That lot creation in the Hamlet Residential Designation shall also conform to the policies of Section 9.2.2.
3. Where lands designated Hamlet Residential currently support existing employment uses, such uses are strongly encouraged to relocate in order to permit the integration of the lands into the surrounding residential community.

#### **6.2.4 HAMLET COMMERCIAL DESIGNATION**

The Hamlet Commercial designation applies to properties that have historically been developed with commercial uses as shown on Schedule E, and will continue to be used for small-scale commercial uses that serve the hamlet and surrounding agricultural community.

##### 6.2.4.1 Objectives

It is the objective of the Township to:

1. Recognize and permit the *redevelopment* of existing commercial *development* serving the rural area in a manner that is compatible with surrounding residential uses; and,
2. Accommodate limited new small-scale commercial *development* that is designed and intended primarily to serve the consumer needs of the residents of the rural area.

##### 6.2.4.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Commercial Area designation shall include:

1. *Bed and breakfast* establishments in accordance with Section 3.8.4;

2. Single detached dwellings;
3. *Agriculture-related uses*;
4. Small-scale commercial uses, including:
  - a. Hotels and inns;
  - b. *Offices*;
  - c. Personal service uses;
  - d. Restaurants, excluding drive-through restaurants;
  - e. *Retail uses*; and,
  - f. Service uses, including automotive services.
5. Small-scale places of worship and other institutional uses; and
6. Uses, buildings and structures that are accessory to the permitted uses above.

#### 6.2.4.3 Policies

It is the policy of Council:

1. That *major development* is not permitted.
2. That adequate off-street parking shall be provided for the convenience of the employees, customers and businesses served.
3. That off-street parking should primarily be located within the rear yard where possible or within the interior side yard.
4. That access points to such parking facilities shall be limited in number and designed in accordance with the policies of the road authority having jurisdiction and in a manner so as to minimize the danger to vehicular and pedestrian traffic.
5. That adequate off-street loading facilities will be provided where required and shall be located within the rear yard where possible.
6. That *development* adjacent to residential areas will be required to provide increased yards, to deflect lighting, and to prohibit parking and loading on the side adjoining the residential area.

#### 6.2.5 HAMLET EMPLOYMENT DESIGNATION

The Hamlet Employment designation applies to properties that have historically been developed with employment uses as shown on Schedule E of this Plan and will continue to be used for small-scale employment uses.

##### 6.2.5.1 Objectives

It is the objective of the Township to:

1. Recognize existing Hamlet Employment uses that are compatible with residential uses and contribute to the principally residential character of the Hamlets.
2. Encourage the redevelopment of existing employment uses serving the rural area to uses that are more compatible with residential uses.

3. Minimize the impact of existing employment uses that are not compatible with surrounding residential uses.

#### 6.2.5.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Employment designation shall include:

1. Existing employment uses;
2. *Agriculture-related uses*;
3. The following small-scale employment uses, subject to a zoning by-law amendment and site plan control:
  - a. Research and development;
  - b. Education and training; and
  - c. Data processing.
4. Uses, buildings and structures that are accessory to the permitted uses above, including existing accessory *outdoor storage* uses.

#### 6.2.5.3 Policies

It is the policy of Council:

1. That *major development* is not permitted.
2. That any change in use from an existing employment use to another type of employment use, as permitted by Section 6.2.5.2, shall be subject to a Zoning By-law amendment. Such a change in use shall not be permitted if the new use is considered more impactful or incompatible with residential uses.
3. That a modest expansion of existing employment uses, subject to a Zoning By-law amendment, and Site Plan approval, and provide that the proposed expansion is compatible with surrounding residential uses.
4. That notwithstanding the above policy, no new *outdoor storage* shall be permitted.
5. That any employment uses proposed adjacent to residential uses will be required to provide increased yards to deflect lighting, and to prohibit parking and loading w the area abutting residential uses.
6. That ancillary *retail* stores, selling products produced on the premises, are also permitted provided they occupy a maximum of 15% the gross floor area and are clearly accessory and incidental to the primary use.
7. That adequate off-street parking shall be provided, where possible, and shall be located in the rear yard where possible or within the interior side yard.
8. That adequate off-street loading facilities will be provided where required and shall be located within the rear yard where possible.
9. That all *development* within the Hamlet Employment designation shall conform to the requirements of applicable provincial plans, and relevant sections of this Plan.

Specifically, any change in use shall bring the lands more into conformity with provincial plan requirements.

## **6.2.6 HAMLET INSTITUTIONAL DESIGNATION**

The Hamlet Institutional designation applies to properties that have historically been developed with institutional uses as shown on Schedule E of this Plan, and are anticipated to continue to provide community services to the Hamlet or surrounding rural areas.

### 6.2.6.1 Objectives

It is the objective of the Township to:

1. Recognize and permit the *redevelopment* of existing institutional *development* serving the rural area; and
2. Accommodate limited new institutional *development* intended to primarily serve the needs of the residents of the rural area, and be reflective of a Hamlet scale.

### 6.2.6.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Institutional designation shall include:

1. Elementary schools;
2. Places of worship;
3. Cemeteries;
4. Libraries;
5. Government buildings and uses;
6. Other similar public institutional uses;
7. Parks and community gardens; and
8. Uses, buildings and structures that are accessory to the permitted uses above.

### 6.2.6.3 Policies

It is the policy of Council:

1. That *major development* is not permitted.
2. That adequate off-street parking shall be provided, where possible, and shall be located in the rear yard where possible or within the interior side yard.
3. That adequate off-street loading facilities will be provided where required and shall be located within the rear yard where possible.
4. That access points to such parking facilities shall be limited in number and designed in accordance with the policies of the road authority having jurisdiction and in a manner so as to minimize the danger to vehicular and pedestrian traffic.

5. That those uses locating adjacent to residential areas will be required to provide increased yards, to deflect lighting, and to prohibit parking and loading on the side adjoining the residential area.

## **6.2.7 HAMLET OPEN SPACE DESIGNATION**

The lands designated Hamlet Open Space Area are a part of the Township's open space network and are shown on Schedule E to this Plan.

### 6.2.7.1 Objectives

It is the objective of the Township to:

1. Ensure that all parks and open space lands are used in a manner that reflects their capacity for public use;
2. Ensure that the impacts of the use of parks and open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
3. Ensure that the residents of the Township have access to a properly planned and accessible public open space network.

### 6.2.7.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Open Space designation shall include:

1. Passive and active recreational uses and parks including community gardens;
2. Community centres;
3. Cemeteries; and
4. Uses, buildings and structures that are accessory to the permitted uses above.

### 6.2.7.3 Policies

It is the policy of Council:

1. That the policies of Section 3.5 apply to parks, trails and other community uses in the Hamlets.

## **6.2.8 HAMLET RURAL AREA DESIGNATION**

The Hamlet Rural Area designation applies to those portions of hamlets that are used for agricultural purposes.

### 6.2.8.1 Objectives

1. To recognize existing, and provide for new rural and agricultural uses within the Hamlet areas.
2. To preserve the rural character of the Hamlets.

### 6.2.8.2 Permitted Uses

It is the policy of Council that permitted uses in the Hamlet Rural Area designation shall include:

1. *Agricultural uses*;
2. *Agriculture-related uses* in accordance with Section 3.8.1 of this Plan;
3. *On-farm diversified uses* in accordance with Section 3.8.2 of this Plan;
4. *Home industries* in accordance with Section 3.8.6 of this Plan;
5. Farm help dwelling in accordance with Section 3.8.3 of this Plan;
6. A single detached dwelling on a lot of record;
7. A *secondary residential unit* in accordance with Section 3.8.9 in conjunction with a single detached dwelling on a lot of record;
8. A *garden suite* in accordance with Section 3.8.10 in conjunction with a single detached dwelling on a lot of record;
9. Home occupation in accordance with Section 3.8.5;
10. *Bed and breakfast establishments* on farm and non-farm properties in accordance with Section 3.8.4;
11. Conservation uses;
12. *Infrastructure*, subject to the policies of Section 8; and,
13. 13 Uses, buildings, and structures that are accessory to the permitted uses above.

### 6.2.8.3 Policies

It is the policy of Council:

1. That the policies of Section 6.8 apply within Hamlets located in the Oak Ridges Moraine Conservation Plan Area.
2. That an amendment to this Plan is required to permit the establishment of any other uses in the Hamlet Rural Area Designation not listed in Section 6.2.8.2.
3. That an amendment to or within the Hamlet Rural Area Designation shall not conflict with the vision, goals and objectives of this Plan.
4. That in considering an amendment to the Hamlet Rural Area Designation, the application shall demonstrate the following criteria, in addition to those specified elsewhere in this Plan:
  - a. The use shall not have a negative impact on the vision, goals and objectives expressed in this Plan or other Township policies, programs or interests;
  - b. The need for the proposed change and use;
  - c. The extent to which the existing areas in the proposed land use designations are developed, and the nature and adequacy of such existing development;

- d. The physical suitability of the land for such proposed use;
- e. The location of the area under consideration with respect to:
  - i. The adequacy of the existing and proposed road network;
  - ii. The convenience and accessibility of the site for vehicular, bicycle, and pedestrian traffic and traffic safety in relation thereto; and,
  - iii. The adequacy of the water supply, private sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with the technical reports, and the requirements of the Ministry of the Environment, Conservation and Park, York Region, the Township, and any other authority deemed appropriate.
- f. The effect of the proposed use on the population level and the character of the Hamlet;
- g. The compatibility of such proposed uses with uses in the surrounding area;
- h. The implications, if any, that the amendment may have for other parts of the Plan;
- i. The potential effect of the proposed use on the financial position of the Township;
- j. The use shall not have a negative impact on the Natural Heritage System; and,
- k. Conformity with York Region and Provincial plans and policies.

### **6.2.9 HAMLET NATURAL HERITAGE SYSTEM DESIGNATION**

Lands designated Hamlet Natural Heritage System comprises natural heritage and hydrologic features and their functions within the Villages. These areas form components of our Natural Heritage System and are subject to Section 4 of this Plan. Portions of our Natural Heritage System are located within the Hamlets as shown on Schedule E.

#### **6.2.9.1 Objectives**

It is the objective of the Hamlet Natural Heritage System Designation to:

1. Identify those portions of the Natural Heritage System located in the Hamlets and ensure its protection and enhancement in accordance with the policies of Section 4 of this Plan.

#### **6.2.9.2 Permitted Uses**

It is the policy of Council that the following uses are permitted on lands designated Natural Heritage System in the Hamlets:

1. Legally existing uses;

2. Conservation uses;
3. Passive recreational trails and accessory uses; and
4. *Infrastructure*, subject to the policies of Section 8.

### 6.2.9.3 Policies

It is the policy of Council:

1. That the policies of Section 4 of this Plan shall apply with any lands designated Natural Heritage System.
2. That the policies of Section 6.8 shall apply to those portions of the Natural Heritage System designation that are located in the Oak Ridges Moraine Conservation Plan Area in the Hamlets.
3. That permitted uses may include those uses in the adjacent land use designation without the need to amend this plan to indicate the refinements to the delineation of our Natural Heritage System, where such refinements occur in accordance with a Natural Heritage Evaluation or Hydrological Evaluation in accordance with Section 4.3 of this Plan.

## 6.2.10 SITE-SPECIFIC POLICIES IN THE HAMLETS

### 6.2.10.1 Hamlet Site Specific Policy Area 1 (H-SSPA-1)

On Lands designated Hamlet Site-Specific Policy Area 1 (H-SSPA-1), as shown on Schedule E1, it is the policy of Council:

1. That the policies of Sections 6.2.3.1 and 6.2.3.2 shall apply to the lands designated Hamlet Residential.
2. That notwithstanding the policies of Section 6.2.3.3, lot creation for hamlet residential purposes shall be permitted on lands designated Hamlet Residential, subject to a Zoning By-law Amendment demonstrating:
3. That any lot creation or *development* is of an appropriate scale to ensure compatibility with the surrounding Hamlet in the context of use of land, buildings and structures size, area, density, height, frontages, driveways, trees and vegetation; and
4. That there will be no negative impacts on *key natural heritage features* and *key hydrological features* and ecological functions in accordance with Section 4 of this Plan.
5. The ability to service the lots or *development* by individual private on-site water and wastewater systems.
6. That any lot creation and/ or *development* conforms to the Hamlet policies of the Regional Official Plan as may be amended, revised or replaced from time to time.
7. That for lands designated Hamlet Natural Heritage System the policies of Section 6.2.9 shall apply.



#### 6.2.10.2 Hamlet Site Specific Policy Area 2 (H-SSPA-2)

On lands designated Hamlet Site-Specific Policy Area 2 (H-SSPA-2), as shown on Schedule E7, notwithstanding any policy of this Plan, it is the policy of Council that:

1. The following uses shall be permitted, subject to the provisions of the zoning by-law and conditions of site plan approval in accordance with the LPAT Decision for Case No. PL161246:
  - i. An aggregate storage and distribution yard, including outdoor storage of aggregate material and similar materials within bins; and
  - ii. A single storage building with a gross floor area no greater than 2,382 square metres, including the storage and distribution of large machinery and salt (on a non-permeable base), associated with the use listed in 6.2.10.2(1)(i).
2. That new small-scale industrial or hamlet employment uses shall not be permitted;
3. That should the use listed in 6.2.10.2(1) ceases to operate, the uses permitted under section 6.2.3.2 shall be permitted subject to a development review process, including a zoning by-law amendment and site plan control;
4. That any proposed new residential lots or development shall be of an appropriate scale to ensure compatibility with the surrounding Hamlet in the context of use, size, area, density, and height of land, buildings and structures; and
5. That any proposed residential lots or development shall be of a sufficient size to accommodate individual private water and wastewater systems.

#### 6.2.10.3 Hamlet Site Specific Policy Area 3 (H-SSPA-3)

On lands designated Hamlet Site-Specific Policy Area 3 (H-SSPA-3), as shown on Schedules E and E7, it is the policy of Council that notwithstanding any policy of this Plan, while the use permitted under Section 6.2.10.2(1) operates on 1380 Wellington Street West, the following policies shall apply:

1. That any new *sensitive uses* including residential uses shall be subject to a zoning by-law amendment and planned and developed to avoid any potential *adverse effects* with other non-*sensitive uses* with respect to odour, noise, or other contaminants, and minimize risk to public health and safety; should avoidance not be possible, *sensitive uses* shall be designed to minimize and mitigate any potential *adverse effects* as noted above through design, configuration, buffering, or separation.
2. That through a zoning by-law amendment the proponent of any new *sensitive use* is responsible for:

- i. Demonstrating conformity with the policies of Sections 3.6 and 4.11;
  - ii. Evaluating the implications and minimizing and mitigating *adverse effects* of the use at 1380 Wellington Street West on the *sensitive use*; and
  - iii. Reviewing, minimizing and mitigating the potential impacts of the proposed *sensitive use* on the use permitted in Section 6.2.10.2(1) from a land use compatibility perspective.
3. That in addition to the lands shown on Schedule E7, H-SSPA-3 applies to lands located outside of the Hamlet of Snowball, as shown on Schedule E.”

#### 6.2.10.4 Hamlet Site Specific Policy Area 4 (H-SSPA-4)

On lands designated Hamlet Site Specific Policy Area 4 (H-SSPA-4), as shown on Schedule E3, it is the policy of Council that:

1. Notwithstanding those uses permitted under Section 6.2.8.2 of this Plan, the following additional uses shall be permitted, subject to a zoning by-law amendment and site plan development control:
  - a. Minor residential infill;
  - b. Small-scale commercial uses;
  - c. Small-scale institutional uses;
  - d. A single detached dwelling on a lot created in accordance with a, above;
  - e. A secondary residential unit in accordance with Section 3.8.9, in conjunction with a single detached dwelling; and
  - f. A garden suite in accordance with Section 3.8.10 in conjunction with a single detached dwelling.
2. Major development shall not be permitted.
3. Proposals for small-scale commercial uses and small-scale institutional uses shall demonstrate that:
  - a. The rural character of the Countryside will be maintained;
  - b. The ecological integrity of the Oak Ridges Moraine Conservation Plan is maintained;
  - c. There are no negative impacts on key natural heritage features or key hydrological features and functions, biodiversity or connectivity of the Natural Heritage System in accordance with requirements of Provincial Plans, York Region Official Plan, and this Plan;
  - d. The new or expanded use will not have adverse impacts on surrounding agricultural uses and lands or that such impacts will be minimized and mitigated to the extent possible; and

- e. The geographic continuity of the agricultural land base and the functional and economic connections of the agri-food network shall be maintained and enhanced.
4. Proposals for minor residential infill, small-scale commercial uses and small-scale institutional uses shall be supported by technical studies and plans, including but not limited to the following:
    - a. Planning Justification Report addressing the character of the existing Hamlet, historical growth rates, compatibility of the proposed development with the surrounding uses, and conformity with applicable Provincial, Regional, and local plans, statutes and regulations;
    - b. Retail/Market Study which determines the demand, justification, desirability and impact of proposed commercial uses, where proposed;
    - c. Natural Heritage Evaluation and/or Hydrological Evaluation demonstrating that there will be no negative impacts on key natural heritage features and key hydrological features and ecological functions in accordance with Section 4 of this Plan;
    - d. Functional Serving Study addressing the adequacy of individual private on-site potable water, individual private on-site sewage disposal (hydrogeological assessment) and stormwater management facilities and other services in accordance with Section 8 of this Plan;
    - e. Traffic Impact Study to address all deficiencies or safety issues, and any improvements that would be required to accommodate the proposed development in accordance with Section 8 of this Plan;
    - f. Financial Analysis outlining the implications of the proposed development on the Township; and
    - g. Other studies as determined through consultation with Town staff and in accordance with the policies of this Plan.
  5. Any proposal for minor residential infill shall demonstrate that the development is in accordance with the lot creation policies of Section 9.2.2 of this Plan.
  6. Proposals for small-scale commercial uses and small-scale institutional uses shall not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures.

### **6.3 AGRICULTURAL AND HOLLAND MARSH SPECIALTY CROP AREA DESIGNATION**

The Agricultural Area will be protected and maintained for long-term agricultural use. The Agricultural Area designation encompasses Prime Agricultural Areas that are located outside of the Hamlets and the ORM Natural Core Area and ORM

Natural Linkage Area designations. Within the Agricultural Areas, a flexible policy framework is required to promote economic activity and adaptability within the agricultural economy, and this Plan identifies a framework for permitting uses that will complement the overall function of the agricultural economy. Further, to avoid fragmentation of agricultural uses and protect the long-term use of valuable agricultural land for agricultural purposes, lot creation is not permitted except in very limited circumstances.

The Agricultural Area designation is also inclusive of the Holland Marsh Specialty Crop Area, which represents a key resource for the Township. The Holland Marsh Specialty Crop Area includes specialty soils that are highly valued for their productivity. This Plan will ensure that the Holland Marsh Specialty Crop Area is used for this purpose.

All lands designated Agricultural Area are shown on Schedule E to this Plan and the Holland Marsh Specialty Crop Area, which is referenced in the policies of this Plan, is delineated as an overlay over the Agricultural Area on Schedule E.

### **6.3.1 OBJECTIVES**

Within the Agricultural Area, it is the objective of the Township:

1. To recognize and protect agriculture as the primary activity and land use of the Agricultural Area and the Holland Marsh Specialty Crop Area.
2. To maintain and preserve the agricultural resource base of the Township.
3. To balance the need for the long-term prosperity of the specialty crop area in the Holland Marsh with the protection of people and property from the flood area from fragmentation, *development* and land uses unrelated to agriculture, including *site alteration* and fill activities that are not consistent with normal farming practices, and distort the natural landform character of the agricultural area.
4. To provide opportunities for local food production, food processing and local food consumption.
5. To ensure that the vast majority of the Holland Marsh Specialty Crop Area is utilized for on-going farming activities that will capitalize on its highly productive soils, which are especially valued for vegetable production.
6. To promote *normal farm practices* and to protect the right-to-farm.
7. To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the Township.
8. To preserve and promote the agricultural character of the Township.
9. To work with the farm community, agricultural organizations and Conservation Authorities to implement best management practices for integrated pest management, phosphorus reduction, nutrient management and soil and water conservation on agricultural lands.

10. To promote agricultural practices that minimize impacts on air quality and climate change, such as no-till farming.

### **6.3.2 PERMITTED USES**

It is the policy of Council that permitted uses in the Agricultural Area include:

1. *Normal farm practices* and the full range of *agricultural uses*;
2. A single detached dwelling in accordance with Sections 6.8.1.9 and 6.9.2.2;
3. A single detached dwelling accessory to an agricultural use on a lot of record, on lands located outside the Greenbelt Area and Oak Ridges Moraine Area;
4. *Agricultural-related uses* in accordance with Section 3.8.1 of this Plan;
5. *Home industries*;
6. *On-farm diversified uses* in accordance with Section 3.8.2 of this Plan;
7. *Agri-tourism uses* in accordance with Section 3.8.2 of this Plan;
8. A farm help dwelling in accordance with Section 3.8.3 of this Plan;
9. A *secondary residential unit* in accordance with Section 3.8.9 of this Plan;
10. *Bed and breakfast* establishments on farm and non-farm properties in accordance with Section 3.8.4 of this Plan;
11. Agricultural research and training, provided growing crops or raising animals is the primary activity;
12. Home occupations in accordance with Section 3.8.5;
13. Conservation uses;
14. Mineral aggregate operations, subject to Section 6.7 of this Plan;
15. *Infrastructure* in accordance with Section 8 of this Plan;
16. *Alternative energy systems* and *renewable energy systems*, subject to Section 6.8 of this Plan, except within the Holland Marsh Specialty Crop Area;
17. A full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities on lands identified as Conservation Area/Regional Forest in the York Region Official Plan; and
18. Uses, buildings and structures that are accessory to the permitted uses above.

### **6.3.3 GENERAL POLICIES**

It is the policy of Council:

1. That the policies of Section 4 shall apply where lands in the Agricultural Area designation are also part of our Natural Heritage System.
2. That non-*agricultural uses* are not permitted in the Agricultural Area except where they meet transitional provisions under the applicable Provincial Plan in accordance with Section 6.8 (Oak Ridges Moraine Conservation Plan) and Section 6.9 (Greenbelt Plan).

3. To apply minimum distance separation requirements in accordance with Section 3.6, where applicable.
4. That lands will not be re-designated for non-*agricultural uses*.
5. That non-*agricultural uses*, as may be explicitly permitted, shall be subject to an agricultural impact assessment.
6. That changes to the extent of the Agricultural Area designation shall only be made through a Municipal Comprehensive Review of the Official Plan.
7. That a proposed expansion to an existing non-agricultural use shall be subject to a Zoning By-law Amendment and shall meet the applicable criteria of Section 6.4.5.
8. That any applicable policies of the Oak Ridges Moraine Plan (Section 6.8), the Greenbelt Plan (Section 6.9), and Lake Simcoe Protection Plan (Section 6.10) shall be met with respect to any proposed development, permitted uses and lot creation.

#### **6.3.4 LOT CREATION**

It is the policy of Council:

1. That lot creation in the Agricultural Area including the Holland Marsh Specialty Crop Area is not permitted, except as explicitly provided for by this Plan.
2. That new multiple units or multiple lots for residential dwellings, such as estate residential development, adult lifestyle and retirement communities are prohibited.
3. That the creation of new lots in the Agricultural Area and Holland Marsh Specialty Crop Area designations will only be permitted in the following instances:
  - a. Acquisition of land by a public body for *infrastructure* projects;
  - b. Conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, provided that no separate residential lot is created;
  - c. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
  - d. *Agricultural uses* where both the subject and retained lands are a minimum size of at least 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and at least 40 hectares (100 acres) in the Agricultural Area;
  - e. Existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are not on lands that are subject to the Oak Ridges Moraine Conservation Plan, that are small in scale and directly related to the farm operation and required to be located in close proximity to the associated farm operation. In these cases, the size of the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will

be required. For clarity, a consent for an *agriculture-related use* on the Oak Ridges Moraine is not permitted; or,

- f. Severance of an existing habitable farm residence that is surplus to a farming operation as a result of a farm consolidation, provided:
  - i. that the lot size created is limited to the minimum size required to accommodate the residence and appropriate water and sewer services.
  - i. The establishment of a new residential dwelling on the retained farmland is prohibited in the implementing zoning by-law.
  - ii. In the Greenbelt Plan area, the dwelling must be a legally existing use prior to the date the Greenbelt Plan came into force, on December 15, 2004.
  - iii. In the Oak Ridges Moraine Conservation Plan Area, the dwelling must be a legally existing use when the Plan went into effect, on July 1, 2017.
4. That minor lot adjustments may be also granted for legal or technical reasons, such as correcting properties that have inadvertently merged on title, minor lot boundary adjustments, implementation of utility or other easements, or deed corrections, provided that no new building lot is created and provided that all other applicable policies of this Plan are complied with and the consent conforms to the policies of any applicable Provincial plan(s).

## 6.4 RURAL AREA DESIGNATION

The Rural Area consists of a wide range of agricultural uses, existing rural residential and estate residential uses, institutional uses and other historically established rural uses. Soil characteristics, natural features contribute to these lands as taking on a rural character in comparison with the Agricultural Area designation. However, agricultural uses are expected to continue within the Rural Area. Additionally, lands in the Rural Area designation are more suitable for non-agricultural rural uses than the Agricultural Area designation, but there is a need to carefully evaluate proposed non-agricultural uses in the Rural Area, to ensure they are not impactful to the overall agricultural system.

All lands designated Rural Area are shown on Schedule E to this Plan.

### 6.4.1 OBJECTIVES

On lands designated Rural Area, it is the objective of the Township:

1. To promote a diverse, innovative and strong rural economy by enhancing the area's capacity to contribute to the economy of the Township through the provision of goods and services, including value-added products, the sustainable management or use of resources, and tourism;

2. To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the Township;
3. To provide for limited residential uses and lands that are not constrained or protected for their resource value; and,
4. Preserve the open space character of the rural landscape.

#### **6.4.2 PERMITTED USES**

It is the policy of Council that permitted uses in the Rural Area designation shall include:

1. All uses permitted in the Agricultural Area designation in Section 6.3.2 of this Plan;
2. A single detached dwelling in accordance with Sections 6.8.1.9 and 6.9.2.2;
3. A single detached dwelling on a lot of record, on lands located outside the Greenbelt Area and Oak Ridges Moraine Area;
4. Mineral aggregate resource uses, in accordance with Section 6.7;
5. Existing uses, including historically established commercial and employment uses;
6. *Infrastructure*, subject to the policies of Section 8 of this Plan;
7. Other non-*agricultural uses* may be permitted, subject to a Zoning By-law Amendment and achieving the applicable criteria of Section 6.4.5, including:
  - a. Resource-based commercial and industrial uses;
  - b. Cemeteries; and
  - c. Kennels and animal hospitals.
8. *Major recreational uses* may be permitted, subject to an Official Plan Amendment and Zoning By-law Amendment that satisfies the policies of Section 6.4.5; and
9. Uses, buildings and structures accessory to the foregoing uses.

#### **6.4.3 RURAL DESIGNATION POLICIES**

It is the policy of Council:

1. That the policies of Section 4 shall apply where lands in the Rural designation are also part of our Natural Heritage System.
2. That land use compatibility shall be achieved where *agricultural uses* and non-*agricultural uses* interface by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-*agricultural uses*, as appropriate, within the area being developed.



3. To apply *minimum distance separation formulae* in accordance with Section 3.6, where applicable.
4. That any non-resource-based commercial, industrial or institutional uses will be directed to the Villages and Hamlets, in accordance with the applicable policies.
5. That all development, *site alteration* and lot creation shall comply with the applicable requirements of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and York Region Official Plan (2010).
6. That any proposed use is to be designed and sited to blend in with surrounding land uses such that the rural character of the area is maintained and that the proposed use does not further fragment the Rural Area.
7. That there will be no negative impacts on any natural heritage features and related ecological functions and that enhanced linkages between *key natural heritage features* and *key hydrologic features* will be provided to the greatest extent possible.
8. That there will be no negative impacts on the geographical continuity of the agricultural land base and the functional and economic connections to the *agri-food network* shall be maintained and enhanced.
9. That there will be no negative impact on the quality and quantity of groundwater and surface water.
10. That changes to the extent of the Rural Area designation shall only be made through a Municipal Comprehensive Review of the Official Plan.
11. That any applicable policies of the Oak Ridges Moraine Plan (Section 6.8), the Greenbelt Plan (Section 6.9), and Lake Simcoe Protection Plan (Section 6.10) shall be met with respect to any proposed development, permitted uses and lot creation.

#### **6.4.4 LOT CREATION**

It is the policy of Council:

1. That new multiple units or multiple lots for residential dwellings, such as estate residential development, adult lifestyle and retirement communities are prohibited.
2. That lot creation is generally discouraged, and consents shall only be permitted in the Rural Area designation in the following instances:
  - a. Acquisition of land by a public body for *infrastructure* projects;
  - b. Conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;
  - c. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
  - d. *Agricultural uses* where both the subject and retained lands are a minimum size of at least 40 hectares (100 acres);

- e. Existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are not on lands that are subject to the Oak Ridges Moraine Conservation Plan, that are small in scale and directly related to the associated farm operation and required to be located in close proximity to the farm operation. In these cases, the size of the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems. For clarity, a consent for an *agriculture-related use* is not permitted on the Oak Ridges Moraine; or,
  - f. Severance of an existing habitable farm residence that is surplus to a farming operation as a result of a farm consolidation, provided:
    - i. The lot size created is limited to the minimum size required to accommodate the residence and appropriate water and sewer services.
    - i. The establishment of a new residential dwelling on the retained farmland is prohibited by the implementing zoning by-law.
    - ii. In the Greenbelt Plan area, the dwelling must be legally existing use prior to the date the Greenbelt Plan came into force, on December 15, 2004.
    - iii. In the Oak Ridges Moraine Conservation Plan Area, the dwelling must be a legally existing use when the Plan went into effect, on July 1, 2017.
3. That minor lot adjustments may be also granted for legal or technical reasons, provided it does not result in the creation of a new lot for a residential dwelling, and does not otherwise conflict with the intent of this Plan.

#### 6.4.5 NON-AGRICULTURAL USES

It is the policy of Council:

1. That all *non-agricultural uses* shall be in conformity with the policies of this Plan, the York Region Official Plan and any applicable Provincial Plans.
2. That new *major recreational uses* shall require an Official Plan Amendment and Zoning By-law Amendment.
3. That other new *non-agricultural uses*, including recreational uses, resource-based commercial and industrial uses, and small-scale commercial, industrial and institutional uses shall require a Zoning By-law Amendment.
4. That all proposals for any *non-agricultural uses*, including new or expanding existing *non-agricultural uses*, shall demonstrate:
  - a. The use will not have a negative impact on adjacent *agricultural uses* and activities and is compatible with *normal farm practices*. Where *agricultural uses* and *non-agricultural uses* interface, land use compatibility shall be promoted by avoiding or, if avoidance is not possible, minimizing and

mitigating adverse impacts on the Agricultural System based on Provincial guidance. Where mitigation is required, measures should be incorporated as part of the *non-agricultural uses*, as appropriate, within the area being developed. Where *non-agricultural uses* are proposed, with the exception of mineral aggregate operations, the completion of an agricultural impact assessment should be considered to permit the *non-agricultural uses*;

- b. That the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network* shall be maintained and enhanced;
  - c. The use cannot be reasonably located within the Villages or Hamlets, due to the need for land, available land opportunities, or compatibility reasons;
  - d. The use is appropriate for location on rural lands;
  - e. That the rural character of the Countryside will be maintained;
  - f. The ecological integrity of the Oak Ridges Moraine Conservation Plan is maintained;
  - g. That there are no negative impacts on key natural heritage or hydrologic features and functions, biodiversity or connectivity of the Natural Heritage System in accordance with the requirements of the Provincial Plan, York Region Official Plan, and this Plan;
  - h. The use will not adversely impact the ability of adjacent agricultural activities to undertake *normal farm practices*;
  - i. The use is appropriately located on roads that will accommodate the anticipated traffic;
  - j. The type of water and sewer servicing proposed is appropriate for the type of use; and
  - k. The proposal is in accordance with Section 4, including 4.2.11.1, as applicable.
5. That residential dwelling units shall not be permitted in association with any recreational use. This shall not apply to prevent overnight accommodation that is accessory to a *major recreational use* or accommodation of one employee and caretaker.
  6. That new *major recreational uses*, such as golf courses, outdoor playing fields, and similar uses, shall be subject to an Official Plan and Zoning By-law Amendment to demonstrate:
    - a. The size of the use is appropriate for the area and will not further fragment the Rural Area.
    - b. An application to expand or establish a *major recreational use* shall be accompanied by a conservation plan demonstrating how water, nutrient and biocide use shall be kept to a minimum, including through the establishment and monitoring of targets.

- c. That the application of pesticides and fertilizers will be minimized or eliminated in accordance with an integrated Pesticide and Fertilizer Management Plan prepared to the satisfaction of the Township.
- d. An application to expand or establish a *major recreational use* shall be accompanied by a recreational water use plan demonstrating minimal water use for maintenance/snow-making; minimization of watering landscaped/grassed areas; minimizing crossings of streams; implementation of water-conserving technologies and green *development* standards; and the use of stormwater treatment facilities to capture and treat runoff.
- e. That there is a demand and justification for the proposed use in its proposed location, in accordance with a Market Study.
- f. The use shall be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping and construction measures that:
  - i. Maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent *key natural heritage features* or *key hydrologic features*;
  - ii. Wherever possible, keep *intermittent stream* channels and drainage swales in a free-to-grow, low-maintenance condition;
  - iii. Minimize the application and use of pesticides and fertilizers; and
  - iiii. Locate new natural self-sustaining vegetation in areas that maximize the ecological functions and ecological value of the area.
- g. Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within *key natural heritage features* and *key hydrologic features*; however, the number of such structures and the negative impacts on these features should be minimized.
- h. The proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas.
  - i. There is a plan to enhance and improve connections between *key natural heritage features* and *key hydrologic features*.
  - j. That there are no negative impacts on *key natural heritage features* or *key hydrologic features* and functions, biodiversity or connectivity of the Natural Heritage System.
- k. There is an integrated pesticide and fertilizer management plan that minimizes or excludes applications.
- l. Water conservation, wastewater and stormwater management plans that ensure adequate water quality and quantity are submitted.

- m. The provisions of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan or the Lake Simcoe Protection Plan are met, where applicable.
- 7. That a proposal to expand a legally existing *major recreational use* shall be subject to a Zoning By-law Amendment and the applicable criteria under Section 6.4.5.6 shall be met.
- 8. That the policies of this subsection shall not apply to mineral aggregate resource uses, which shall be in accordance with Section 6.7.

## 6.5 ORM NATURAL CORE AREA DESIGNATION

The Oak Ridges Moraine (ORM) Natural Core Areas are areas designated by the Oak Ridges Moraine Conservation Plan and principally intended for conservation purposes while recognizing existing agricultural uses. These areas include a high concentration of natural heritage features which are crucial to sustaining the overall integrity of the Moraine. It is the intent of this land use designation to implement the policies of the Oak Ridges Moraine Conservation Plan, which are intended to ensure the retention and enhancement of natural and hydrologic features, while permitting *agricultural uses* to continue. The ORM Natural Core Area designation is also included as a component of the Township's Natural Heritage System, and is also subject to the policies of Section 4.

### 6.5.1 OBJECTIVES

Within the ORM Natural Core Area, it is the objective of the Township:

1. To permit and encourage agricultural activities in a manner that meets the policies of the Oak Ridges Moraine Conservation Plan while ensuring economic prosperity and viability of agriculture.
2. To ensure the protection of natural heritage features and hydrological features, their functions, and promote their restoration and enhancement.

### 6.5.2 PERMITTED USES

It is the policy of Council that permitted uses in the ORM Natural Core Area include:

1. Fish, wildlife and forest management;
2. Conservation projects and flood and erosion control projects;
3. *Agricultural uses*;
4. *Infrastructure* uses, in accordance with Section 8 of this Plan;
5. Home businesses;
6. *Home industries*;
7. *Bed and breakfasts*, in accordance with Section 3.8.4 of this Plan;

8. *Agriculture-related uses* and *on-farm diversified uses* are permitted, subject to Section 3.8.1 and 3.8.2 respectively, but only in the ORM Natural Core Areas that are also within *Prime Agricultural Areas*, as shown on Schedule E of this Plan;
9. Low-intensity recreational uses;
10. Unserviced parks; and
11. Accessory uses, buildings and structures to the foregoing permitted uses.

### 6.5.3 POLICIES

Within the ORM Natural Core Area, it is the policy of Council:

1. That the policies of Section 4 shall apply within the ORM Natural Core Area designation. The ORM Natural Core Area designation is a component of the Township's Natural Heritage System.
2. To continue to promote and permit *agricultural uses* within the ORM Natural Core Areas, in accordance with the policies of the Oak Ridges Moraine Conservation Plan.
3. That *on-farm diversified uses* and *agriculture-related uses* are permitted only in the *prime agricultural areas* in the ORM Natural Core Areas and ORM Natural Linkage Areas. The *prime agricultural areas* within the ORM Natural Core Areas designation are shown as an overlay on Schedule E.
4. To apply *minimum distance separation formulae* in accordance with Section 3.6, where applicable.
5. That a proposal to expand a legally existing *major recreational use* shall require a Zoning By-law amendment and shall be in accordance with the criteria of Section 6.4.5.
6. That lot creation within *prime agricultural areas* as shown on Schedule E is subject to the lot creation policies of the Agricultural Area designation, under Section 6.3.4. Outside of the *prime agricultural areas*, lot creation in the ORM Natural Core Area is subject to the lot creation policies of the Rural Area designation under Section 6.4.4.
7. That new multiple units or multiple lots for residential dwellings, such as estate residential *development*, adult lifestyle and retirement communities are prohibited unless the *development* meets the transitional policies of the Oak Ridges Moraine Conservation Plan.

## 6.6 ORM NATURAL LINKAGE AREA DESIGNATION

The ORM Natural Linkage Areas are also areas designated by the Oak Ridges Moraine Conservation Plan. These areas support, or have the potential to support, ecological linkages and wildlife movement amongst the ORM Natural Core Areas and amongst other ORM Natural Linkage Areas. It is the intent of this land use designation to implement the policies of the Oak Ridges Moraine

Conservation Plan, to ensure the retention and provide for the restoration of natural and hydrologic features, while permitting agricultural uses to continue. The ORM Natural Linkage Area designation is also a component of the Township's Natural Heritage System, and is therefore subject to the policies of Section 4.

### **6.6.1 OBJECTIVES**

Within the ORM Natural Linkage Area, it is the objective of the Township:

1. To permit and encourage agricultural activities in a manner that meets the policies of the Oak Ridges Moraine Conservation Plan while ensuring economic prosperity and viability of agriculture.
2. To ensure the protection of natural heritage features and hydrological features, their functions, and promote their restoration and enhancement.

### **6.6.2 PERMITTED USES**

It is the policy of Council that permitted uses in the ORM Natural Linkage Area include:

1. Fish, wildlife and forest management;
2. Conservation projects and flood and erosion control projects;
3. *Agricultural uses*;
4. *Infrastructure uses*, in accordance with Section 8 of this Plan;
5. Home businesses;
6. *Home industries*;
7. *Bed and breakfasts*, in accordance with Section 3.8.4 of this Plan;
8. *Agriculture-related uses* and *on-farm diversified uses* and are permitted subject to the policies of Sections 3.8.1 and 3.8.2 respectively, but only in the ORM Natural Linkage Areas that are also within *Prime Agricultural Areas*, as shown on Schedule E of this Plan;
9. Low-intensity recreational uses;
10. Mineral aggregate operations and wayside pits, subject to Section 6.7 of this Plan;
11. Unserviced parks; and
12. Accessory uses, buildings and structures to the foregoing permitted uses.

### **6.6.3 POLICIES**

Within the ORM Natural Linkage Area, it is the policy of Council:

1. That the policies of Section 4 shall apply within the ORM Natural Linkage Area designation. The ORM Natural Linkage Area designation is a component of the Township's Natural Heritage System.

2. To continue to promote and permit *agricultural uses* within the ORM Natural Linkage Areas, in accordance with the policies of the Oak Ridges Moraine Conservation Plan.
3. That *on-farm diversified uses* and *agriculture-related uses* are permitted only in the *prime agricultural areas* in the ORM Natural Linkage Areas. The *prime agricultural areas* within the ORM Natural Linkage Areas designation are shown as an overlay on Schedule E.
4. To apply *minimum distance separation formulae* in accordance with Section 3.6, where applicable.
5. That lot creation within *prime agricultural areas* as shown on Schedule E is subject to the lot creation policies of the Agricultural Area designation, under Section 6.3.4. Outside of the *prime agricultural areas*, lot creation in the ORM Natural Linkage Area is subject to the lot creation policies of the Rural Area designation under Section 6.4.4.
6. That new multiple units or multiple lots for residential dwellings, such as estate residential development, adult lifestyle and retirement communities are prohibited unless the *development* meets the transitional policies of the Oak Ridges Moraine Conservation Plan.

## 6.7 MINERAL AGGREGATE AND PETROLEUM RESOURCES

The Countryside contains known deposits of mineral aggregate and petroleum resources and existing mineral aggregate operations. These resources are shown on Schedule L of this Plan as selected sand and gravel resource areas of primary and secondary significance. The boundaries of these areas are considered to be approximate.

### 6.7.1 OBJECTIVES

It is the objective of the Township to:

1. Ensure that as much of the mineral aggregate resources as is realistically possible is made available as close to market as possible.
2. Recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion.
3. Implement the policies of this Plan in a manner that ensures that these policies are not in conflict with the applicable Provincial plans.
4. Protect known deposits of mineral aggregate and petroleum resources for potential future extraction.
5. Ensure that new mineral aggregate operations will not have a negative impact on significant natural heritage features and related ecological functions.
6. Ensure that the haul routes used are appropriate.



7. Ensure that extraction is carried out in a manner that minimizes social, economic and environmental impacts.
8. Encourage mineral aggregate resource conservation, including through the use of accessory aggregate recycling facilities within operations and the use of alternative materials to sand and gravel, wherever feasible.
9. Ensure that final and progressive rehabilitation occurs to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

### **6.7.2 GENERAL POLICIES**

It is the policy of Council:

1. That demonstration of the need for mineral aggregate or petroleum resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.
2. That mineral aggregate or petroleum operations shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
3. That existing mineral aggregate or petroleum operations shall be permitted to continue without the need for official plan amendment, rezoning or *development* permit under the Planning Act. When a license for extraction or operation ceases to exist, the policies of this section continue to apply as applicable.
4. That new *development* requiring a Planning Act approval within 300 metres of a pit (or 150 metres if the floor of the pit is above the water table) or 500 metres of a quarry shall be compatible with the current and future operation of the pit or quarry. In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new use is compatible, the *development* proponent will be required to demonstrate that the proposed use shall provide for the necessary mitigation of impacts arising from the existing pit or quarry, including future phases that are under license but are yet to be extracted, to meet applicable Provincial standards, regulations and guidelines.
5. That *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted in areas of known deposits of mineral aggregate resources or petroleum resources or on adjacent lands (Schedule L) if:
  - a. Resource use would not be feasible;
  - b. The proposed land use or *development* serves a greater long-term public interest; and,
  - c. Issues of public health, public safety and environmental impact are addressed.

6. That *development* on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Buildings may not be constructed within lands adjacent to an active or unplugged petroleum well unless in accordance with Provincial policies.
7. To permit asphalt plants, wayside pits and quarries on a temporary basis, without requiring an official plan amendment or zoning by-law amendment, except within the Regional Greenlands System as shown on Map 2 of the York Region Official Plan (2010). A zoning by-law amendment shall be required to permit such facilities in areas of existing development.
8. That the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with the applicable Provincial and Regional Plans.
9. That the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with the applicable Provincial and Regional Plans
10. That rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards and all activities adjacent to a petroleum well shall be conducted in accordance with a well licence from the Province. Mapping of these resources may be obtained from the Province.
11. To protect petroleum resources for long term use. Exploration and production of petroleum resources is a permitted activity except in the Villages, Hamlets, the Oak Ridges Moraine Natural Core Area designation and significant habitat of *endangered and threatened species*.

### 6.7.3 POLICIES FOR NEW AND EXPANDING MINERAL AGGREGATE OR PETROLEUM OPERATIONS

It is the policy of Council:

1. That any application shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on Provincial standards, regulations and guidelines where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the mineral aggregate operation.
2. That an application for a new mineral aggregate or petroleum operation, expanding operation or a wayside pit shall address:
  - a. Impacts on the natural heritage features and ecological functions on the site;
  - b. How the connectivity between *key natural heritage features* and *key hydrologic features* will be maintained before, during and after the extraction of mineral aggregates;

- c. How the operator could replace *key natural heritage features* and *key hydrologic features* that would be lost from the site with equivalent features on another part of the site or on *adjacent lands*;
  - d. Impacts to nearby communities;
  - e. Impacts to agricultural resources and activities;
  - f. The quality and quantity of groundwater and surface water;
  - g. The *cultural heritage resources* in the area;
  - h. The groundwater recharge and discharge functions on the site and in the immediate area;
  - i. Nearby wells used for drinking water purposes;
  - j. Within the Agricultural Area (*prime agricultural areas*), impacts to *agricultural uses* will be evaluated, including the requirement that an agricultural impact assessment be completed. Further, where possible, the agricultural impact assessment will seek opportunities to maintain or improve connectivity of the Agricultural System; and
  - k. Conformity with applicable Provincial policy.
3. That an application for a new or expanding mineral aggregate or petroleum operation shall address the effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route considering:
- a. The types of operations proposed;
  - b. Current road standards and an assessment of the proposed haul route relative to those standards;
  - c. Anticipated type of truck traffic; and
  - d. Increases in background traffic levels together with current levels of truck traffic and other traffic.
4. To encourage the establishment of new mineral aggregate or petroleum operations on established haul routes. If a new haul route is proposed, it shall only be approved if it has been demonstrated that:
- a. The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed.
  - b. The selection and design of the proposed haul route has taken into consideration and addressed impacts on existing and permitted *sensitive land uses* along the proposed haul route.
  - c. The design of the new haul route has taken into consideration the existing road right-of-way characteristics including existing trees and vegetation within the road right-of-way, wood, wire, stump and stone fence lines within or adjacent to the right-of-way or other historical landscape remnants and where practical has identified means by which such features will be retained in order to minimize the impacts on the character of the area.

- d. The design of the new haul route has taken into consideration the physical characteristics of the potential route including road classification, load limits, road surfacing and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders and the means to address any deficiencies.
  - e. The design of the haul route has taken into consideration the traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures that will be employed to address these impacts.
5. That an application for a new aggregate operation shall address the impact of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses.
  6. That an application for a new aggregate operation shall address how the impacts from the proposed mineral aggregate operation on adjacent uses will be mitigated in order to lessen those impacts.
  7. That an application for a new aggregate operation shall address how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

#### **6.7.4 MINERAL AGGREGATE OPERATIONS AND WAYSIDE PITS IN THE OAK RIDGES MORAINÉ CONSERVATION PLAN AREA**

Within the Oak Ridges Moraine Conservation Plan Area, it is the policy of Council:

1. That new mineral aggregate operations, petroleum operations and wayside pits are not permitted in the ORM Natural Core Areas (Schedule E).
2. That applications for mineral aggregate operations, petroleum operations or wayside pits will not be approved unless the applicant demonstrates:
  - a. That quantity and quality of groundwater and surface water will be maintained and where possible improved or restored;
  - b. That as much of the site as possible will be rehabilitated, including returning substantially all land in a *prime agricultural area* to a condition that is, on average, the same as it was before the operation began, and in all other cases, by establishing or restoring natural self-sustaining vegetation;
  - c. Maintaining the health, diversity, size and connectivity of *key natural heritage features*;
  - d. Protection of any *areas of natural and scientific interest* (earth science) on or adjacent to the site.
3. That an operation proposed in the ORM Natural Linkage Areas shall be subject to the policies of Section 6.6 and the following requirements:
  - a. There is no extraction within 1.5 m of the water table.

- b. The extraction will be completed as quickly as possible and rehabilitation in stages as quickly as possible.
  - c. The entire site will be rehabilitated by returning all land in a *prime agricultural area* to a condition that is, on average, the same as it was before the operation began, and in all other cases, by establishing or restoring natural self-sustaining vegetation.
  - d. Maintaining an excluded area that:
    - i. Is at least 1.25 km in total width, whose distance may be measured in the ORM Natural Linkage Area or adjacent ORM Natural Core Area,
    - ii. Areas outside the active or unrehabilitated portions of the site;
    - iii. Connects parts of the Natural Linkage Area outside the mineral aggregate operation or wayside pit.
4. That an application for a mineral aggregate or petroleum operation or wayside pit with respect to land in a *key natural heritage feature* may be approved in spite of the preceding policy 6.7.4.3 if:
- a. The *key natural heritage feature* is a *significant woodland* and it is occupied by young plantations or early successional habitat;
  - b. The applicant demonstrates that:
    - i. The long-term ecological integrity of the Plan Area will be maintained, or where possible improved or restored,
    - ii. The extraction of mineral aggregates or petroleum resources from the area within the *key natural heritage feature* will be completed, and the area will be rehabilitated, as early as possible in the life of the operation, and
    - iii. The area from which mineral aggregates or petroleum resources are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation of equal or greater ecological value (ecological value refers to the value of vegetation in maintaining the health of the *key natural heritage feature* and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for threatened species and endangered species).
  - c. In the case of a *key natural heritage feature* that is the habitat of an endangered or threatened species and is located in a Countryside Area of the Oak Ridges Moraine Conservation Plan or any Hamlet or Village, provided it is not prohibited under the Endangered Species Act, complies with any provisions under that Act and it is not within any other *key natural heritage feature* or its related *minimum vegetation protection zone*.

### **6.7.5 MINERAL AGGREGATE OPERATIONS AND WAYSIDE PITS IN THE GREENBELT PLAN AREA**

Within the Greenbelt Plan Area (Schedule B), it is the policy of Council:

1. That mineral aggregate operations and wayside pits will be in conformity with the policies of the Greenbelt Plan where applicable.
2. That activities related to the use of non-renewable resources are permitted in the Protected Countryside, subject to all other applicable legislation, regulations and official plan policies and by-laws.
3. That the availability of mineral aggregate resources for long-term use shall be determined in accordance with the Provincial Policy Statement except as otherwise provided in the Greenbelt Plan.
4. That mineral aggregate operations and wayside pits and quarries within the Greenbelt Plan's Natural Heritage System shall be subject to the policies of 4.3.2.3 of the 2017 Greenbelt Plan.
5. That applications for new mineral aggregate operations in any *prime agricultural area* shall be supported by an agricultural impact assessment and, where possible, shall seek to maintain or improve the connectivity of the Agricultural System.
6. That any new and existing mineral aggregate operations and wayside pits and quarries in the Protected Countryside shall be in accordance with the requirements of Section 4.3.2.5 of the 2017 Greenbelt Plan.
7. That the policies of Section 4.3.2.6 of the 2017 Greenbelt Plan shall apply to the rehabilitation of new mineral aggregate operation sites in the Protected Countryside and final rehabilitation within the Natural Heritage System of the Greenbelt Plan shall be subject further to Section 4.3.2.7 and 4.3.2.8 of the 2017 Greenbelt Plan.
8. That land use activities related to post-extraction rehabilitation of mineral aggregate operation should be consistent with any applicable source protection plan and any relevant watershed or subwatershed plans, as applicable.

### **6.8 OAK RIDGES MORAINÉ CONSERVATION PLAN**

The 2017 Oak Ridges Moraine Conservation Plan is a Provincial Plan intended to protect, restore and enhance the unique landform and environmental characteristics of the Oak Ridges Moraine. Much of the Township is subject to the Oak Ridges Moraine Conservation Plan. Planning decisions must be in conformity with the policies of the Oak Ridges Moraine Conservation Plan.

The Oak Ridges Moraine Conservation Plan contains detailed requirements regarding certain matters that span the entirety of the Countryside: across the Agricultural Area, Rural Area and within the Hamlets. The policies of this Section apply to all lands within the Countryside and are intended to ensure that the Oak

Ridges Moraine Conservation Plan is fully implemented by this Plan. The applicability of the Oak Ridges Moraine Conservation Plan within the Villages is addressed separately in Section 5.2.2. Finally, the policies of Section 8 provide specific requirements regarding *infrastructure* in the Oak Ridges Moraine Conservation Plan area.

### **6.8.1 EXISTING AND PREVIOUSLY AUTHORIZED USES**

Within the Oak Ridges Moraine Conservation Plan Area (Schedule E), it is the policy of Council:

1. That uses, buildings and structures legally existing on or before November 15, 2001 may continue to be used in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan.
2. That buildings and structures erected in accordance with building permits issued on or before November 15, 2001 may be erected in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan.
3. That a legally existing building or structure may be expanded in accordance with Section 6(2) of the Oak Ridges Moraine Conservation Plan.
4. That a legally existing mineral aggregate operation or existing wayside pit in the ORM Natural Core Area may not be expanded beyond the boundary of the area under licence or permit in accordance with Section (3) of the Oak Ridges Moraine Conservation Plan and the policies of Section 6.7.
5. That an existing institutional use may be permitted to expand in accordance with Section 6(4) of the Oak Ridges Moraine Conservation Plan.
6. That an existing building or structure may be reconstructed with the same location and dimensions where it is damaged or destroyed by causes beyond the owner's control in accordance with Section 6(5) of the Oak Ridges Moraine Conservation Plan.
7. That an existing use may be permitted to be converted to a similar use in accordance with Section 6(6) of the Oak Ridges Moraine Conservation Plan.
8. That an application for expansion or conversion of an existing use with adverse effects on the ecological integrity of the Plan area shall be considered with the objective of bringing the use into closer conformity with the Oak Ridges Moraine Conservation Plan, in accordance with Section (3) of the Oak Ridges Moraine Conservation Plan.
9. That nothing in this Plan applies to prevent the use, erection and location of a single detached dwelling and accessory uses if the use, erection and location would have been permitted by the applicable zoning on November 15, 2001 and provided the applicant demonstrates to the extent possible that there are no adverse affects on the environment in accordance with Section (3) of the Oak Ridges Moraine Conservation Plan.

10. That the use, erection or location of a building or structure may be permitted if it was authorized by approval of an application that commenced before November 17, 2001 and approved after that date or if it was authorized by approval of an application that commenced after November 17, 2001 and decided in accordance with Section 17(1) of the Act.
11. That an application for site plan approval is not required to comply with the Oak Ridges Moraine Conservation Plan policies if it relates to land in respect of an application for a zoning by-law amendment, a plan of subdivision, or a plan of condominium or exemption for a plan of condominium, if it was commenced before November 17, 2001 and approved after that date.
12. That Section 17 of the Oak Ridges Moraine Conservation Plan applies to permit the use, erection or location of a building or structure in the ORM Countryside Area (Schedule B) provided it was permitted by the applicable zoning on November 15, 2001 and in compliance with the applicable criteria under Section 17 of the Oak Ridges Moraine Conservation Plan.

### 6.8.2 GENERAL POLICIES

Within the Oak Ridges Moraine Conservation Plan Area (Schedule E), it is the policy of Council:

1. That the Oak Ridges Moraine Conservation Act, and the accompanying Conservation Plan provides land use and resource management planning direction for protecting the Oak Ridges Moraine's key natural heritage and key hydrological features and functions. The location of the lands subject to the Oak Ridges Moraine Conservation Plan is shown on Schedule E.
2. To support implementation of the Oak Ridges Moraine Conservation Plan and ensure that decisions are in conformity with the Oak Ridges Moraine Conservation Plan.
3. That low intensity recreational uses shall be permitted in all designations in the Oak Ridges Moraine, provided adverse effects on the ecological integrity of the Plan area are kept to a minimum by keeping disturbed areas to a minimum and avoiding the most sensitive portions of the site.
4. Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the adverse effects on the ecological integrity of Plan Area will be kept to a minimum by
  - a. Keeping disturbed areas to a minimum; and
  - b. Avoiding the most sensitive portions of the site, such as steep slopes and organic soils.
5. That all applications, as defined under the Oak Ridges Moraine Conservation Act, which commenced on or after November 17, 2001 are required to conform to the Oak Ridges Moraine Conservation Plan. Applications in the ORM Natural Core,



ORM Natural Linkage, or ORM Countryside Areas of the Oak Ridges Moraine Conservation Plan (Schedule B) that were commenced but were not decided upon prior to November 17, 2001 are required to conform to the list of prescribed provisions under Section 48 of the Oak Ridges Moraine Conservation Plan.

6. That any application proposing *development* or *site alteration* on lands within the Oak Ridges Moraine Conservation Plan Area will also be required to conform with other applicable policies in this Plan, as well as York Region and provincial policies, notwithstanding the other policies of this Section. In addition, site plan approval will be required.
7. Small-scale industrial, commercial, and institutional and recreational uses shall be directed to the Hamlets and Villages.
8. Land extensive major recreational uses, and small-scale industrial, commercial and institutional uses are not permitted to locate in the Agricultural Area.
9. That estate residential development, adult lifestyle and retirement communities created by plans of subdivision are prohibited in the Natural Core, Natural Linkage and Countryside designations of the Oak Ridges Moraine unless all required applications meet the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended.
10. That the policies of Section 8.2.2 shall apply to *infrastructure* in the Oak Ridges Moraine Conservation Plan Area.
11. That within the Countryside Area of the Oak Ridges Moraine, a maximum of one *secondary residential unit* within the primary dwelling is permitted in accordance with Section 6.8.9.
12. That the policies of this Plan shall prevail where this Plan is more restrictive than the Oak Ridges Moraine Conservation Plan with the exception of *agricultural uses*, mineral aggregate operations and wayside pits.
13. To adopt tree and site alteration by-laws in accordance with the Oak Ridges Moraine Conservation Act, 2001.
14. That any *development* in the Oak Ridges Moraine Conservation Plan Area that involves tree preservation shall be carried out in conformity with the policies of this Section and the relevant land use designation.
15. To require a condition of approval requiring the maintenance or restoration of natural self-sustaining vegetation for the long-term protection of any *key natural heritage feature* or *key hydrologic feature* for any plan of subdivision, any site plan approval and every consent within the ORM Countryside Areas (Schedule B).
16. To work with York Region and the Conservation Authorities to complete and implement watershed plans, including water budgets and water conservation plans to meet the requirements of the Oak Ridges Moraine Conservation Plan.
17. That *development* and *site alteration* is prohibited outside of the Villages if it causes the total percentage of the area of the subwatershed that has impervious surfaces to exceed 10 per cent or a lower percentage as specified in the applicable watershed or subwatershed plan.

18. That consideration for *development* or *site alteration* shall take into account the desirability of ensuring at least 30 per cent of the area of the subwatershed has self-sustaining vegetation.

## 6.9 GREENBELT PLAN

The 2017 Greenbelt Plan complements other provincial policy and aims to ensure the long-term protection of a thriving base of agricultural land, and to protect a broad natural heritage system which is integrated with other important landscapes such as the Oak Ridges Moraine.

Outside of the Oak Ridges Moraine Conservation Plan area, the majority of the Township falls within the Protected Countryside of the Greenbelt Plan. The Plan affects both Agricultural Areas and Rural Areas. There are only a few small areas of the Township that are not subject to either the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan. Generally, the Greenbelt Plan is applicable outside of the Oak Ridges Moraine Conservation Plan Area. Where lands fall across the boundaries of both the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, the policies of this Section and Section 6.8 will apply to each affected area.

The focus of this Section is to integrate certain requirements of the Greenbelt Plan which are applicable within the Countryside. The policies of this Section are not applicable to the Villages, and are also not applicable to the Hamlets; the policies for the Hamlets under Section 6.2 applies.

### 6.9.1 GENERAL POLICIES

It is the policy of Council:

1. That lands within the Greenbelt Plan are shown on Schedule B to this Plan.
2. That the *prime agricultural lands* and special crop area, as designed by the Greenbelt Plan, are designated as Agricultural Area on Schedule E to this Plan. The Holland Marsh Specialty Crop Area is shown on Schedule E.
3. That the Greenbelt Plan's Natural Heritage System is incorporated as a component of Our Natural Heritage System, as described in Section 4 of this Plan.
4. That the policies of Section 8.2.3 shall apply to *infrastructure* in the Greenbelt Plan Area.
5. That multiple units or multiple lots for residential dwellings, such as estate residential *developments*, adult lifestyle and retirement communities, are prohibited in accordance with the Greenbelt Plan and the policies of this Plan.

## 6.9.2 EXISTING USES, LOTS OF RECORD IN THE PROTECTED COUNTRYSIDE

Within the Protected Countryside of the Greenbelt Plan (Schedule B), it is the policy of Council:

1. That all uses legally existing prior to the date that the Greenbelt Plan came into effect on December 16, 2004 are permitted.
2. That single detached dwellings are permitted on existing lots of record, provided they were zoned for this use as of the date the Greenbelt Plan came into effect.
3. That expansions to existing buildings and structures, accessory structures and uses and/or conversions of legally existing uses which bring the use more into conformity with this Plan are permitted subject to a demonstration of the following:
  - a. New municipal services are not required; and
  - b. The use does not expand into *key natural heritage features* or *key hydrologic features* or their associated *vegetation protection zones*, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.
4. That expansions or alterations to existing buildings and structures for *agricultural uses*, *agriculture-related uses* or *on-farm diversified uses* and expansions to existing residential dwellings may be considered within *key natural heritage features*, *key hydrologic features* and their associated *vegetation protection zones* if it is demonstrated that:
  - a. There is no alternative, and the expansion or alteration in the feature is minimized and, in the *vegetation protection zone*, is directed away from the feature to the maximum extent possible; and
  - b. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

## 6.10 PROVINCIAL AGRICULTURAL SYSTEM

The Province has mapped an agricultural system, which identifies prime agricultural areas and specialty crop areas as well as an agri-food network including the infrastructure services and assets that are important to the viability of the agri-food sector. The Provincial Agricultural System is referenced by the 2019 Growth Plan and the 2017 Greenbelt Plan, the 2017 Oak Ridges Moraine Conservation Plan, and is required to be implemented in this Plan as it applies within the Greenbelt Plan Area. The Provincial Agricultural System mapping identifies additional prime agricultural lands than what is shown on Schedule E to this Plan. The Provincial Agricultural System is incorporated into this Plan on Schedule M. It is the intent of the Township to work with York Region to update the Provincial Agricultural System mapping, which can only occur through the current Regional municipal comprehensive review, in accordance with the

requirements of the Growth Plan. It is anticipated this Plan will be updated in the future to integrate a refined Provincial Agricultural System.

Within the Protected Countryside of the Greenbelt Area (Schedule B), it is the policy of Council:

1. That until the provincial mapping of the agricultural land base can be refined and subsequently updated in this Plan, the provincial designation of *prime agricultural areas* and specialty crop areas and the policies of this Plan thereto shall apply as shown on Schedule M, notwithstanding the designation of *prime agricultural areas* (including Agriculture designation, and *prime agricultural lands* within the Natural Core Area and Natural Linkage Area designations) as shown on Schedule E.
2. That the policies of Section 4.2.6 of the 2019 Growth Plan and Section 6.3 of this Plan shall apply to lands included in the Provincial Agricultural System (Schedule M).

## 6.11 LAKE SIMCOE PROTECTION PLAN

The Lake Simcoe Protection Plan applies within the *Lake Simcoe watershed*. The Plan is intended to promote the restoration of water quality and quantity within Lake Simcoe and its watershed. This Plan intends to integrate the relevant land use requirements of the Lake Simcoe Protection Plan. The policies of this Section are applicable within the Countryside Area and are not applicable within the Villages.

Within the Lake Simcoe Protection Plan Area (Schedule A), and located within the Countryside area, it is the policy of Council:

1. That the boundary of the *Lake Simcoe watershed* that applies to any matter, such as a *development* application or municipal works, is the boundary that was in effect when the matter was commenced, and as further defined in the regulations under the Lake Simcoe Protection Act, 2008.
2. That all legally existing uses on the day before the Lake Simcoe Protection Plan came into force are permitted.
3. That construction of a building on an existing or of record is permitted provided it was zoned as such or where an application to amend the zoning by-law was required as a condition of a severance granted before the date the Lake Simcoe Protection Plan came into effect.
4. That *development* permitted in policy 6.10.3, expansions to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses to a use that brings the use more into conformity with the Lake Simcoe Protection Plan are permitted, subject to demonstrating the use does not expand into a *key natural heritage feature*, *key hydrologic feature*, unless there is no alternative in which case any expansion shall be limited in scope and kept within close proximity of the existing structure.

5. That expansions to existing agricultural buildings and structures or their accessory residential dwellings or other accessory uses may be considered within a *key natural heritage feature*, *key hydrologic feature* and any minimum *vegetation protection zone* associated with these features if it is demonstrated there is no alternative to the expansion or alteration, and the expansion or alteration is directed away from the feature and *vegetation protection zone* to the extent possible, and that the impact of the expansion or alteration is minimized.
6. That expansion, maintenance or replacement of existing *infrastructure* is permitted.
7. To encourage the re-naturalization of areas adjacent to permanent and *intermittent streams* through the application of minimum *vegetation protection zone* requirements, cooperation with landowners and stewardship, and active re-naturalization activities in cooperation with the Conservation Authorities.
8. That development and site alteration in Hamlets are subject to the Settlement Area policies of the Lake Simcoe Protection Plan, where applicable.
9. That development and site alteration are subject to the infrastructure policies outlined in Section 8 of this Plan.

## 6.12 COUNTRYSIDE SITE-SPECIFIC POLICY AREAS

### 6.12.1 C-SSPA-1: KING CITY INSTITUTIONAL USES

On lands designated Countryside Site-Specific Policy Area 1 (C-SSPA-1) on Schedule E, it is the policy of Council:

1. That the lands are the site of significant institutional uses in the Township: Seneca College, a future Township recreational facility, St. Thomas of Villanova College, the Country Day School, and Marylake Shrine facility, each of which abut the King City Village boundary.
2. To recognize that the institutional uses provide education, place of worship and related services to a considerable number of students and residents. In this regard, the Seneca College King Campus is planned to accommodate up to 7,000 students and currently is the site of a 233-bed student residence, the St. Thomas of Villanova College accommodates about 800 students and the Country Day School accommodates about 720 students. The contributions of these significant institutional uses make to King Township is significant.
3. That the institutional uses (Seneca College, the future Township recreational facility, St. Thomas of Villanova College, Marylake Shrine and the Country Day School) are located on lands that are subject to the Oak Ridges Moraine Conservation Plan and were each established prior to the effective date of the Oak Ridges Moraine Conservation Plan. On this basis and in accordance with the Oak Ridges Moraine Conservation Plan, nothing in the Oak Ridges Moraine

Conservation Plan applies to prevent the expansion of an existing institutional use, if it can be demonstrated that:

- a. That there will be no change in use; and,
  - a. That the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan area.
4. That the extension of municipal water services and municipal sewer services to lands subject to this section may be considered in accordance with Section 8.3.2, provided the cost of such extensions are entirely the responsibility of the institutional uses that will benefit and provided the services are intended and planned to support the use of the lands for institutional uses only.

### **6.12.2 C-SSPA-2: HIGHWAY 11 CORRIDOR AREA**

On lands designated Countryside Site-Specific Policy Area 2 (C-SSPA-2) on Schedule E, it is the policy of Council:

1. To recognize that the Highway 11 Corridor Area, while forming part of the Greenbelt Plan's Protected Countryside, include historically established commercial and other uses.
2. To conduct a future land use study for the Highway 11 Corridor Area, which may be implemented via a future amendment to this Plan, to provide further guidance on land use, *development* and potential expansions of existing uses.
3. That the delineation of C-SSPA-2 only conceptualizes a study area, and the determination of the study area shall be finalized through the study.

### **6.12.3 C-SSPA-3: YORK ENERGY CENTRE (18781, 18765 AND 18815 DUFFERIN STREET)**

On lands designated Countryside Site-Specific Policy Area 3 (C-SSPA-3) on Schedule E, it is the policy of Council:

1. That the York Energy Centre project lands, which are municipally known as 18781 Dufferin Street and 18765 Dufferin Street as described in Ontario Regulation 305/10, which are exempt from the Planning Act, and not subject to the provisions of this Plan but are identified for descriptive purposes.
2. That the following uses, accessory to any permitted power generation facility shall be permitted on lands municipally known as 18815 Dufferin Street, subject to an application for site plan approval, where applicable:
  - a. Ancillary services;
  - b. Temporary construction uses related solely to plant facilities for lands known municipally as 18781 and 18765 Dufferin Street;
  - c. Underground earthing (grounding) and services;
  - d. Parking lot;
  - e. Storage shed(s) and warehouse(s) or maintenance building(s);

- f. *Offices*;
  - g. On-site black start generators; and
  - h. Energy storage facilities.
3. That the following uses shall be permitted on lands known municipally as 18815 Dufferin Street, subject to completion of all regulatory requirements prescribed under the Ontario Environmental Assessment Act, R.S.O. 1990, c. E.18, including the Environmental Screening Process as defined in O.Reg. 116/01, Electricity Projects and subject to an application for site plan approval:
- a. Power generation facility, not including a facility utilizing the following fuels: nuclear; liquid industrial or hazardous waste; municipal solid waste; coal; oil; or, landfill gas;
  - b. Cogeneration facility;
  - c. Renewable energy facility; and
  - d. Alternative energy facility;
4. Any zoning by-law amendment enacted with respect to lands known as 18815 Dufferin Street, shall include appropriate performance standards to guide the *development* permitted by this policy.
5. An application for site plan approval pursuant to the Planning Act, to permit *site alteration* and the *development* of the uses in (2) and (3) above on lands known municipally as 18815 Dufferin Street, shall be accompanied by the following plans and studies:
- a. A site plan which demonstrates the scale of the facility in relation to the rural character of the area in which it is located;
  - b. Traffic and transportation management report which addresses traffic impacts and operational requirements during both the construction and operation of the facility;
  - c. Stormwater management report;
  - d. Functional servicing report;
  - e. An emergency service plan for the construction and operation of a power generation facility;
  - f. Natural heritage study which identifies an on-site natural heritage features and functions, including water resources, and addresses the *site alteration* provisions and setbacks set out in the “Minimum Areas of Influence and Minimum *Vegetation Protection Zones*” Table of the Oak Ridges Moraine Conservation Plan (as may be amended from time to time) and recommended alternative provisions and setbacks, where appropriate;
  - g. Noise, vibration, plume and air quality report;
  - h. Visual impact assessment, which includes the identification of any appropriate buffering and other site design features to ensure that views

of a power generation facility from nearby existing and proposed *sensitive land uses* are mitigated, to the extent possible;

- i. An agricultural report, which addresses the potential for impacts on existing agricultural operations; and,
  - j. A planning justification report describing the proposal and addressing potential for adverse effects:
    - i. Consistency or conformity, as relevant, with Provincial and Regional Plans and policy;
    - ii. A description of the determination of need and location as established through the Environmental Assessment Act process;
    - iii. Land use compatibility of the proposed facility and measures, as may be required, to secure and maintain such compatibility;
    - iv. The implementation of the recommendations from the above-noted studies, including any mitigation measures identified therein.
6. Where relevant, the studies set out in (5) above shall identify the potential for adverse effects and cumulative adverse effects and identify measures to prevent, minimize, or mitigate such effects.

#### **6.12.4 C-SSPA-4: 199 CHURCH STREET**


On lands designated Countryside Site-Specific Policy Area 4 (C-SSPA-4) on Schedule E, it is the policy of Council:

1. That a retirement home with a maximum of 20 units or suites, each with a private bathroom, shall be permitted to be developed, subject to a Zoning By-law amendment.
2. That the *development* shall be subject to site plan approval.
3. That setbacks from environmental features shall be established in accordance with the policies of this Plan and in the implementing zoning by-law.
4. That the extension of water and wastewater services from the village of Schomberg shall be permitted, provided it can be demonstrated:
  - a. The capacity exists for such services and the *development* does not adversely affect the ability for planned growth and *development* in the Village to be serviced; and
  - b. The cost of extending services will be at the expense of the proponent.
5. That all other applicable policies of this Plan shall apply.

#### **6.12.5 C-SSPA-5: 3655 AND 3653 LLOYDTOWN-AURORA ROAD**

Within the lands identified as Countryside Site Specific Policy Area 5 (C-SSPA-5) on Schedule E, and described as Part Lots 27 and 28, Concession 5, Reference Plan 65R2204, Part 4 and municipally known as 3655 and 3653 Lloydtown-Aurora Road, it is the policy of Council that:



- 
1. Notwithstanding any policies of this Official Plan to the contrary, two existing detached dwellings located on the subject lands as shown on Schedule E may be divided into two separately conveyable parcels, subject to a zoning by-law amendment and application for consent to sever.



THE OLD  
SCHOMBERG  
FEED MILL  
Circa 1844

**7**

# Our Flourishing Economy

Page intentionally left blank



# 7 OUR FLOURISHING ECONOMY

## 7.1 VISION

King Township has a robust and diverse economy. Economic development is encouraged in a manner which balances social, cultural and natural environments, and other initiatives. This Plan will seek to capitalize on a wide range of opportunities to create jobs that will meet the needs of our population.

Principally, as an agricultural community, the majority of the Township's employment is rooted in agriculture. This includes farm employment, agri-tourism, and employment in related industries. It is also the intent of this Plan to promote employment growth in the Hamlets and Villages through the *development* of the employment lands and through other job creation, such as in the Village Cores.

The Township has undertaken a significant amount of initiatives related to economic development, which are vital to the development of policy in this Plan and assist in managing land use decisions. This has included the Economic Development Strategy, Employment Area Design Guidelines, the Three-Year Community Tourism Plan, and a Community Improvement Plan for the Communities of King City, Nobleton, and Schomberg. Collectively, these documents have advanced a vision and implementation framework for a vibrant and prosperous local economy, and many more opportunities exist to build on this growing momentum.

This Section of the Plan addresses broad areas and influences of economic activity, including the locations of economic activity and key sectors. Further economic development policies relating to employment lands, and *retail* and services are identified throughout this Plan.

The overarching vision for economic development within the Township is one of sustainable economic growth. This is to be achieved by effectively leveraging King's strengths, promoting a highly skilled and educated population, providing corporate support for economic development, ensuring a strong growth trajectory, and placing an emphasis on quality of place for residents, visitors and business investment. This vision is underpinned by four high level goals, being:

1. **Investment Readiness** – enhance opportunities to attract new business investment and entrepreneurs, expand existing businesses, and pursue collaborative partnerships that demonstrate leadership in economic development.
2. **A Commitment to Community and Sustainability** – support growth of a viable local economy by enhancing the quality of place of our Villages and Hamlets and positioning King as a model rural/urban community that strives to balance economic growth with environmental responsibility and agricultural development.

3. **A Culture of Entrepreneurship** – leverage an emerging creative economy to generate new investment and innovation in our economy.
4. **A Strong Innovative Rural Brand** – build awareness of the Township’s economic potential in its Agricultural and Rural areas, through farm labour growth, as well as on-farm diversification and *agriculture-related uses*, including agri-tourism.

## 7.2 UTILIZING OUR EMPLOYMENT LANDS EFFECTIVELY

Economic activity continues to evolve, resulting in the need to incorporate various forms within the Township. Some forms of economic activity have locational requirements that need to be met in order to provide an optimal environment for economic success. This Plan focuses specific types of economic activity in the environments which are most compatible and best suited to their success. Key strategic properties should also be protected for employment needs beyond the planning period of this Plan.

It is the policy of Council:

1. To recognize that Employment lands are strategic and vital to the Township and York Region’s economy, and necessary to achieve the Townships employment forecasts, as identified in Section 2.
2. That Employment lands constitute lands within the Employment designation as shown on Schedule D, and that permitted uses and *development* requirements will be in accordance with the Employment land use designation policies under Section 5.10.
3. That a conversion of Employment lands to other non-employment uses is not permitted in accordance with Section 5.10.3.
4. To support implementation of the Township’s Economic Development Strategy including objectives and actions related to investment readiness and attracting business investment.
5. To work with York Region, the business community, agricultural community and related organizations, to create a business-friendly environment that includes:
  - a. a diverse range, size, and mix of available employment lands;
  - b. state-of-the-art communications facilities and networks, including broadband technology;
  - c. advanced and renewed *infrastructure*;
  - d. a range of quality human services facilities and programs;
  - e. a protected and enhanced natural environment; and,
  - f. employment lands and uses that are well designed.

6. To protect the existing and intended uses in Employment lands from other uses that may jeopardize the continued viability of the existing and intended employment uses and their expansion in the future, and the ability to achieve the Township's employment forecasts. To this end, the policies of the Employment designation provide detailed guidance regarding permitted uses and limited permissions for *ancillary uses* to support the function of our Employment lands.
7. To support the expansion and development of transportation, parking and communications/telecommunications *infrastructure* to increase the locational advantage of existing and proposed business and employment uses.
8. To contribute to York Region's goal of creating one job for every two residents by implementing the policies of this Plan, for example:
  - a. The efficient use of our Employment lands, promoting opportunities for small business growth, developing the creative economy, and supporting job growth through agricultural and rural opportunities and tourism, as set out in this Section;
  - b. The creation of complete, healthy and sustainable communities that are attractive places to live and will promote our Township as an attractive place to establish a business, as set out in the policies of Sections 3 and 5 in particular;
  - c. A mix of housing types that meet our projected needs, in accordance with the policies of Section 3.4; and
  - d. Fostering the Township's reputation as a leader in sustainability and green development, in accordance with the policies of Sections 3 and 4, in particular.

### 7.3 SMALL BUSINESSES AND THE CREATIVE ECONOMY

One of the goals underlying the vision for the Township's economy is the promotion of a culture of entrepreneurship. Focusing on supporting the small business and entrepreneurial industry is crucial for sustained economic growth in the Township. However, small businesses often require a higher level of collaboration and support services to assist with business growth. Many of the small businesses in King Township also operate in the creative economy. The high proportion of home-based employment in professional services is reflective of the growing importance of the creative economy and the work-anywhere approach that many take to operating their business. While traditional industries place more importance on fixed locations, proximity to markets and access to major transportation networks, the knowledge-based economy is driven by human knowledge and creative skills. As such, the Township should focus on providing opportunities to support the growth of this skilled workforce. Offering a high quality of life in the Township and supporting leading-edge telecommunications

infrastructure will also support the growth of the creative economy and small business.

Within the Countryside, there are similar opportunities for small businesses and the creative economy, through uses and businesses that will support the agricultural community. These uses play an important role in fostering local entrepreneurship and business incubation. As such, the Township should also support the appropriate integration of small-scale, local businesses within the Hamlet, Rural and Agricultural areas subject to the policies of this Plan.

It is the policy of Council:

1. To support implementation of the Township's Economic Development Strategy including objectives and actions related to promoting a culture of entrepreneurship in the Township.
2. To work with the York Small Business Enterprise Centre to encourage and facilitate opportunities to allow for small businesses to operate within the Township.
3. To develop partnerships with York Region, other local municipalities and other relevant organizations to encourage and support entrepreneurship, innovation, commercialization and investment in the Township's local industries.
4. To utilize the Community Improvement Plan to promote revitalization and encourage economic adaptability in the Village Cores and other areas.
5. To consider expanding the Community Improvement Plan outside of the three Villages to assist with economic development in the Hamlet, agricultural and rural areas of the Township.
6. To encourage *on-farm diversified uses*, emerging agricultural markets and *agriculture-related uses* as permitted in this Plan, to promote economic resilience of the agricultural community.
7. To support leading-edge communications/telecommunications *infrastructure* throughout the Township, where feasible, to promote the types of businesses that rely on reliable, fast Internet connectivity.
8. To support the revitalization of the Villages, including promoting complete communities with *active transportation* opportunities, as an important factor in attracting small businesses.
9. To support and encourage home-based businesses in residential dwellings, subject to the policies of this Plan.
10. To encourage the development of live-work uses in appropriate locations in the Villages, as set out in this Plan.
11. To support the growth and expansion of creative and cultural industries and clusters throughout the Township as an important sector of the economy.
12. To embrace new and creative employment opportunities in strategic locations.



13. To work with York Region and local educational institutions to promote entrepreneurial initiatives.

## 7.4 AGRI-FOOD STRATEGY

King Township is a principally rural community that strives to balance economic growth with environmental responsibility; key to this is establishing a strong local agri-food economy. By connecting local food production to consumption, rural communities are seeing new economic development opportunities emerge. Growing a local food cluster supports the creative economy and also helps strengthen a community's identity, which can lead to economic growth. The policies of this section are intended to support and implement the York Region Agriculture and Agri-Food Sector Strategy.

It is the policy of Council:

1. To support implementation of the Township's Economic Development Strategy including its objectives for promoting a strong, innovative rural brand for the Township.
2. To support festivals and events which highlight King's agricultural produce and products.
3. To promote economic viability of *agricultural uses* within the Countryside by encouraging:
  - a. value-added uses and activities that support agri-food businesses and enhance agricultural viability in a near market context;
  - b. good farm and land stewardship practices including opportunities for tenant-based farming;
  - c. on-farm market, agricultural and farm related *retail*, and small-scale local food processing; and
  - d. partnerships with other organizations in the support of local food initiatives.
4. To encourage urban food growing opportunities by encouraging urban agriculture activities including community gardens, food cooperatives, local food sourcing programs for municipal facilities, events and other food initiatives.
5. To integrate land use planning activities and economic development, including updating the Township's Zoning By-laws to reflect current farm practices.
6. To encourage farmers markets in the Township and programs that connect local farmers with farmers markets and *retail* outlets.
7. To consider an Agricultural Community Improvement Plan (CIP) to incentivize on-farm diversification, value-added operations and other opportunities to support economic development in the Rural and Agricultural areas of the Township.

## 7.5 CULTURE AND TOURISM

Our abundant natural assets, urban/rural community, and our small town feel create a conducive environment for tourism to grow. Our proximity to major urban cities in the GTA represent a major opportunity for tourism. The policies of this Plan are intended to ensure that the Township can optimize the benefits available from tourism activities, including what currently exists and what could exist. The Three-Year Community Tourism Plan identifies tourism assets through five components, being: attractions, tourism businesses, infrastructure, hospitality and promotion.

It is the policy of Council:

1. To update the Community Tourism Plan every three years to identify and update King's tourism assets and opportunities to promote and enhance tourism.
2. To maintain an inventory of cultural and tourism-related assets and to update the inventory at least every 5 years.
3. To encourage appropriate tourism uses in close proximity to areas of natural and recreational amenity, cultural assets and other locations.
4. To work with the Province and Region to identify gateway and wayfinding signage which promotes the services and amenities of our communities.
5. To integrate wayfinding elements in streetscaping initiatives which identify and promote cultural assets in the Villages and Hamlets.
6. To encourage *agri-tourism uses* in accordance with the policies of this Plan.
7. To promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the Township and encourage the establishment of additional tourism opportunities in the form of overnight accommodation facilities, and appropriate entertainment and recreational attractions within Village Cores.
8. To recognize and support the development of tourism uses within the Villages and Hamlets that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
  - a. promotion of connected multi-purpose trail systems in parts of the Township with natural amenities;
  - b. new and existing tourism related attractions such as a craft market, artisan market, farmers market, summer theatre and outdoor festivals, particularly if such uses are designed as a campus/cluster of activities and located to encourage interaction with the Village Cores;
  - c. establishment of Heritage Districts to protect *cultural heritage resources*, particularly in the Villages and Hamlets;
  - d. *bed and breakfast* establishments, hotels/motels and other similar types of accommodation in accordance with the policies of this Plan; and

- e. To work with York Region to post signage along the York Region Cycling Tour Routes within the Township.
- 9. To support the development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions throughout the Township that celebrate its cultural and *built heritage resources*.
- 10. To encourage the maintenance and improvement of accommodations for tourists, including hotels, motels, *bed and breakfast* establishments and camping facilities as permitted by this Plan.

## 7.6 BROADBAND STRATEGY

We recognize the importance of having access to fast, reliable Internet service as a fundamental aspect of attracting business, supporting our farmers, and fostering an entrepreneurial spirit in the Township. The provision of a broadband network will require us to seek out opportunities and establish a strategy that leverages funding and partnership opportunities with other governments and the private sector.

It is the policy of Council:

1. To explore funding opportunities and leverage investment from senior levels of government and/or partnerships with the private sector to increase our access to broadband service.
2. To work with telecommunications companies to provide broadband *infrastructure* as part of development.

Page intentionally left blank.



8

# Our Infrastructure and Networks



Page intentionally left blank.

# 8 OUR INFRASTRUCTURE AND NETWORKS

## 8.1 VISION

Our communities are sustained by the infrastructure networks that we rely on. Infrastructure includes water, sewage, transportation, utilities, communications/telecommunications, energy, and waste management systems. It is the intent of this Plan to promote infrastructure networks that exemplify the principles of sustainability, balancing environmental, socio-cultural, financial and economic considerations.

Climate change must be a significant driver in the way we plan and design infrastructure. The Township can work towards adapting to climate change by planning more resiliently designed infrastructure, emphasizing infrastructure that works harmoniously with nature, and providing infrastructure that utilizes less energy. Infrastructure should be planned to consider the full life-cycle costs; this long-term thinking will lead to more sustainable decision-making which is also more affordable in the long-run.

This Section applies across the Township, and addresses different infrastructure needs, opportunities and issues:

- Section 8.2 identifies general infrastructure policies, to establish principles and requirements that will apply to all infrastructure provided or proposed in the Township. This includes policies regarding infrastructure in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Areas.
- Section 8.3 addresses policies for water and wastewater systems.
- Section 8.4 identifies policies for storm water infrastructure.
- Section 8.5 guides the wide range of transportation systems in our Township, including roads, rail, transit and active transportation.
- Section 8.6 addresses energy generation and distribution in the Township.
- Section 8.7 addresses utilities, such as gas, communications/telecommunications.
- Section 8.8 provides policies to address waste management in the Township.

## 8.2 GENERAL INFRASTRUCTURE POLICIES

### 8.2.1 GENERAL INFRASTRUCTURE POLICIES

It is the policy of Council:



1. That *infrastructure* is generally permitted in all land use designations, subject to the applicable policies of this Plan.
2. To ensure that land use planning is coordinated with *infrastructure* planning and investment by the Township and York Region, including but not limited to the Water and Wastewater Master Plan.
3. To ensure *infrastructure* planning is supported by necessary studies, assessments and documentation such as *infrastructure* master plans, environmental assessments, etc., to demonstrate:
  - a. Demonstrate *infrastructure* will be financially feasible and sustainable over the long-term;
  - b. Demonstrate adequate water supply and assimilative capacity and sanitary servicing capacity is available as applicable;
  - c. Address stormwater management at appropriate scales throughout the *infrastructure* or development planning process;
  - d. Utilize low impact development techniques and green *infrastructure* options to the greatest extent possible;
  - e. Assess actions to reduce greenhouse gas emissions and adapt to climate change impacts utilizing the four pillars of environmental, economic, financial and socio-cultural considerations; and
  - f. Prioritize the protection and avoidance of key natural heritage features and ensure that any proposed works are supported by the appropriate environmental studies.
4. That *infrastructure* investment and mechanisms will be used to facilitate *intensification* in the planned *intensification* areas.
5. To assess *infrastructure* risks and vulnerabilities including those caused by climate change and identify actions to support these challenges, as part of asset management planning and through individual projects.
6. To promote the co-location of linear infrastructure, where appropriate.

### **8.2.2 INFRASTRUCTURE IN THE OAK RIDGES MORAINÉ CONSERVATION PLAN AREA**

Within the Oak Ridges Moraine Conservation Plan Area (Schedule B), it is the policy of Council:

1. That *infrastructure* is generally permitted in the Oak Ridges Moraine Conservation Plan Area, including the land use designations of the Oak Ridges Moraine Plan and *key natural heritage features* and *key hydrologic features*, provided the *infrastructure* meets the policies of this Plan and the Oak Ridges Moraine Conservation Plan. The need for a project and conformity with the Oak Ridges Moraine Conservation will be assessed through the Environmental Assessment or other applicable process. That the opening of a street within an unopened street

allowance is prohibited unless all other requirements of this section and the Oak Ridges Moraine Conservation Plan are met.

2. That *infrastructure* located in the ORM Natural Linkage Area shall not be approved unless:
  - a. The need is demonstrated and there is no reasonable alternative;
  - b. Construction disturbance is kept to a minimum;
  - c. Right of way width is kept to a minimum to meet other objectives such as stormwater management, safety, erosion and sediment control;
  - d. The project allows for wildlife movement;
  - e. Lighting is focused downwards;
  - f. Planning, design and construction keeps adverse effects on the ecological integrity of the Plan Area to a minimum;
  - g. A single corridor is planned to contain as much *infrastructure* as possible.
3. That *infrastructure* located in a *prime agricultural area* shall not be approved unless:
  - a. The need is demonstrated and there is no reasonable alternative that could avoid *development* occurring in a *prime agricultural area*; and
  - b. An agricultural impact assessment or equivalent analysis as part of an environmental assessment is undertaken and demonstrates there are no adverse impacts to the *prime agricultural area* or that impacts will be mitigated to the extent possible.
4. That *infrastructure* located in the ORM Natural Core Areas shall not be approved unless:
  - a. The requirements above regarding ORM Natural Linkage Areas are met.
  - b. The project does not include and will not include a future highway interchange, transit or railway station in the ORM Natural Core area.
  - c. The project is located as close to the edge of the ORM Natural Core Area as possible.
5. That the *development* of new *infrastructure* and the upgrading or extension of existing *infrastructure*, including the opening of a road within an unopened road allowance, is prohibited in a *key natural heritage feature* or a *key hydrologic feature*. However, *infrastructure* may be permitted to cross a *key natural heritage feature* or a *key hydrologic feature* if the applicant demonstrates that:
  - a. The need for the project has been demonstrated and there is no reasonable alternative;
  - b. The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum;
  - c. The design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system referred to in Section 39 of the Oak Ridges Moraine Conservation Plan;

- d. The landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights-of-way; and
    - e. The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and connectivity of the *key natural heritage feature* or a *key hydrologic feature*.
6. That any trenches for *infrastructure* shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.
7. That an application for *major development* shall be accompanied by a sewage and water system plan that demonstrates:
  - a. that the ecological integrity of hydrological features and *key natural heritage features* will be maintained;
  - b. that the quantity and quality of groundwater and surface water will be maintained;
  - c. that stream baseflows will be maintained;
  - d. that the project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;
  - e. that the assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and
  - f. that the water use projected for the *development* will be sustainable.
8. That construction or expansion of partial services is prohibited, unless it is necessary to address a serious health concern or environmental concern, or if the construction or expansion was approved and has not expired under the Environmental Assessment Act.
9. That an application for *major development* shall be accompanied by a stormwater management plan that:
  - a. shall provide for an integrated treatment train approach to stormwater management;
  - b. minimizes stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including source controls, lot-level controls and conveyance techniques;
  - c. increases the Township's capacity to adapt to climate change; and
  - d. is in accordance with any applicable watershed plan.
10. To retrofit existing stormwater management works where necessary and to the extent it is feasible to do so.

11. That every application for *development* or *site alteration* shall demonstrate that planning, design and construction practices that protect water resources will be used, including,
  - a. keeping the removal of vegetation, grading and soil compaction to a minimum;
  - b. keeping all sediment that is eroded during construction within the site;
  - c. seeding or sodding exposed soils as soon as possible after construction; and
  - d. keeping chemical applications to suppress dust and control pests and vegetation to a minimum.
12. That the minimum standard for water quality is that 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average, for the purposes of stormwater management.
13. That disposal of stormwater into a *kettle lake* is prohibited.
14. That new stormwater management ponds are prohibited with respect to land in *key natural heritage features* and *key hydrologic features*.
15. That new rapid infiltration basins and rapid infiltration columns are prohibited as defined in the Oak Ridges Moraine Conservation Plan.
16. That new waste disposal sites are prohibited in the Regional Greenlands System as shown on Map 2 of the Regional Official Plan, 2010.

### 8.2.3 INFRASTRUCTURE IN THE GREENBELT PLAN AREA

Within the Greenbelt Plan Area (Schedule B), it is the policy of Council:

1. That all existing, expanded or new *infrastructure* subject to and approved under the Canadian Environmental Assessment Act, the Ontario Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:
  - a. It supports agriculture, recreation and tourism, Villages and Hamlets, a resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
  - b. It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate *infrastructure* connections among urban centres and between these centres and Ontario's borders.
2. That the location and construction of *infrastructure* and expansions, extensions, operations and maintenance of *infrastructure* in the Protected Countryside are subject to the following:

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

08

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

- a. Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly our Natural Heritage System, traversed and/or occupied by such *infrastructure*;
  - b. Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
  - c. Where practicable, existing capacity and co-ordination with different *infrastructure* services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced;
  - d. New or expanding *infrastructure* shall avoid *key natural heritage features*, *key hydrologic features* or *key hydrologic areas* unless need has been demonstrated and it has been established that there is no reasonable alternative;
  - e. Where *infrastructure* crosses our Natural Heritage System or intrudes into or results in the loss of a *key natural heritage feature*, *key hydrologic feature* or *key hydrologic areas*, including related landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where reasonable, maintain or improve connectivity;
  - f. New or expanding *infrastructure* shall avoid specialty crop areas and other *prime agricultural areas* in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;
  - g. Where *infrastructure* crosses *prime agricultural areas*, including specialty crop areas, an agricultural impact assessment or equivalent analysis as part of an environmental assessment shall be undertaken; and
  - h. New waste disposal sites and facilities, and organic soil conditioning sites are prohibited in *key natural heritage features*, *key hydrologic features* and their associated *vegetation protection zones*.
3. That *infrastructure* serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the *vegetation protection zone* of a *key natural heritage feature* or *key hydrologic feature*. In such instances, these elements of the *infrastructure* may be established within the feature itself or its associated *vegetation protection zone*, but all reasonable efforts shall be made to keep such *infrastructure* out of *key natural heritage features*, *key hydrologic features* and their associated *vegetation protection zones*.

## 8.3 WATER AND WASTEWATER SERVICING

Water and wastewater servicing are essential components of our *infrastructure*, providing basic human services. Water and wastewater systems must be sustainable: both in terms of environmental impact but also in terms of long-term financial impact. Further, our systems must be designed for reliability and resiliency, by anticipating risks and issues and integrating solutions into the design. The provision of water and wastewater servicing requires close coordination between the Township, York Region and other stakeholders to support our growth over the long term.

### 8.3.1 GENERAL WATER AND WASTEWATER SERVICING POLICIES

It is the policy of Council:

1. To direct and accommodate expected growth or *development* in a manner that promotes the efficient use and optimization of existing local and regional sewage services and municipal water services.
2. To ensure that sewer and water systems are planned and commissioned in a manner that:
  - a. Can be sustained by the water resources upon which such services rely;
  - b. Prepares for the impacts of a changing climate;
  - c. Is feasible and financially viable over the lifecycle; and
  - d. Protects human health and safety and the natural environment.
3. That all improvements or new water and wastewater *infrastructure* systems shall conform with the Growth Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan or the Lake Simcoe Protection Plan where applicable.
4. To promote water conservation and water use efficiency.
5. To work closely with York Region to plan sewer and water services to support growth within the horizon of this Plan and that may consider needs beyond the horizon of this Plan.
6. To integrate servicing and land use considerations at all stages of the planning process.
7. To ensure coordination with land use approval and local and Regional *infrastructure* master plans and capital plans, including but not limited to the Water and Wastewater Master Plan.
8. To consider potential impacts from climate change when planning sewer and waster services.
9. To ensure coordination with York Region to eliminate inflow and infiltration into wastewater systems as much as possible, and require proponents of new *developments* to similarly explore and implement measures that will reduce or preferably eliminate inflow and infiltration into wastewater systems.

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

10. That *infrastructure* corridors (existing and proposed) that have been or will be identified through an Environmental Assessment process shall be protected to support growth within and beyond the horizon of this Plan.
11. That any *development* proposed in proximity of wastewater treatment facilities shall be compatible with the facilities through the establishment of appropriate setbacks or buffer areas, in accordance with Provincial guidelines. For reference purposes, Schedules D and E identifies wastewater treatment facilities.
12. That no new municipal sewage treatment plant shall be established in the *Lake Simcoe watershed* unless:
  - a. The new plant is intended to replace an existing municipal sewage treatment plant; or
  - b. The new sewage treatment plant will provide services to *development* on partial services or *development* where one or more subsurface sewage works on on-site sewage systems are failing.
13. That no new non-municipal (private) sewage treatment plant shall be established in the *Lake Simcoe watershed* unless the person applying to establish the plant can demonstrate that:
  - a. the plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or
  - b. the undertaking that the plant will serve will not add phosphorus loadings to the *Lake Simcoe watershed*.
14. That an environmental assessment shall be completed or approved and a suitable agreement shall be in place to implement the environmental assessment prior to giving any *development* proposals approval under the Planning Act or Condominium Act where the *development* proposes the extension of municipal services outside of the Villages and requires an increase in the existing rated capacity of the sewage treatment plant, or the proposal for new sewage treatment plant to service lands outside a Village.
15. That a new on-site sewage system or subsurface sewage works shall not be permitted within 100 metres of any lakes or *permanent stream* in the *Lake Simcoe Watershed*, unless:
  - a. It serves an agricultural use, *agriculture-related use* or public open space use;
  - b. It replaces or expands capacity of an existing system that would serve a use that would have been permitted by the applicable zoning; or
  - c. It relates to *development* of a single detached dwelling which was permitted by the applicable zoning by-law on the effective date of the Lake Simcoe Protection Plan went into effect.

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

16. That the Township shall promote safe and effective maintenance of individual private wastewater systems in order to protect groundwater and surface water quality.

### **8.3.2 WATER AND WASTEWATER IN THE VILLAGES AND HAMLETS**

It is the policy of Council:

1. That all new *development* in the Villages shall be on the basis of municipal sewage services and municipal water services.
2. To ensure that the approval of *development* is coordinated with servicing capacity of existing or planned *infrastructure*.
3. To recognize that there are existing neighbourhoods and areas in the Village that are currently provided with private services, and that these existing services are permitted to continue where provided.
4. To permit lot creation in the Villages only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from existing private communal sewage services and individual on-site sewage services, where appropriate.
5. That the extension of municipal sewage services and/or water services beyond the boundary of a Village may only be considered to address failed private services and/or public health concerns or to address the circumstances identified in Section 8.3.2.6.
6. That the extension of municipal water services and municipal sewer services to service lands abutting the boundary of a Village may be considered in accordance with the following criteria:
  - a. The extension of municipal services outside of a Village boundary shall only be permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the Village;
  - b. The services are intended and planned to support the use of lands for institutional uses only;
  - c. The cost of such extensions are entirely the responsibility of the institutional uses that will benefit from the services;
  - d. The capacity exists for such services and the *development* does not adversely affect the ability for planned growth and *development* in the Village to be serviced; and
  - e. The *development* is permitted and is in accordance with all the requirements of this Plan.
7. That draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity continues to exist.

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group



Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

8. To encourage the continued safe and effective maintenance of individual private wastewater systems that protect surface and groundwater quality.
9. That individual on-site sewage services and individual on-site water services may be provided in the Hamlets in accordance with the following requirements:
  - a. that site conditions are suitable for the long-term provision of such services with no negative impacts;
  - b. the completion of a hydrogeological study and/or groundwater impact assessment shall be required to demonstrate that no negative impacts will occur, in accordance with Ministry of the Environment, Conservation and Parks' Guidelines; and
  - c. the services are only to be used for infilling and minor rounding out of existing development.

## 8.4 STORMWATER MANAGEMENT

Managing stormwater and drainage is an important component of development application review, and a strong policy framework is required to articulate the Township's objectives. In the face of climate change, there is an increased emphasis on the need to provide sustainable stormwater management solutions, as increased frequency and intensity of storm events will pose a greater burden on our infrastructure. This Plan emphasizes an approach to stormwater management that utilizes the principles of low impact development and a treatment train approach, where innovative stormwater solutions are to be considered at the lot level, during conveyance and at the end-of-pipe stage.

It is the policy of Council:

1. That planning, design and implementation of stormwater management plans, strategies and *infrastructure* shall, where applicable:
  - a. Minimize, or, where possible, prevent increases in contaminant loads and protects water quality.
  - b. Maintain groundwater quality and quantity, including stream baseflow;
  - c. Minimize changes in water balance;
  - d. Minimize variances to natural watercourse temperatures where possible;
  - e. Minimize and mitigate risks to human health and safety, property and the environment;
  - f. Minimize disruption of pre-existing (natural) drainage patterns wherever possible;
  - g. Prevent increases in stream channel erosion;
  - h. Prevent increases in flood risk;
  - i. Protect aquatic species and their habitat;

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

- j. Maximize the extent and function of vegetative and pervious surfaces; and,
  - k. Promote and utilize to the extent possible stormwater management best practices, including stormwater attenuation and re-use, and low impact development.
  - l. To encourage a treatment train approach, introducing a hierarchy of source, lot-level, conveyance and end-of-pipe controls.
  - m. Consider approaches to prevent accumulation of standing water so that it is not conducive to mosquito larvae breeding.
  - n. Prepares for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure.
  - o. Be integrated with planning for water and wastewater services and ensure that systems are optimized, feasible and financially viable over the long term.
2. To encourage innovative stormwater management approaches including but not limited to low impact development approaches, underground storage facilities, permeable paving, green roofs and other approaches.
  3. To require rainwater harvesting systems as part of all new multiple residential buildings.
  4. To consider updates to *development* standards and guidelines which reflect best practices in storm water management, innovative approaches and flexibility in lot grading, ditches, curbing, road and driveway surfaces, road widths and the use of open space as detention ponds.
  5. To support programs where source control or elimination of cross connections are necessary to reduce pathogens or contaminants.
  6. To support source control programs targeted to existing areas that lack adequate stormwater controls.
  7. That planning, design and construction of stormwater management and *development* and *site alteration* within the Protected Countryside shall be subject to the policies of Section 4.2.3 of the 2017 Greenbelt Plan. In the event of conflict with this Plan, the more restrictive requirements shall apply.
  8. That proposals for *development* or redevelopment shall consider, and where feasible, provide for a low impact development approach to stormwater management which may include techniques such as rainwater harvesting, phosphorus reduction, constructed *wetlands*, bio-retention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.
  9. That low impact development approaches should be utilized in the public realm, where possible.

Subject to  
Township-  
Wide Appeal  
by:  
  
Flato  
Developments  
Inc. and  
Wyview Group

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

10. To seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.
11. To review and update development standards that incorporate planning, design and construction practices that will reduce portions of lots and sites with impervious surfaces and provide flexibility for alternative stormwater management techniques, such as directing discharge to ponding areas and grassed swales, in accordance with any Conservation Authority policies or guidelines.
12. To generally require stormwater management plans for *major development*, in order to control flooding, ponding, erosion and sedimentation and to protect water quality and aquatic habitat or other natural habitat which depend on watercourses and other water bodies for their existence.
13. That a stormwater management plan will be required for all *major development* in the *Lake Simcoe watershed*, and shall demonstrate:
  - a. Consistency with any stormwater management master plans;
  - b. Consistency with any subwatershed plans and water budgets as may be available;
  - c. Use of a treatment train approach to minimize flows and reliance on end-of-pipe controls;
  - d. Evaluation of changes in water balance between pre-development and post-development and approaches to minimize those changes; and
  - e. Evaluation in phosphorus loadings between pre-development and post-development and how the loadings and approaches to minimize those changes in accordance with the Lake Simcoe Phosphorus Offsetting Policy.
14. That stormwater management will be undertaken in accordance with the Provincial Guideline “Stormwater Management Planning and Design Manual, 2003” or its successor, and any applicable guidelines of the applicable Conservation Authority.
15. That a low impact development (LID) evaluation may be required by the Township as part of a stormwater management plan for *major development*. Such an evaluation shall take into account any requirements or guidelines in any existing stormwater management plans, subwatershed studies, the policies of the Lake Simcoe Protection Plan (where this applies) and other agency technical guidance.
16. That a preliminary phosphorus budget may be required by the Township as part of a functional servicing report or other study for *major development*, including *development* greater than 500 square metres in impervious surface area. The Budget shall be required to demonstrate that the phosphorous load from the *development* will be reduced to zero. Where a *development* cannot meet the zero phosphorous target, the Township may require phosphorous offsetting through a development agreement, conditions of approval or other mechanisms.

17. That stormwater management works will be required to satisfy the Enhanced Protection Level standard as specified in the Provincial Guideline “Stormwater Management Planning and Design Manual, 2003” or its successor in the *Lake Simcoe Watershed*.
18. To require owners/operators to inspect and maintain stormwater management works through suitable agreements to ensure they continue to function as designed.
19. To require monitoring the operation of stormwater management works including quality of effluent within any priority stormwater management works in the *Lake Simcoe Watershed*.
20. To require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality.
21. That the development of naturalized stormwater management facilities, constructed with gentle slopes is promoted, and should be designed in accordance with Provincial guidelines.
22. To work with the Conservation Authorities to prepare a comprehensive stormwater management master plan / master plans for each settlement area, as intended by the Lake Simcoe Protection Plan, Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe.
23. That the stormwater management policies in the Oak Ridges Moraine Conservation Plan Area shall apply, as included in Section 8.2.2.

Subject to  
Township-  
Wide Appeal  
by:

Flato  
Developments  
Inc. and  
Wyview Group

## 8.5 TRANSPORTATION, TRANSIT AND MOBILITY

In conjunction with the Township of King Transportation Master Plan, the policies of this Plan provide for the development of an integrated transportation network to facilitate the safe and efficient movement of goods and people both within the Township and to and from adjacent communities. This Plan places a strong emphasis on promoting active transportation opportunities, such as walking and cycling, and transit.

### 8.5.1 GENERAL

It is the policy of Council:

1. To ensure that Township roads continue to be effective corridors for the movement of people and goods.
2. To integrate transportation system planning and investment with land use planning.
3. To minimize impacts to the environment and identify thoughtful mitigation measures as well as innovative design and stormwater management solutions within transportation corridors, including early consideration of low impact development approaches early in the design process.

4. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, public transit, cycling and walking.
5. To develop a transportation system that will respect the natural environment and where possible retain the unique historic character of the rural settlement areas while satisfying municipal transportation demands.
6. To promote public transit, cycling and walking as energy efficient, affordable and accessible forms of travel.
7. To protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses.
8. To ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act.
9. To ensure that the number of entrances onto the York Region and Township Road system are kept to a minimum and that only those entrances that comply with standards established by York Region, the Township of King and the Ontario Provincial Standards (OPS), as applicable, are permitted.
10. To encourage the development of a walking and cycling trail system within the Natural Heritage System that is accessible to the public utilizing trails, paths, parks, streets and other public open spaces.
11. To encourage the efficient use of land along transportation corridors to maximize the use of public transit.
12. To support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of any former utility rights-of-way for public uses such as trails and cycling paths.
13. To take a complete streets approach to planning, design, and maintenance of streets so they are safe for all users of all ages and abilities and accommodate all anticipated users, including pedestrians, cyclists, public transportation users, motorists, and goods movement.
14. To require that appropriate Transportation Demand Management measures to reduce single occupancy automobile trips are identified in transportation studies in *development* applications and require new *development* applications to demonstrate how the proposal is transit-oriented.

### **8.5.2 TRANSIT**

It is the policy of Council:

1. To support and encourage the use of transit in the Township.
2. To work with York Region to explore increased public transit access in King Township, including implementation of the proposed transit network as shown on Schedule F. It is recognized that the improvements shown on Schedule F are subject to change, based on demand for transit and will be evaluated on an ongoing basis.

3. To explore opportunities with York Region for innovative approaches to transit, such as subsidized ride sharing, in areas of the Township where conventional transit is not available but is needed.

### **8.5.3 RAIL**

It is the policy of Council:

1. To work with the Railway Corporations, Federal, Provincial and Regional governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.
2. That industrial uses that are adjacent to existing rail lines will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, aggregate extraction operators will be encouraged to utilize rail wherever possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses and the natural environment.
3. That all proposed *development* adjacent to or in proximity to railway corridors shall be based on the implementation of the recommendations of the required noise and vibration studies as set out in Section 3.6 of this Plan. This shall include the provision of appropriate safety measures such as setbacks, berms and security fencing, mitigating measures, and notices on title to the satisfaction of the approval authority in consultation with the appropriate rail authority.
4. To work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the Township.

### **8.5.4 ROAD NETWORK**

It is the policy of Council:

1. That the Township's road network consists of a hierarchy of components each that have a defined role and function within the road classification system. For the purposes of this Plan, all roads in the Township are classified as follows and are shown on Schedule F to this Plan:
  - a. Provincial Highway;
  - b. Regional Arterial Road;
  - c. Arterial Road (Township);
  - d. Urban Collector Road;
  - e. Rural Collector Road;
  - f. Urban Collector Road;
  - g. Local Urban Road; and
  - h. Rural Local Road.
2. That roads shall be planned to conform with the classifications on Schedule F.

3. That it is recognized that all Regional Arterial Roads shall be subject to the policies of the York Region Official Plan and that roads in the Oak Ridges Moraine Conservation Plan Area shall be subject to the policies of the Oak Ridges Moraine Conservation Plan.
4. That all proposed *development* located adjacent to and in the vicinity of a Provincial highway within the jurisdiction's permit control area under the Public Transportation and Highway Improvement Act will be subject to Provincial approval and the requirements of this Plan.
5. That the function of all roads is as follows:
  - a. Provincial Highways serve inter-regional travel demands and goods movement. They are controlled access and are built and maintained by the Province in accordance with Provincial standards. Provincial Highways in the Township of King include Highway 400 and Highway 9.
  - b. Regional Roads serve inter-regional and local travel demands as well as goods movement. These roads are operated and maintained by York Region in accordance with Regional requirements. The planned right-of-way width is as outlined in the York Region Official Plan.
  - c. Arterial Roads (Township) primary functions are to provide regional vehicular movement, goods movement, transit priority and active transportation to support residential, commercial and industrial uses. Features include cycle tracks or multi-use paths, rapid transit, goods movement supportive, limited private access, and moderate to high road speeds. These roadways are potential candidates to be uploaded to Regional roads as they perform regional functions. The Planned right-of-way width is up to 36 metres.
  - d. Urban Collector Roads primary function is to connect local areas to arterials roads. Urban collector roads are typically used by local traffic with limited through traffic. Trucks are sometimes permitted during the day. Private accesses and parking can also be permitted, if required. Urban Collector Roads also accommodate the needs of pedestrians and cyclists through the provision of footways, cycling facilities, and other associated infrastructure. A Signature Collector Road is a subset of the Urban Collector Road classification. This subset applies to collector roads within the urban built boundary with unique geometry, intersection designs, and varying cross-sections (including pedestrian and cycling facilities, asphalt widths and rights-of-way). The variation in these elements contributes to a unique roadside environment and hence the 'signature' feel to the road. In these circumstances, the Signature Collector Road classification is applied to recognize and protect the character of the existing community. The Planned right-of-way width is 26 metres.

- e. Rural Collector Roads primary functions are to provide regional and inter-regional vehicular movement, goods movement, active transportation to support agricultural, institutional, industrial and open space uses. Features include goods movement and farming supportive design measures, paved shoulders or multi-use paths, and higher road speeds. Rural collector roads are typically located outside the Villages. The Planned right-of way width is 26 metres.
  - f. Urban Local Roads mostly serve local traffic. Trucks are permitted for local deliveries. Cyclists share road space with vehicles and pedestrian facilities can vary depending on the environment. Given the low traffic volumes on these roads, cycle lanes are not necessary. Private accesses are permitted and intersections are typically controlled by stop or yield signs. This type of roads would be a subclass of York Region’s Rural Hamlet road classification, together with Collector Roads. The Planned right-of way width is 20 metres.
  - g. Rural Local Roads serve similar functions to urban local roads; however, they are located outside the Villages. The Planned right-of way width is 20 meters.
6. That the Township of King Engineering and Public Works Department is responsible for Township Roads. New *development* that requires access to or fronts on a Township Road must satisfy all requirements of the Engineering and Public Works and Planning Departments.
  7. To implement York Region policy 7.2.61 to plan and implement continuous collector streets in both east-west and north-south directions in each concession block in all new urban *developments*.
  8. The *development* of new private roads or the extension of existing private roads to provide access to a lot that is created pursuant to Section 53 of the Planning Act after the effective date of this Plan is not permitted. The creation of new lots on a private road that existed on the effective date of this Plan is not permitted. Consents are subject to the various policies of this Plan contained in the applicable land use designation and the general consent policies of Section 9.2.2.
  9. That the development of private roads within a Plan of Condominium is permitted, notwithstanding policy 8.5.4.8.
  10. That no *development* or redevelopment of lands shall be approved in close proximity to a Township Road that is scheduled for improvement until this improvement has been sufficiently designed to determine the land required for such improvement.
  11. That the use of continuous streets is encouraged and the number of cul-de-sacs should be limited where the land can be effectively serviced by the continued extension of the road system.
  12. That road networks be designed to integrate and connect neighbourhoods to enable more efficient local traffic movement and contribute to the creation of an



overall grid network. Where road connectivity opportunities exist, new *development* will connect to the existing road network where possible.

13. That potential future Linkages and proposed Township roads identified on Schedule F are conceptual and subject to confirmation and alternative alignment based on the studies and policies of this Plan.

### **8.5.5 RIGHT-OF-WAY WIDTHS AND ROAD WIDENINGS**

It is the policy of Council:

1. That the right-of-way width for any public road shall allow for the placement of travel lanes, turning lanes, utilities, *infrastructure*, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
2. To require the dedication of lands to be used for daylight triangles, to provide sufficient sight distances and turning lanes to provide safe and appropriate access where major traffic generators intersect.
3. That land shall be dedicated wherever possible where required for intersection improvements, in the course of approving plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan.
4. That land for road widenings shall be conveyed at no expense to the Township in accordance with the provisions of the Planning Act as a condition of development approval. As a general principle, required road widenings will be taken equally from both sides of the right-of-way. Unequal road widenings may be considered where:
  - a. The area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
  - b. The location of an identified *cultural heritage resource* limits design options; and/or,
  - c. The presence of a significant natural heritage feature limits design options; and/or,
  - d. The location of mature trees contributes to the character of an area.
5. That the Township recognizes that the reconstruction of roads to approved minimum standards in some existing developed areas may not be appropriate due to:
  - a. A right-of-way acquisition; or
  - b. Community design considerations, or
  - c. Economic or physical feasibility.
6. That any road reconstruction intended to minimize deficiencies shall only be undertaken after a study is completed, to determine an appropriate right-of-way, which minimizes impacts on abutting properties and is appropriate to the

character of the area. An amendment to the Plan shall not be required to implement a modification to the right-of-way.

### **8.5.6 PLANNED CORRIDORS AND INTERCHANGES**

It is the policy of Council:

1. To prohibit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
2. That new *development* proposed on adjacent lands to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.
3. To recognize that the York Region Transportation Master Plan has identified and protects a future interchange at 15th Sideroad and Highway 400, and that it is subject to a special study and environmental assessment. This is shown for reference purposes on Schedule F.
4. To consider a continuous road allowance across 15<sup>th</sup> Sideroad, potentially to accommodate goods movement, in accordance with the Township's Transportation Master Plan and the York Region Transportation Master Plan. The York Region Transportation Master Plan recognizes that the missing segment of 15<sup>th</sup> Sideroad traverses environmentally sensitive lands, and improvements will be subject to a special study to evaluate potential transportation needs in the context of environmental protection.
5. To work with York Region to commence an environmental assessment study for the 15th Sideroad to investigate the feasibility and impacts of extending and widening the road between Highway 400 and Bathurst Street. Special studies may be required for this proposed project as it is within an environmentally sensitive area.
6. To continue to work with the Province regarding future proposed *infrastructure* in the GTA West corridor. The GTA West corridor study area is shown for reference purposes on Schedule F to this Plan. The Township will continue to work with the Province to meet its objectives such as protecting the necessary land for the *infrastructure* from development, while advocating for the Township's interests, such as reducing through-traffic on our local roads, and protecting the integrity of the Oak Ridges Moraine and our Natural Heritage System.
7. To consider working with York Region and neighbouring municipalities to assess the land use impacts of GTA West Corridor and mitigation measures.

### **8.5.7 GOODS MOVEMENT, TRUCK TRAFFIC AND VILLAGE BY-PASS**

The maintenance of the Township's road and *infrastructure* network will help facilitate the movement of goods, including agricultural products, within and beyond the boundaries of the Township. An efficient transportation network will

support the movement of goods and the growth of the Township's economy. This requires a transportation network that supports the agricultural areas of the community, and enables goods movement within the employment lands of the Township. Amongst other areas, such as the commercial areas and mixed-use areas of the Hamlets and Villages, goods movement consists principally of lighter vehicles that deliver and pick up goods.

Due to its location close to several major truck generating activities such as quarries, industries, warehousing and intermodal terminals, and Provincial Highway 400, the Township of King experiences heavy truck volumes on certain roads. There is a need for the Township to work with the Province and Region to minimize the impact of truck routes on our Villages and Hamlets.

It is the policy of Council:

1. To work with York Region and Province on the maintenance of a suitable network of goods movement routes which suitably facilitate goods movement, while directing heavy truck traffic away from the Villages and Hamlets where possible.
2. To work with farmers, agricultural industry/organization representatives, York Region and the Province, to identify approaches which help support the movement of farm vehicles and movement of agricultural goods within the community and reduce conflicts with commuter through-traffic.
3. To consider goods delivery, truck accommodation in the design of site plans, such as the provision of off-street loading facilities for commercial and employment uses and ensure their compatibility with adjacent uses through separation, buffering and landscaping.
4. To work with the Province and York Region to establish preferred truck routes that offer direct connections to the Provincial and inter-regional road networks to reduce truck traffic through the Villages and Hamlets wherever possible.
5. To work with York Region to consider the development of the proposed goods movement routes identified in the Township of King Transportation Master Plan.

### **8.5.8 PARKING**

It is the policy of Council:

1. To ensure that sufficient parking is provided for *development* and ensure to the extent possible that there are no significant parking impacts to nearby lots.
2. To work with York Region to develop a coordinated approach to parking and parking management, including but not limited to the design and permission of on-street parking in the Village Cores.
3. To consider the influence of emerging transportation technologies including autonomous vehicles in the design and provision of parking areas as part of *development* applications and public parking.

4. To consider the provision of on-street parking as part of the design of new Township Local Roads.
5. To encourage the provision of electric vehicle charging stations as part of commercial, employment institutional, residential and mixed use development.
6. That the Township may consider utilizing a cash-in-lieu of parking by-law to exempt or partially exempt development/*redevelopment* from vehicle parking requirements where it is determined that public parking facilities can accommodate the demand, particularly in the Village Core, Transit Station Area or Mixed Use designations, where appropriate.
7. To implement the Core Area Parking Study, where feasible, to promote ongoing improvements to parking supply and utilization in the Village Cores.
8. That parking areas for mixed uses, commercial, multi-residential and employment uses in the Villages should generally be located within the rear yard of buildings and should not be located in the front yard or exterior side yard. The design policies of this Plan for the Villages (Section 5.3), any applicable design guidelines, the policies for sustainable community design (Section 3.2) and the land use designation policies provide additional guidance and requirements regarding built form and site design.
9. To consider reduced minimum off-street parking requirements within the Village Cores, including:
  - a. Reduced minimum parking requirements which take into account walkability, transit, and public parking availability;
  - b. Consideration for maximum parking requirements;
  - c. Promoting shared parking areas and shared parking requirements to more efficiently utilize parking; and
  - d. Off-site parking requirements including agreements under Section 40 of the Planning Act.
10. To consider transit-oriented parking requirements, including low minimum parking requirements as well as maximum parking requirements, in the Transit Station Area designation.

### **8.5.9 ACTIVE TRANSPORTATION**

It is the policy of Council:

1. That the Township *active transportation* network will be implemented, where feasible, through the development review and approval process, as conceptually shown on Schedule F.
2. To develop an Active Transportation Master Plan as outlined in the Transportation Master Plan
3. That consideration shall be given to pedestrian and bicycle movement in the evaluation of all new *development* and redevelopment applications.

4. To plan for and encourage walking and cycling within the Villages and Hamlets, including:
  - a. Considering the provision of safe and convenient walking routes, multi-use paths, cycling routes and bicycle parking in the review of all *development* applications;
  - a. Requiring that parking for bicycles be provided in highly visible and lighted areas;
  - b. Requiring the provision of sidewalks in Villages and Hamlets where appropriate;
  - c. Prioritizing for implementation and maintenance walkable pathways to key designations such as the Transit Station Area, community centres, schools, and other community facilities;
  - d. Working with Metrolinx and York Region to improve opportunities for active transportation uses on Keele Street near the Transit Station Area;
  - e. Investigating and provide for bicycle lanes wherever possible in the construction or reconstruction of roads and bridges;
  - f. Designing and building sidewalks or equivalent pathways to be barrier-free for people of all ages and abilities, consistent with the Accessibility for Ontarians With Disabilities Act;
  - g. Ensuring that lands for bicycle/pedestrian paths are included with the land requirements for roads;
  - h. Considering separation or segregation of any bicycle lanes from roads which improve safety and air pollutant exposure;
  - i. Ensuring that the rights and privacy of adjacent property owners are factored into the design process for pedestrian and cycling routes;
  - j. Ensuring that all pedestrian and cycling routes are designed to be safe and meet or exceed local, Regional and/or industry design standards.
  - k. Working closely with York Region on the implementation of new pedestrian crossings of Regional Roads at locations identified in the Transportation Master Plan; and
  - l. Considering the establishment of cycling loops within the Villages.
5. To work with York Region and Conservation Authorities to develop and support a trail system throughout the Countryside Areas including the Township's Natural Heritage System, where appropriate.
6. To consider connectivity of the Township's *active transportation* network to the Province-wide Cycling Network (2018), which generally includes routes within the northern portion of the Township.
7. To recognize that the establishment of trail systems, in addition to conservation lands, parkland and other open space areas greatly enhance the quality of life for residents of the Township. On this basis, the Township supports and encourages:

- a. The establishment of trails that are aesthetically pleasing, multi-purpose, multi-season and which appeal to all ages and skill levels;
  - b. The formation of partnerships with the public, non-profit and/or private sectors in the provision and operation of trails, where a benefit to a community can be achieved; and,
  - c. The acquisition of lands that can be used for Township-wide and local trails systems wherever possible.
8. Consider passing by-laws to support the use and implementation of emerging transportation technologies.
  9. To work with web mapping services to publicly advertise active transportation routes and infrastructure both on and off-road.
  10. To work with Smart Commute and York Region on behaviour change programs to encourage active transportation and transit.

## 8.6 ENERGY

The policies of this section pertain to power generation facilities and renewable energy facilities. It is the intent of the Township that only small scale, rural or locally oriented power generation facilities shall be located on certain lands in the Township. The purpose of this section is to establish locational criteria, and a framework to evaluate proposals for power generation facilities, including requirements for supporting information, documents and technical studies.

It is the policy of Council:

1. That power generation facilities are prohibited on all lands that (i) are designated ORM Natural Core Area or ORM Natural Linkage Area or are identified as *Key Natural Heritage Features* or Key Hydrological Features within the Oak Ridges Moraine Conservation Plan Area and (ii) are within the Natural Heritage System or the Holland Marsh Specialty Crop Area of the Greenbelt Plan.
2. That energy planning and generation within the Township shall have regard for the natural environment and the economic well-being, human health and quality of life of its residents.
3. To promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with provincial and federal requirements.
4. That on-site renewable and alternative energy generation systems are permitted in conjunction with residential, commercial, institutional or industrial buildings.
5. To require that any energy generation facilities shall ensure the compatibility of any such facilities with all surrounding existing and proposed *sensitive land uses*.
6. That energy generation facilities proposed for other lands within the Greenbelt Plan and Oak Ridges Moraine Conservation Plan shall comply with all the *development* and *site alteration* provisions and setbacks set out in the minimum areas of influence and minimum vegetation protection zones of Section 4.2.3.

Alternative provisions and setbacks may be considered as part of a site-specific *development* application that has been justified by a Natural Heritage Study. In addition, the *infrastructure* policies of the Greenbelt Plan Protected Countryside shall apply to any proposal for power generation facilities in the Oak Ridges Moraine Conservation Plan Countryside Area.

7. That new cogeneration facilities greater than or equal to 25 MW and new other power generation facilities greater than or equal to 5 MW or expansions greater than 5 MW to existing power generation facilities shall only be permitted by site-specific amendment to the Official Plan and Zoning By-law. Any site-specific amendment application shall be accompanied by the following:
  - a. A planning justification report outlining the rationale, benefits and local need for the facility or expansion, including an overview of the supporting technical studies required pursuant to this Section and the manner in which recommendations made in such reports will be reflected in planning instruments. In addition, the report will demonstrate (i) how any commitments regarding mitigation, emission levels or other similar matters, made by the applicant to any other government agency will be implemented; and (ii) how conformity with all applicable policies and plans will be achieved.
  - b. Technical studies demonstrating the prevention, minimization or mitigation of adverse effects on existing or proposed *development* with regard to the natural environment, noise and vibration, plume, air quality and affected airshed, natural and cultural heritage, water resources, shadows, viewsheds and rural character, agriculture, land use compatibility, public health, safety and risk, soils stability and geotechnical engineering. These studies shall encompass an area of at least 1000 metres in all directions from the boundaries of the site that is the subject of the application, unless one or more of the studies demonstrates that it is necessary to study a larger area.
  - c. Technical studies demonstrating how traffic and transportation management measures are incorporated into the proposal, including throughout the construction of the facility or its expansion;
  - d. A site design and *development* plan that demonstrates that the scale of the facility or expansion is compatible with the rural character of the area and that incorporates appropriate buffering and other design features to ensure that views of the site from nearby existing and proposed *sensitive land uses* are mitigated to the extent possible;
  - e. An emergency service plan for the construction and operation phases of development;
  - f. A stormwater management and functional servicing plan; and,
  - g. Any other studies required by the Township.

8. That cogeneration facilities less than 25 MW and other power generation facilities less than 5 MW may be permitted on lands designated Employment within a Settlement Area, subject to evaluation by the Township of a site-specific application for rezoning that is supported by all of the studies set out in Section 8.6.7 above.
9. That energy generation facilities shall require a site specific zone classification in the implementing zoning by-law which shall include all necessary regulatory standards as recommended in a planning justification report that is approved by the Township.
10. That energy generation facilities shall be subject to site plan approval pursuant to Section 41 of the Planning Act.
11. That an applicant shall provide to the Township terms of reference for each study for the Township's approval, prior to undertaking the studies outlined in the preceding policies. Once terms of reference are approved, studies shall be completed in accordance therewith. The Township may, at its sole discretion, require a peer review of any of the terms of reference and/or of one or more of the technical reports submitted in support of an application and all costs of such peer reviews shall be borne by the applicant.
12. That an applicant shall provide to the Township any documents prepared to meet the requirements of the Province including requirements under the Environmental Assessment Act, Environmental Protection Act and Ontario Water Resources Act, in addition to the requirements of this subsection. The applicant shall not be required to submit any information that is protected from disclosure by privacy legislation, including the Municipal Freedom of Information and Protection of Privacy Act and section 20 of the Electricity Act, 1998.
13. That the Township, in consultation with York Region, shall prepare a protocol for review and comment on proposals for renewable energy facilities. The protocol shall also provide guidance to a proponent of such facilities with respect to, among other matters, surrounding *sensitive land uses* (existing or proposed) and appropriate land use relationships and compatibility.
14. That the Township may require the submission of one or more of the studies set out in this subsection in support of any application for a *sensitive land use* that is proposed to be located within the *sensitive land use* setbacks established for an existing or proposed renewable energy facility.
15. That secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and *outdoor storage* that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.



16. That the Township consider preparing a Township-wide Community Energy Plan that details the Township's energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and to ensure that communities are designed to optimize passive solar gains.

## 8.7 UTILITIES

It is the policy of Council:

1. That new *development* within the Villages shall accommodate the implementation of leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and *development* and knowledge-based initiatives, and support health services.
2. To work with the proponents of *development* and communications/telecommunications and utility providers to ensure that:
  - a. Adequate utility services and communications/telecommunication networks are or will be established to serve the anticipated development;
  - b. Utility services and communications/telecommunication networks can be phased in as required; and,
  - c. Utility services and communications/telecommunication networks can be constructed, maintained, operated and installed in a manner that is cost effective, efficient and minimizes disruption.
3. That construction of utility and communications/telecommunications *infrastructure* shall be encouraged to locate in the road right-of-way, where feasible.
4. That conduit for broadband generally be provided as part of *development* proposals, with priority given to the provision of broadband conduit on collector and arterial roads, as determined by the Director of Engineering.
5. To implement the Township's Protocol for Establishing Telecommunication Towers/Antenna Facilities and update the document as required.
6. That utilities and communication/telecommunication/ *infrastructure* shall be located underground and grouped into a single utility trench, to avoid unnecessary over digging and disruption of municipal rights-of-way, where feasible. Interim above ground installations may be considered for roads on temporary alignments or constructed to an interim rural cross-section.
7. To require early consultation with TransCanada where *development* is proposed within 200 metres of its pipeline and related facilities. The zoning by-law shall establish required setbacks from the pipeline right-of-way in accordance with TransCanada's requirements.
8. To work with TransCanada to establish the TransCanada pipeline right-of-way as a potential linear open space or trail feature, where appropriate.

9. To encourage utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications.
10. To encourage complementary uses on utility corridors, such as trails, transit, commuter parking, community gardens, and appropriate vegetation.

## 8.8 WASTE MANAGEMENT

It is the policy of Council:

1. That waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.
2. To utilize integrated waste management in cooperation with York Region, such as enhanced waste reduction, composting, recycling initiatives, construction material recycling and other initiatives.
3. To work with York Region and other local municipalities to implement the Joint Waste Diversion Strategy.
4. That new public and private waste management systems shall be located and designed in accordance with provincial legislation and standards.
5. That new private waste disposal facilities will require an amendment to this Plan.
6. To encourage programs to promote public awareness of waste issues, innovative approaches to waste reduction and a better understanding of the environmental effects of waste.
7. To encourage local businesses and institutions to become involved in the *development* and operation of innovative methods of reducing or diverting waste that they generate.
8. To require three stream waste management to be provided as part of *development* for multi-residential, employment, commercial and institutional uses.
9. To prepare a waste management strategy to address issues related to the disposal of solid waste, septage and road snow wastes. This strategy may also address recycling, reuse, compost, site closures, and the *development* of plans and adequate financial reserves for long-term sustainability of waste management systems.
10. That proposals that value waste as a resource, for reclamation of raw materials, for fuel or energy production will be generally supported by the Township, subject to the policies of this Plan.

Page intentionally left blank



9

# Implementation of this Plan



Page intentionally left blank



## 9 IMPLEMENTATION OF OUR PLAN

This implementation section contains policies pertaining to the administration and implementation of this Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This Section contains policies that set out how these tools are to be utilized by the Township to implement the policies of this Plan.

### 9.1 LAND USE POLICY AND REGULATION

#### 9.1.1 NON-CONFORMITY WITH THIS PLAN

The Township recognizes that some existing uses will not be consistent with all of the policies of this Plan because they were built or established before this Plan came into effect.

It is the policy of Council:

1. That this Plan does not affect the continuance of uses that were legally existing when this Plan came into effect, subject to meeting any applicable policies regarding legally existing uses as set out in this Plan.
2. To consider recognizing legally existing uses in the Zoning By-law, in a manner that implements the principles and policies of this Plan.
3. To encourage legal non-conforming uses to evolve over time to conform with the policies of this Plan.
4. That an application for the enlargement or extension of a legal non-conforming use shall be evaluated on the basis of the following criteria:
  - a. the proposed expansion does not significantly increase the size of the non-conforming use;
  - b. the proposed expansion does not require an adjustment to the boundary between two areas of different land use;
  - c. the proposed expansion does not increase its incompatibility with the surrounding area;
  - d. the proposed expansion is generally desirable and meets the general intent and purpose of this Plan;
  - e. conditions that may minimize any potential nuisances can be imposed, including but not limited to, landscaping, screening, and setbacks; and
  - f. factors such as traffic safety, parking, loading, and municipal services are not adversely affected.

### 9.1.2 COMPLETE APPLICATIONS

The Planning Act permits municipalities to set out what its requirements are in the form of technical studies and plans to support a planning application. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins.

It is the policy of Council:

1. To require technical studies that will ensure that the approval authority can make an informed decision on any Planning Act applications and that the public understands the purpose of the applications.
2. That applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium, consent, and site plan approval, shall be considered complete, in accordance with the provisions of the Planning Act, only when all of the following has been submitted to the Township:
  - a. A completed application form;
  - b. Any information or materials prescribed by statute;
  - c. A pre-consultation letter outlining the details of the pre-consultation meeting(s);
  - d. Any supporting information and materials to be provided within the initial submission, as determined through the pre-consultation meeting(s); and
  - e. The prescribed, current application fee(s) and confirmation of any required review fees from York Region.
3. To refuse to accept an application, further consider the application, or to commence prescribed processing time periods until the Township has received the prescribed fee, and required information and materials identified through the pre-consultation process, and has deemed the application complete in accordance with the Planning Act.
4. That qualified professionals retained by and at the expense of the proponent shall carry out all studies required by the approval authority in accordance with this section. The approval authority may require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the approval authority at the proponent’s expense. Alternatively, studies may be carried out by a qualified professional retained by the approval authority at the expense of the proponent.
5. That the relevant Conservation Authority should be consulted for comment in order to establish the proper Terms of Reference for environmental studies.
6. That the following requirements represent the minimum submissions requirements for official plan amendment and plan of subdivision applications:



- a. The minimum submission requirements for an official plan amendment in accordance with Section 22(4) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 543/06; and,
  - b. The minimum submission requirements for a plan of subdivision application as set out in Section 51(17) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 544/06.
7. To require information and material, in addition to the prescribed information, to be submitted in support of any application for an Official Plan Amendment, Zoning By-law Amendment, draft plan of subdivision, draft plan of condominium, consent, and/or site plan approval, and may be required for other applications as determined through the pre-consultation process.
8. That the studies, plans or items that may be required to support an application for official plan amendment, zoning by-law amendment, plan of subdivision/condominium, consent, and/or site plan approval are as outlined in **Table 4**.
9. That the determination of which studies, plans or items are required shall be made at the pre-consultation phase of the development application process, as set out in Section 9.1.3 of this Plan.
10. That the list of information and materials listed in **Table 4** does not preclude Council and its delegated approval authorities from requiring additional information and materials, as may be identified during the development review process where circumstances necessitate the need for such information as part of the decision-making process. The specific requirements for a particular application may be modified depending on the scale of the proposal, its location, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application. Further, any information and material referenced in any other policy of this Plan addressing required information for specific land use(s) and/or types of planning approvals shall also be submitted in support of development applications.
11. That the scale, scope, and timing of any required information and materials (plans, drawings, reports and/or technical studies) is dependent upon the nature of the proposal, its relationship to adjacent land uses, and the type of planning approval(s) required.
12. That it may be determined through the course of the review of a development application that has been deemed complete that additional information and materials are required to address specific issues, and/or to enable Council and its delegated approval authorities to make informed decisions.
13. That all required information and material must be submitted in electronic and hard copy format, in accordance with the Township's requirements standards and/or specifications to enable such documentation to be made more easily available for review.

**Table 4 – Submission Requirements**

| Environmental   | Servicing/<br>Infrastructure  | Development Impact   | Financial/<br>Market                                   |
|---|---|--|--|
| Natural Heritage Evaluation and/or Hydrological Evaluation (refer to Section 4.3) | Functional servicing / development area study   | Planning justification report  | Regional impact analysis                               |
| Earth Science Heritage Evaluation   | Functional servicing study  | Oak Rides Moraine / Greenbelt Plan Conformity  | Economic / Fiscal / Financial impact analysis          |
| Landform Conservation Plan/Study  | Servicing and infrastructure plan(s)  | Lake Simcoe Protection Plan conformity   | Retail/market study                                    |
| Water Budget and Conservation Plan  | Water and wastewater servicing plan   | Source Water Impact Assessment and Mitigation Plan                                     | Economic impact study                                  |
| Contaminant Management Plan   | Stormwater management plan  | Archaeological assessment  | Infrastructure cost assessment                         |
| Landscape analysis  | Grading plan(s)   | Cultural heritage assessment / Heritage Impact Assessment / Heritage Conservation Plan | Community facilities and service needs assessment      |
| Slope stability assessment  | Erosion and Sediment Control Plan(s)  | Agricultural impact study  | Cash-in-lieu of parkland appraisal report              |
| Landscaping/rehabilitation plan   | Site contamination screening / Environmental site assessment / Record of Site Condition | Concept plans/drawings   | Any other studies required not reflected in this table |
| Mitigation/Compensation Plan  | Servicing feasibility study   | Urban design/architectural assessment  |  |
| Open space master plan  | Settlement capability study   | Sustainable development standards checklist  |  |

| Environmental   | Servicing/<br>Infrastructure                        | Development Impact                   | Financial/<br>Market |
|---|---|--------------------------------------|----------------------|
| Water balance analysis  | Geotechnical study                                  | Tree inventory and preservation plan |                      |
| Headwater drainage feature assessment                           | Hydrogeological study                               | Noise impact study                   |                      |
| Soil capacity study   | Transportation/<br>traffic study                    | Signage plans and specifications     |                      |
| Subwatershed study /<br>Subwatershed study<br>conformity report | Parking utilization<br>study                        | Vibration impact study               |                      |
| Species at Risk<br>Inventory                                    | Low impact<br>development<br>measures assessment    | Odour impact study                   |                      |
| Flood plain and<br>erosion hazard<br>analysis                   | Structural elevation<br>and construction<br>details | Air quality study                    |                      |
| Flood line<br>delineation/hydraulics                            | Emergency service<br>plan                           | Visual impact study                  |                      |
| Phosphorus budget   | Class<br>Environmental<br>Assessment                | Sun/shadow<br>assessment             |                      |
| Watercourse erosion<br>analysis                                 |   | Mineral aggregate<br>study           |                      |
| Risk Management<br>Plan   |   | Site evaluation report               |                      |
| Salt Management Plan  |   | Land use compatibility<br>study      |                      |
| Infiltration<br>Management Plan                                 |   | Municipal<br>comprehensive review    |                      |
|   |   | Public consultation<br>plan          |                      |
|   |   | Health impact<br>assessment          |                      |

| Environmental | Servicing/<br>Infrastructure | Development Impact             | Financial/<br>Market |
|---------------|------------------------------|--------------------------------|----------------------|
|               |                              | Comprehensive development plan |                      |
|               |                              | Excess soil management plan    |                      |

### 9.1.3 PRE-APPLICATION CONSULTATION

It is the policy of Council:

1. That consultation with King Township prior to the submission of an application requiring a Planning Act approval is encouraged and shall be required for applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium, consent, and site plan approval.
2. That the required supporting information and materials for development applications shall be determined by King Township through a pre-consultation process/meeting, in consultation with appropriate agencies, including but not limited to York Region, and the relevant Conservation Authority, and the applicant, prior to the submission of the application.
3. That the details of the pre-consultation process are set out in a by-law passed pursuant to Sections 22(3.1), and 51(16.1) of the Planning Act. The intent of the pre-consultation process is to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approval(s) required.
4. That the pre-consultation process is intended to provide an opportunity to (i) discuss matters associated with a proposal, and (ii) ensure all relevant and required information and material necessary for a thorough review of all aspects of a development application is available at the time of submission. The provision of required information and material early in the process will better enable Council and commenting agencies to make informed decisions and comments respectively, and allow the public and stakeholders access to such information and materials for review.

### 9.1.4 HEALTH IMPACT ASSESSMENTS

It is the policy of Council:

1. That a Health Impact Assessment may be required as outlined in this Plan for certain *development* proposals. This analysis shall generally address the following steps, as warranted:

- a. An initial screening to identify whether the *development* contains elements that could have a significant negative impact on health or a positive impact on health related to the users (future occupants of the development) and on the broader population;
  - b. A scoping of potential significant positive and negative health impacts;
  - c. Appraisal of the health impacts utilizing necessary data, literature sources and other information;
  - d. Reporting to identify measures to mitigate the health impacts or promote the positive aspects, including any monitoring activities; and
  - e. Implementation of the monitoring recommendations.
2. That the general objectives of the Health Impact Assessment shall include but are not limited to:
    - a. Facilitate accessibility and equitability for persons of all ages and abilities;
    - b. Promote physical activity and reduce automobile trips;
    - c. Foster creative solutions regarding physical connectivity and recreational opportunity, which can promote *active transportation* choices;
    - d. Maximize access to natural spaces;
    - e. Identify potential air quality, noise and other environmental health impacts and support mitigation measures; and
    - f. Identify other possible health risks and opportunities.
  3. To work with York Region to prepare a template terms of reference to serve as a guide for preparing Health Impact Assessments.

### **9.1.5 DEVELOPMENT AGREEMENTS**

It is the policy of Council:

1. To consider requiring that landowners within any development area enter into an agreement or agreements amongst themselves to address the distribution of all costs of development including those which may not be recoverable by the Township under the Development Charges Act, 1997, or any successor legislation, particularly the provision of community and *infrastructure* facilities such as parks, roads, trails, natural heritage enhancements or impact mitigation, natural hazard mitigation, road improvements, external services, storm water management facilities, public/private utilities and schools.
2. That all agreements required to provide servicing *infrastructure*, including financial and *development* agreements, be in place prior to any development proceeding.

### **9.1.6 ZONING BY-LAWS**

Zoning by-laws are regulatory by-laws, passed by Council, and used to regulate the use of land, buildings and structures. Zoning by-laws are one of the most important tools for implementing this Plan – the broader land use permissions and

the policies of this Plan are intended to be implemented in detail through zoning by-laws. This might include an update to the comprehensive zoning by-laws, or implementation might take the form of site-specific zoning by-law amendments initiated as part of a development application.

It is the policy of Council:

1. To review and update all zoning by-laws in the Township within 3 years of this Plan coming into effect to ensure the zoning by-laws conform with this Plan.
2. That consideration be made to implement innovative requirements in the zoning by-law, such as community design requirements, minimum and maximum parking requirements, and detailed requirements to implement the design policies of this Plan and in accordance with Section 34 of the Planning Act.
3. That the zoning by-law will establish detailed zones to implement the land use designations of this Plan, and that more than one zone may be required to implement each designation.
4. That the policies of the Plan will be implemented via the zoning by-laws but it is recognized that it will be appropriate for some policies to be implemented through zoning by-law amendments processed as part of *development* applications.
5. To consider adopting by-laws that set out additional minor variance approval criteria in accordance with Section 45(1.0.3) of the Planning Act, to further support implementation of the policies of this Plan.

### **9.1.7 HOLDING BY-LAWS**

Holding by-laws are used to prohibit development occurring, as permitted by the zoning, until certain technical or other matters are confirmed or addressed. To lift a holding symbol and permit development in accordance with the underlying zone, the applicant would need to fulfil the conditions identified in the holding by-law or as set out in the zoning by-law. Once those conditions are satisfied, Council may lift the holding symbol to permit development.

It is the policy of Council:

1. That holding by-laws may be passed to achieve orderly *development* and ensure that policies of this Plan are implemented.
2. To utilize holding by-laws to prevent *development* from occurring in accordance with the underlying land use designation policies and the applicable underlying zone until the Township is satisfied that certain conditions have been met, enabling the zoning to be conditionally approved while certain technical or other matters are still being confirmed.
3. That the specific requirements for the lifting of the holding provision to allow *development* in accordance with the underlying zoning shall be set out within or by amendment to the zoning by-law.

4. That holding symbols may be used to control *development* for matters including but not limited to:
  - a. Provision of municipal services;
  - b. Management of development phasing/progression;
  - c. The provision of adequate service or road *infrastructure* and works;
  - d. Land assembly/consolidation;
  - e. Installation or approval of measures to mitigate noise, vibration or other impacts;
  - f. Confirming or remediating environmental contamination;
  - g. Completion of the division of land through a plan of subdivision and/or execution of development agreements;
  - h. Completion of site plan approval or approval of a site plan in principle; and
  - i. Other compliance with the policies of this Plan or other requirements.

### **9.1.8 TEMPORARY USE BY-LAWS**

Temporary use by-laws are used to temporarily allow the use of land, buildings or structures for a purpose that is otherwise not permitted by the zoning by-law, for a period of time that is not to exceed three years. Temporary use by-laws can be 'renewed' by passing subsequent temporary use by-laws. Like any other use, the permitted uses must conform with the permitted uses and other requirements of this Plan.

It is the policy of Council:

1. To authorize a temporary use for a temporary amount of time, where a use should not be permitted permanently.
2. A temporary use by-law shall define the land to which it applies, and shall prescribe the period of time during which it is in effect, to a maximum of three years.
3. To consider passing subsequent by-laws granting extensions of up to three years.
4. To consider the following when considering approval of a temporary use by-law:
  - a. the proposed use shall conform to the policies of this Plan;
  - b. the proposed use will be of a temporary nature, and shall not entail major construction or investment on the part of the owner so that the owner shall not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;
  - c. the proposed use is compatible with the surrounding land uses and character of the surrounding area;
  - d. the proposed use is properly serviced and does not require the extension or expansion of existing municipal services;

- e. the proposed use does not create any traffic issues within the surrounding area;
- f. the proposed use will include sufficient parking facilities entirely on-site; and
- g. the proposed use is generally desirable and compatible with the surrounding community.

### 9.1.9 INTERIM CONTROL BY-LAWS

Interim control by-laws may be passed to restrict development within an area while the Township considers the preparation of a planning study. Interim control by-laws take effect for up to one year to allow the study to be completed, and can be extended by up to one additional year.

It is the policy of Council:

1. To consider the use of an interim control by-law in accordance with the Planning Act to restrict *development* within an area until such time as a planning study is completed.
2. To consider an extension of any interim control by-law by up to one year in accordance with the Planning Act.

### 9.1.10 SITE PLAN CONTROL

It is the policy of Council:

1. That the entirety of the Township shall be considered a site plan control area.
2. That site plan control shall not apply to *development* consisting of single detached, duplexes or semi-detached dwellings, except in accordance with the *Planning Act* and in cases where specifically required, such as in the Oak Ridges Moraine Conservation Plan Area and with respect to the Established Neighbourhood designation or the Hamlet Residential designation.
3. Where site plan control is applicable in accordance with 9.1.10(1), require proponents to execute a site plan agreement under circumstances where there is construction of one or more buildings or structures, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a commercial parking lot.
4. To consider applying certain conditions to site plan approval, and to require that a certain standard of design be applied that are consistent with the urban design policies of this Plan and any applicable design guidelines, including: exterior design controls to regulate external building, site, and boulevard matters such as character, scale, appearance, and sustainable design. Examples of site plan design elements include:
  - a. active and transparent street front design to create accessible, safe and attractive buildings and streetscapes;



- b. façade elements that complement adjacent buildings to better reflect community character;
  - c. curb cuts to improve universal accessibility and mobility;
  - d. permeable surfaces to reduce stormwater runoff;
  - e. bicycle parking to facilitate *active transportation* choices; and
  - f. street furniture, tree planting, energy-efficient lighting and landscaping for sustainable and vibrant and public spaces.
5. To require financial security through bonding letters of credit or other financial arrangement prior to development.

### **9.1.11 COMPREHENSIVE DEVELOPMENT PLANS**

This Plan references the potential need for a Comprehensive Development Plan to be prepared in conjunction with a development application in some cases. The main purpose of a Comprehensive Development Plan is to establish a general tertiary level plan for the subject lands and potentially adjacent lands to ensure the appropriate orderly development of the general area in conformity with the policies of this Plan. The need for a Comprehensive Development Plan and the specific matters to be addressed in a Comprehensive Development Plan will vary depending on the specific context and nature of the proposal.

It is the policy of Council:

1. To require a Comprehensive Development Plan as identified through the pre-application stage of the development approval process in accordance with Section 9.1.3.
2. To consider the following factors when determining whether a Comprehensive Development Plan will be required:
  - a. Natural heritage features may be present on multiple properties in the same development area;
  - b. There is a need to consider the planning for new roads, *infrastructure* and community infrastructure on a comprehensive basis;
  - c. There are benefits to planning for stormwater management and drainage in a more comprehensive manner rather than on a site-specific basis;
  - d. There is a need to consider the need for lot consolidation to optimize development opportunity;
  - e. The phased development of road and/or *infrastructure* connections on multiple parcels may be required to support *development* and in order to ensure that orderly development occurs;
  - f. There is a need to consider how development on each parcel will relate to each other from a land use and density perspective;

- g. There is need to consider how parkland and other public amenities such as trails are constructed in a logical manner as development occurs; and/or
  - h. There is a need to consider how development will be phased such that both residential and non-residential uses are developed in a timely manner.
- 3. To require the preparation of a Terms of Reference where a Comprehensive Development Plan is determined to be required.
- 4. The Comprehensive Development Plan process shall integrate a public consultation process as established in the Terms of Reference.
- 5. That a Comprehensive Development Plan shall address the following matters as appropriate based on the context and location of the affected lands:
  - a. A detailed overall land use plan, identifying the location of all of the proposed uses including the distribution of density and the proposed scale of all uses;
  - b. The proposed pattern of streets, developable blocks and pedestrian and bicycle routes;
  - c. The location of appropriate access points onto the abutting road network;
  - d. The proposed built-form of the *development* including type, height, and architectural treatments;
  - e. The identification of specific areas that will require specific lot and building placement, orientation and/or architectural features;
  - f. The specific urban design issues that will need to be addressed in implementing plans such as Plans of Subdivision and Site Plans;
  - g. A plan showing the location of any future public lands that may be dedicated to the Township as part of the approval process;
  - h. A detailed phasing plan that describes the sequencing of development and the timing of any *infrastructure* improvements;
  - i. The nature and location of natural heritage features that will be protected and enhanced;
  - j. Identification and avoidance of natural hazards;
  - k. A Functional Servicing Study that addresses servicing needs, identifies design and construction requirements, identifies monitoring requirements, reviews hydrogeological impacts, all of which is intended to minimize impacts to the natural environment; and,
  - l. Proposed sustainable design and healthy or age-friendly community design conservation measures.
- 6. That a Comprehensive Development Plan may not be required for proposals that are minor in nature and provided:
  - a. Long-term development options for the property are not precluded;

- b. The proposed development will not unduly compromise the planned function of the land use designation;
- c. The uses can be integrated with other uses on the subject lands and adjacent lands;
- d. Elements of the public realm will be improved as a condition of development/redevelopment;
- e. The uses are designed and located to minimize impacts on adjacent residential areas; and
- f. The uses will not cause traffic hazards or congestion on surrounding roads.

## 9.2 LAND DIVISION

### 9.2.1 PLANS OF SUBDIVISION AND PLANS OF CONDOMINIUM

This section contains policies that are to be considered with every application to develop land in the Township through the subdivision and condominium processes. The approval authority shall approve only those plans of subdivision and condominium applications that conform to the provisions of this Plan.

It is the policy of Council:

1. That lot creation by Plan of Subdivision is generally required if:
  - a. The extension of an existing public road or the *development* of a new public road is required to access the proposed lots;
  - b. The extension of municipal water and/or sewer services is required to service the lands;
  - c. The area that is proposed to be developed is not considered to be infilling;
  - d. A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
  - e. Unless otherwise specified in the Official Plan, four or more lots including the retained lands are being created and/or the owner is retaining sufficient lands for the *development* of additional lots in accordance with the land use designation in the Official Plan.
2. That the approval authority shall be satisfied, prior to the consideration of an application for Plan of Subdivision or Plan of Condominium, that:
  - a. The application conforms to this Plan, is consistent with the Provincial Policy Statement and conforms to any applicable Provincial Plan.
  - b. The approval of the *development* is not premature and is in the public interest.
  - c. There is reserve sewage system capacity and reserve water system capacity available or will be available in the municipal water and sewage treatment systems, if such services are to be provided.

- d. In areas without full municipal services, the plan can be serviced with an appropriate water supply and means of sewage disposal.
  - e. Parkland dedication requirements will be met in accordance with this Plan.
  - f. Stormwater management plans shall be required for any new *development* consisting of four or more lots or for commercial or industrial *developments* with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Provincial Guideline “Stormwater Management Planning and Design Manual, 2003, or its successor, and the applicable policies of this Plan. Any stormwater management plans shall also meet the requirements of any applicable Provincial Plan.
  - g. Natural heritage features and hydrologic features and any required minimum *vegetation protection zones* are protected in the design of any plan of subdivision of condominium in accordance with this Plan.
  - h. The Township shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The Township shall promote naturalized stormwater management facilities, constructed with gentle slopes. Applications for development shall be required to be supported by a stormwater quality/quantity management study.
  - i. All lots will have frontage on a public road, recognizing that plans of condominium will have access via a public road but individual units may have access within a private road.
  - j. The lands will otherwise be appropriately serviced with *infrastructure*, schools, parkland and open space, community facilities and other amenities.
  - k. The subdivision or condominium development, when developed, will be appropriately integrated with other development in the area.
3. That an agreement between the landowner and the Township will be required prior to the registration of any Plan of Subdivision or Plan of Condominium.

### **9.2.2 CONSENTS**

The approval of consents to sever land in the Township of King shall be in conformity with the relevant policies contained in this Plan and the provisions of the Planning Act.

It is the policy of Council:

- 1. That provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot.

1. That a consent shall be subject to all applicable policies of this Plan, including the land use designation policies and shall be in conformity with any applicable Regional and Provincial Plan.
2. That a consent shall only be considered where the approval authority is satisfied that a plan of subdivision is not required to ensure the proper and orderly development of the lands. Where land ownership would be capable and appropriate for division into numerous lots, or there are indications that the scale of *development* is beyond that for which a consent process is intended, a plan of subdivision shall be required.
3. That the approval authority shall be satisfied that the lot to be retained and the lot to be severed:
  - a. Conform with the policies of this Plan;
  - b. Fronts onto and will be safely and directly accessed by an improved public road which is maintained year-round, and is of a reasonable standard of construction, as determined by the Township, unless otherwise permitted in this Plan;
  - c. Meet Regional requirements where access is proposed from a Regional Road;
  - d. Would not cause a traffic hazard, or have the effect of aggravating an existing traffic hazard;
  - e. Have adequate lot area and frontage for the proposed use in accordance with the zoning by-law, and in the case of lands within the Established Residential Neighbourhood designation, conform with Section 5.5 of this Plan;
  - f. Will have adequate municipal water and wastewater servicing *infrastructure* within the Villages.;
  - g. Will have adequate private water and sewage services, outside the Villages;
  - h. Will have adequate waste management services and fire protection services;
  - i. Will not have a negative impact on the drainage patterns in the area;
  - j. Will not have a negative impact on *key natural heritage features*, *key hydrologic features*, and other features as identified in Section 4.2.1, or their functions. In this regard, severed and retained lots should be restricted in area in order to enable such lands to become part of the larger natural heritage system;
  - k. Will not have a negative impact on the quality and quantity of groundwater available;
  - l. Is not located in *hazardous lands* and sites, except in accordance with the policies for the Schomberg *Special Policy Area*, and except for technical

- purposes where the lands are to be dedicated to a public agency for protection purposes and in accordance with the policies of this Plan;
- m. Meet Conservation Authority and Township stormwater management criteria, as may be applicable; and
  - n. Are large enough to support the development of buildings, structures, and septic systems that are no less than 30 metres from the high water mark of a lake or watercourse.
4. That a consent shall only be permitted where the consent does not prejudice the future development of the lands or abutting lands in accordance with the policies of this Plan.
  5. That a consent shall generally adhere to all applicable design policies of this Plan.
  6. That the approval authority may attach any other conditions as may be authorized under the provisions of the Planning Act, or any other statute as may be applicable, which may include, but not be limited to:
    - a. Payment of levies to the Township of King, and York Region to cover all cost of additional municipal services to be provided;
    - b. The dedication of land to the Township of King for parkland purposes, or as an alternative, the payment of cash-in-lieu of such dedication, as may be accepted by the Township; and
    - c. The submission of a registered reference plan to the approval authority prior to the consent being finalized.
  7. That dedications for road widenings and/or reserves shall be required as a condition of approval.
  8. That a consent shall only be considered where the approval authority is satisfied that the severed lot and the retained lot will not have a detrimental effect on the Corporation's financial status. A consent to sever land should not be granted where the extension of any road or other public facility or service, as may be required, is considered to be uneconomical.
  9. That a consent may be permitted for legal or technical reasons, such as correcting properties that have inadvertently merged on title, minor lot boundary adjustments, implementation of utility or other easements, or deed corrections, provided that no new building lot is created and provided that all other policies of this Plan are complied with and the consent conforms to the policies of any applicable Provincial plan(s).
  10. That the approval authority shall be satisfied, through its review of an application for a boundary adjustment, that the proposed boundary adjustment will not affect the viability of the use of the affected properties, as intended by this Plan.
  11. That any boundary adjustment shall conform to the applicable policies of this Plan.

## 9.3 OTHER IMPLEMENTATION TOOLS

### 9.3.1 COMMUNITY IMPROVEMENT PLANS

The goal of any Community Improvement Area shall be to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of a community for environmental, social or community economic reasons. At the time of completing this Plan, the Township has implemented a Community Improvement Plan for the Villages.

It is the policy of Council:

1. To consider designating Community Improvement Project Areas, adopt Community Improvement Plans or otherwise utilize the Township's authority under Section 28 of the Planning Act within any area of the Township to:
  - a. Encourage the efficient provision and maintenance of physical *infrastructure*, public services and utilities to serve present and future needs on a local and regional scale;
  - a. Address issues that may be particular to one neighbourhood;
  - b. Ensure the maintenance and renewal of older housing stock;
  - c. Foster redevelopment, reuse and/or maintenance of existing *brownfield* sites and/or current industrial sites;
  - d. Encourage the *development of affordable* housing, including purpose-built rental housing;
  - e. Enhance Commercial areas, Mixed Use areas and the Village Cores;
  - f. Promote *on-farm diversified uses, agriculture-related uses* or other measures to promote revitalization and economic activity in the Agricultural, Rural or Hamlets areas of the Township, in accordance with permitted uses in this Plan;
  - g. Conserve *cultural heritage resources* and encourage the preservation and adaptive re-use of built heritage;
  - h. Promote energy efficiency and sound environmental design;
  - i. Foster economic growth within designated areas, including agricultural and rural economic development;
  - j. Promote *intensification* in targeted areas;
  - k. Enhance the visual characteristics of neighbourhoods;
  - l. Encourage local participation in funding programs; and/or
  - m. Participate in Regional Community Improvement Plans.
2. To review and monitor the performance of community improvement plans and update the community improvement plans or other programs as required.
3. To encourage York Region to support the implementation of Community Improvement Plans and programs, including funding.

### 9.3.2 PARKLAND DEDICATION

The Township may require parkland dedication from *development* anywhere in the Township and *redevelopment* and on plans of subdivision in accordance with the Planning Act.

It is the policy of Council:

1. That five percent of the land within a residential plan of subdivision or other residential *development* shall be dedicated as parkland.
2. That two percent of the land within industrial/commercial *development* shall be dedicated as parkland.
3. That as an alternative for conveyance of land related to land *redevelopment* for residential purposes, that the land be conveyed to the Township for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or such lesser rate as may be specified and not exceeding the requirements of the Planning Act.
4. That stormwater management facilities will not be accepted to fulfil the requirements for parkland dedication. For the purposes of clarity, the lands may be accepted where the stormwater management facilities are underground storage facilities, and the surface area is proposed to be used for parkland or recreational purposes.
5. That lands designated in our Natural Heritage System and lands in any required minimum *vegetation protection zone* and hazard lands such as floodplains or lands which are required for stormwater management facilities shall not be considered as any part of the required parkland calculation.
6. That stormwater facilities will be incorporated into developments adjacent to parkland and designed in a manner to enhance the aesthetic appeal of the overall development to the extent possible.
7. That lands to be reserved for future public open space and trail linkages will be identified as part of a development proposal.
8. That all lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township including soil conditions and environmental clearance.
9. That cash-in-lieu of parkland may be considered by the Township where:
  - a. The application of the rate of parkland dedication would render the remaining portion of the site unsuitable or impractical for development; and/or
  - b. The lands that may be available for parkland dedication do not add to the network of parks in an area; and/or
  - c. More suitable parcels of land are available for municipal park purposes in other nearby locations; and/or



- d. Existing municipal parkland is available in sufficient quantity and quality to accommodate further development in a particular area.
10. That cash-in-lieu of parkland may be considered by the Township at a rate of one hectare for each 500 dwelling units proposed.

### **9.3.3 PROPERTY STANDARDS BY-LAW, CLEAN YARDS BY-LAW AND DEMOLITION CONTROL BY-LAW**

It is the policy of Council:

1. To administer a Property Standards By-law and Clean Yards By-law that establishes standards for, where applicable:
  - a. The physical conditions of vacant land, yards and passageways including the accumulation of debris and rubbish;
  - b. The adequacy of sanitation including drainage, waste disposal, garbage and pest control;
  - c. The physical condition of accessory buildings;
  - d. Condition of vacant land;
  - e. The physical conditions of dwellings or dwelling units, institutional, commercial and/or industrial buildings, structures and properties;
  - f. The protection of *cultural heritage resources*; and
  - g. The temporary storage of refuse, materials or equipment as it relates to *development* or construction or other standards pertaining to lands under *development*.
2. That the by-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of a substandard property and require the demolition and clearing of such property which the owner does not intend to repair and maintain.
3. To consider a demolition control by-law to manage the demolition of residential units and other matters, in accordance with Section 33 of the Planning Act.

### **9.3.4 HEIGHT OR DENSITY BONUSING**

It is the policy of Council:

1. To consider a site-specific zoning by-law passed in accordance with the provisions of Section 37 of the Planning Act to authorize increases in the height and density of *development* beyond what is currently permitted by the zoning by-law, in exchange for facilities, services or other benefits as follows and as set out in the zoning by-law:
  - a. The provision of *affordable* housing or rental housing units;
  - b. Conservation or designation of heritage buildings and structures;
  - c. Provision of sustainable design features;

- d. Enhancement or restoration of natural heritage features or hydrologic features, which exceeds the policies of this Plan with respect to the protection of those features;
  - e. The provision of parkland or public space that exceeds the requirements of this Plan;
  - f. The provision of public parking in the Village Cores;
  - g. The provision of private open space on private lands, particularly in the Village Cores; and/or
  - h. Provision of public art.
2. To require the owner to enter into an agreement with the Township regarding the implementation of the benefits, as may be applicable, and to consider registering the agreement on title.

### 9.3.5 LAND ACQUISITION

It is the policy of Council:

1. To consider all options for the acquisition of land in accordance with Provincial legislation, including:
  - a. dedication;
  - b. donations;
  - c. assistance from other levels of government, agencies and charitable foundations;
  - d. the bonusing provisions of the Planning Act, subject to the other relevant policies of this Plan;
  - e. land exchange;
  - f. long-term lease;
  - g. easement agreements;
  - h. purchase agreements;
  - i. partnerships;
  - j. land trusts;
  - k. placing conditions on *development* approval; and
  - l. expropriation.
2. To work with School Boards and other appropriate public agencies to maintain lands for public purposes as they deem necessary.
3. To acquire and hold land for the purpose of implementing any aspect of this Plan, in accordance with Section 25(1) of the Planning Act. Any land so acquired may be sold, leased, or otherwise disposed of when no longer required.
4. That lands conveyed to the Township shall be in an acceptable condition and shall include suitable access and an environmental clearance based on the appropriate level of site assessment as established in Provincial guidelines.

5. That when acquiring lands for widening the rights-of-way for roads it may not be necessary, in all cases, to achieve the widths identified in this Plan.
6. That the owner may be required to dedicate lands as a condition of development approval for:
  - a. mid-block crossings;
  - b. new roads including pedestrian and cycling facilities;
  - c. widening of existing road allowance to its planned width including pedestrian and cycling facilities; and
  - d. public transit rights-of-way and lands for related facilities where such a system has been implemented by York Region and/or the Township.
7. That additional widths may be required for elements such as sight triangles, cuts, fills, streetscaping, extra turn lanes at intersections, and enhanced pedestrian and/or cycling facilities and/or other improvements at no expense to the Township or the appropriate authority.
8. That the provision of land for the additional right-of-way width shall be in accordance with York Region's requirements for any Regional roads.

### **9.3.6 COMMUNITY PLANNING PERMIT SYSTEM**

It is the policy of Council:

1. To consider development of a community planning permit system through a further study, amendment to this Plan, or through a future review of this Plan. Such a system may encompass all or a portion of the Township as deemed desirable through the study.

## **9.4 FINANCIAL MANAGEMENT AND DEVELOPMENT CHARGES**

It is the policy of Council:

1. To consider use of the population, dwelling and employment targets in the Plan in budget planning, and to coordinate public works and related initiatives.
2. To consider seeking the maximum revenues possible from other levels of government to compensate it for any federal or provincial responsibilities transferred to it in relation to the provision of public *infrastructure*, community soft services, and land use planning.
3. To use financial mechanisms available to the Township under any legislative authority, including the Municipal Act, Development Charges Act, Planning Act and any other applicable legislation.
4. To consider recovery of all growth-related capital costs through *development* charges, in accordance with Provincial legislation.

5. To pass development charge by-laws that apply to the Township, as a whole and/or that apply to specific geographic areas within the Township.
6. To consider requiring a Financial Impact Assessment from the proponent of any development application. The contents of such a study shall be determined by the Township at the time of the request. The Study shall be prepared and shall be peer reviewed at the cost of the development proponent. Development applications or proposals that otherwise comply with the relevant policies of this Plan may be refused on the basis of financial impact and burden on the Township, if suitable mitigation measures are not available. Such a study may be required to address such matters as:
  - a. An assessment of Regional service costs including transportation, water, wastewater, police, community and health services;
  - b. The impact on operating and capital budgets, and the financing implications related to the impact on tax levy, user rates and development charges; and,
  - c. The ability to financially and technically provide for the required servicing *infrastructure* in order to allow the development to proceed on a timely basis.

## 9.5 CONSULTING THE COMMUNITY

It is the policy of Council:

1. That public participation is an integral component of any land use planning process. On this basis, before making any planning decision, the Township shall be satisfied that sufficient information about the amendment application(s) in accordance with the Planning Act has been given.
2. That applications for an official plan amendment, zoning by-law amendment and plan of subdivision shall require the submission of a public consultation plan which provides for an applicant-hosted open house, prior to the statutory public meeting, in addition to the Planning Act requirements.
3. That a public consultation plan will include, at minimum, a summary of the following elements:
  - a. The scope and objectives of consultation;
  - b. The methodology to be used;
  - c. How public comments will be considered;
  - d. An outline of how the results will be reviewed and documented; and
  - e. A communication plan (if required).
4. That enough information to enable a person to reasonably understand the nature of the proposal and its impacts is to be available prior to any public meeting.

5. To consult with Indigenous communities on applications that will have the potential to affect treaty rights and aboriginal interests in accordance with this Plan.

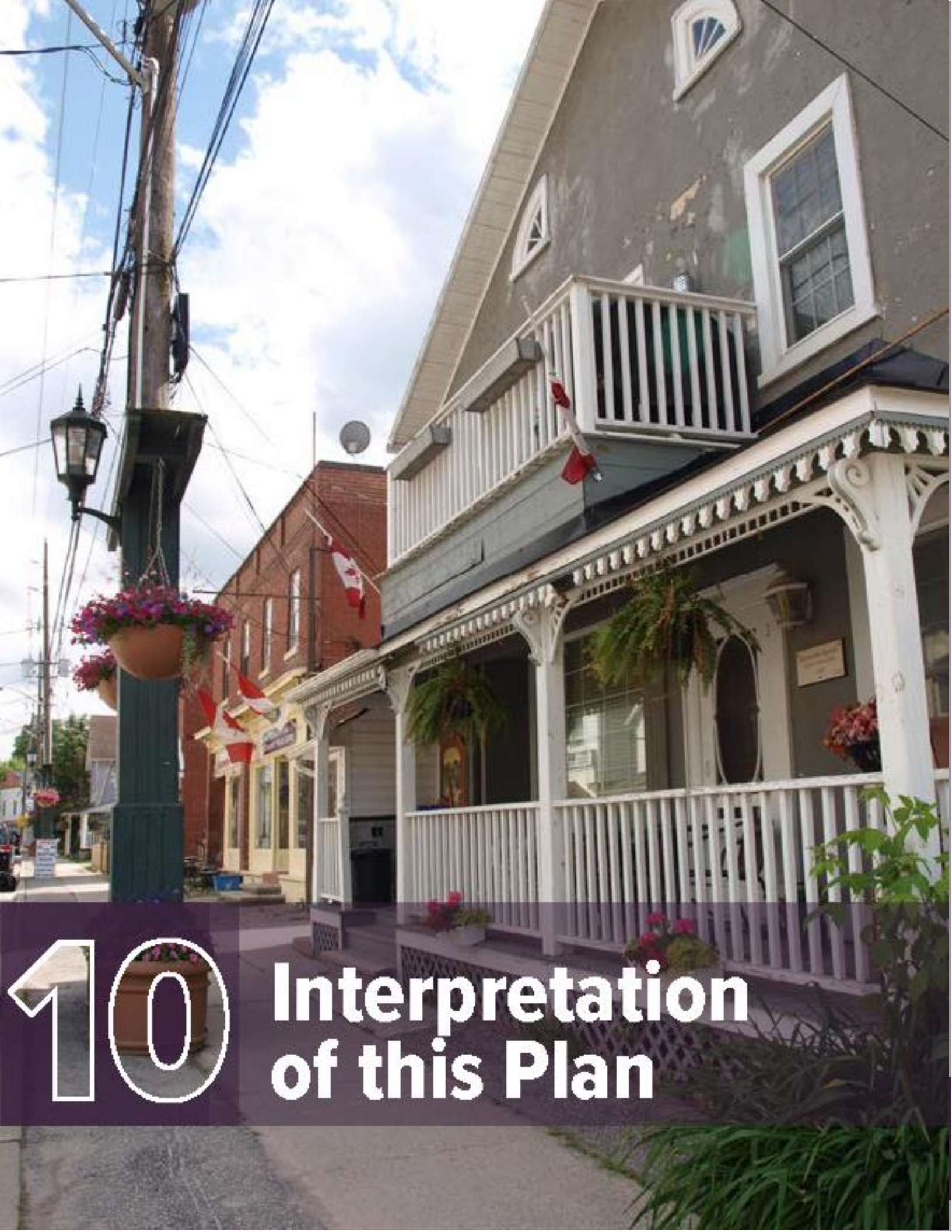
## **9.6 MONITORING THE PERFORMANCE OF THIS PLAN**

It is the policy of Council:

1. To evaluate the effectiveness and relevance of the Plan in meeting the vision, principles and policies of this Plan.
2. To record and appraise the significance of events, trends and decisions in relation to the policies of the Official Plan.
3. To consider preparing regular housekeeping updates for Council's consideration.
4. To maintain an appropriate information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the Township.
5. To recognize that Section 22(2.1) of the Planning Act does not permit an amendment to this Plan within two years of this Plan coming into effect. Council may consider resolutions for a specific request or a class of requests to permit such an amendment, in accordance with Section 22(2.2) of the Planning Act.



Page intentionally left blank



10

**Interpretation  
of this Plan**



Page intentionally left blank



# 10 INTERPRETATION OF OUR PLAN

This Plan is a statement of policy and decisions of Council with respect to the matters outlined in this Plan must conform with the plan's policies. However, some flexibility in interpretation may be permitted, provided that the general intent is maintained.

## 10.1 GENERAL

It is the policy of Council:

1. That this Official Plan is to be read in its entirety. All relevant goals and objectives are to be considered when decisions are made, and all relevant policies shall be applied as appropriate. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Official Plan as a whole.
2. That where there is conflict between this Plan, applicable Provincial policy and the York Region Official Plan, the most restrictive requirements shall apply. However, it is the intent of this Plan not to be more restrictive than Provincial policy with respect to the permission of *agricultural uses* and mineral aggregate resources.
3. That land use decisions must be future oriented and connected to an overall vision. The vision, King values, King goals and the objectives presented in Section 1 articulate the future of the Township and is the foundation upon which the Official Plan has been developed.
4. That the vision, values, goals and the objectives are not tests that need to be met or applied to individual properties or applications necessarily; rather, they should be considered when making policy decisions.
5. That policies are to be applied when making land use planning decisions. Some policies set out positive directives such as "settlement areas shall be the focus of growth and development". Other policies set out limitations and prohibitions, such as "*development and site alteration shall not be permitted*". Other policies use enabling or supportive language, such as "should", "promote" and "encourage".
6. That any reference in this Plan to a Provincial Act, an Ontario Regulation, the *minimum distance separation formulae*, the Provincial Policy Statement or a Provincial plan, or other guidelines or documents, shall include any subsequent amendments or replacements.
7. That any reference in this Plan to any agency, government or Provincial ministry shall include any successor or renamed agency, government or Ministry without requiring an amendment to this Plan.
8. That any use permitted in a land use designation is intended to be inclusive of the uses, buildings or structures normally incidental, and accessory to, that use.

9. That the policies of this Plan represent minimum standards. This Plan does not prevent Council and the approval authority responsible for planning applications from going beyond the minimum standards established by this Plan unless doing so would directly conflict with a policy in this Plan.
10. That it is the intent of this Plan to serve as the basis for managing change in the Township to the year 2031. This Plan will be updated to address growth and change beyond the year 2031 upon completion of the municipal comprehensive review of the York Region Official Plan.
11. That any amendment to this Plan shall conform to the overall intent of the Official Plan as set out in the vision, principles and policies of this Plan.
12. That this Plan may be altered to correct errors in the text or schedules without an Amendment to this Plan provided the alterations do not change the effect of the policies of the Plan.
13. That any changes to road alignments do not require an Amendment to the Plan.
14. That any changes to the Township road network do not require an Amendment to this Plan.
15. To determine the need to revise this Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council that is open to the public, at intervals of not more than every ten years from the date of adoption of this Plan and no less than once every five years thereafter. Notwithstanding this, Council may consider a review at any interval, not exceeding the above timeframes.
16. To consider Section 26 of the Planning Act which requires the Official Plan to be revised as necessary to ensure that it:
  - a. Conforms with provincial plans or does not conflict with them, as the case may be;
  - b. Has regard to the matters of provincial interest listed in Section 2 of the Planning Act;
  - c. Is consistent with policy statements issued under subsection 3 (1) of the Planning Act; and
  - d. Contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

## 10.2 SCHEDULES

It is the policy of Council:

1. That the schedules attached to this Plan shall form a part of this Plan and shall be read in conjunction with the text. Where there is a discrepancy between the text and the schedules, the text of this Plan shall take precedence.

1. That the boundaries or location of any features on the schedules is considered to be a general, approximate location, except in the case of the Provincial Plan designations, where the policies of the Provincial plans shall apply.
2. That the Township may update the maps via an Office Consolidation at any time and without amendment to this Plan to integrate updates to base mapping, such as roads and parcel fabric.

### 10.3 DEFINITIONS

A number of terms in this Plan are defined in this Plan as follows. For convenience purposes, defined terms are shown in *italics* throughout this Plan.

In this Plan,

**Active Transportation** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Adjacent Lands** means:

- a. In reference to lands in proximity of *key natural heritage features* or *key hydrologic features*, those lands contiguous to a *key natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objective;
- b. In reference to lands in proximity to *built heritage resources*, those lands that are contiguous to a *protected heritage property*, or are within approximately 30 metres of a *protected heritage property* and the *protected heritage property* could be impacted by a proposed development; or
- c. In any other context, means lands that are contiguous with the subject lands; or;
- d. those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province

**Affordable** means, in the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30 per cent of gross annual household income for low- and moderate-income households; or,
- b. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

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

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

For the purposes of this definition, “low- and moderate-income households” means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area. Regional market area refers to York Region. Regional market area means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In the GGH, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single- and/or lower-tier municipalities.

**Adverse Effect**, as defined in the Environmental Protection Act, means one or more of:

- a. impairment of the quality of the natural environment for any use that can be made of it;
- b. injury or damage to property or plant or animal life;
- c. harm or material discomfort to any person;
- d. an adverse effect on the health of any person;
- e. impairment of the safety of any person;
- f. rendering any property or plant or animal life unfit for human use;
- g. loss of enjoyment of normal use of property; and
- h. interference with normal conduct of business.

**Agri-food Network** means within the Agricultural System a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks, on-farm buildings and *infrastructure*, agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

**Agri-tourism use** means those farm-related tourism uses, including limited accommodation such as a *bed and breakfast*, that are accessory to an active farm operation and promote the enjoyment, education or activities related to the farm operation.

**Agricultural Impact Assessment** means a study that evaluates the potential impacts of non-agricultural *development* on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts

**Agricultural Uses** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

**Agriculture-Related Uses** means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**Agricultural System** means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: a) An agricultural land base comprised of *prime agricultural areas*, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and b) An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Alternative Energy Systems** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

**Ancillary Uses** means small scale *retail* and commercial uses that primarily serve the business functions on employment lands.

**Archaeological Assessment** means a survey undertaken by a provincially licensed archaeologist to identify an *archaeological resource* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of archaeological assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 archaeological assessment, each of which as required is completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

**Archaeological Resources** includes artifacts, *archaeological sites*, marine *archaeological sites*, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

**Archaeological Sites** means any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

**Areas of Archaeological Potential** means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist

**Areas of Natural and Scientific Interest (ANSI)** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education

**Bed and Breakfast** means an establishment that provides sleeping accommodation (including breakfast, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in a single dwelling that is the principal residence of the proprietor of the establishment.

**Brownfield** means any undeveloped or previously developed property that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

**Compact Built Form** means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.



**Complete Communities** means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

**Complete Streets** means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural Heritage Resource** built heritage resources, *cultural heritage landscapes* and *archaeological resources* that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**Cultural Heritage Landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act; or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Delineated Built Boundary** means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum *intensification* target in this Plan.

**Delineated Built-up Area** means all land within the delineated built boundary.

**Designated Greenfield Area** means lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been

designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.

**Developable Area** includes all lands available for *development* for both private and public uses, including residential and employment uses, open space and *infrastructure* (e.g. local and Regional streets and stormwater management ponds). The developable area excludes:

- a. environmental features and areas, where *development* is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- b. the portions of the Natural Heritage System where *development* is prohibited in accordance with the policies of this Plan;
- c. *key natural heritage features* and *key hydrologic features*;
- d. major *infrastructure* rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- e. existing uses (e.g. cemeteries, estate subdivisions).

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include: a. activities that create or maintain *infrastructure* authorized under an environmental assessment, Planning Act, or Condominium Act process; or, b. works subject to the Drainage Act.

**Endangered and Threatened Species** means a species that is listed or categorized as an “Endangered Species” or “Threatened Species” on the Ontario Ministry of Natural Resources and Forestry’s official *Species At Risk* in Ontario List, as updated and amended from time to time.

**Fish Habitat** means, as defined in the Federal Fisheries Act, spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process.

**Floor Space Index** means the ratio of the total gross floor area of all buildings on the lot to the total lot area. For the purpose of this Plan, the calculation of the floor space index shall not include the floor area of minor accessory structures and it shall not include any gross floor area that is below grade, including underground parking structures.

**Garden Suite** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

**Green Infrastructure** means natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

**Group Home** means a residence licensed or funded under a federal or provincial statute for the accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

**Hazardous Lands** means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

**Hazardous Sites** means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Headwater Area** means the uppermost portion of the drainage basin of a stream.

**Highly Vulnerable Aquifer** means, as defined under the Clean Water Act, an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer.

**Heritage Attributes** means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

**Home Industry** means an industry that is carried out in the home or in a building that is accessory to the home or if the home is located on a farm, to the agricultural operation and:

- a. If the home is not located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the home as a single dwelling; provides a service such as carpentry, metalworking, welding,

electrical work or blacksmithing, primarily to the farming community; and does not include uses such as auto repair or paint shop or furniture stripping; or

- b. If the home is located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation, and may include but is not limited to a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers.

**Housing Options** means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

**Impacts of a changing climate** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

**Inclusive Housing** means quality, *affordable* and accessible housing and the associated supports people with disabilities need to be safe and included in their community.

**Infrastructure** means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**Intensification** means the *development* of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including *brownfield* sites;
- b. the *development* of vacant and/or underutilized lots within previously developed areas;
- c. infill development; or,
- d. the expansion or conversion of existing buildings.

**Intermittent Stream** means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing

during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

**Kettle Lake** means a depression formed by glacial action and permanently filled with water

**Key Hydrologic Area** means a key hydrologic area as described under Section 4.6 of this Plan.

**Key Hydrologic Feature** means a key hydrologic feature as described under Section 4.2.2 of this Plan.

**Key Natural Heritage Feature** means a *key natural heritage feature* as described under Section 4.2.2 of this Plan.

**Lakes and their Littoral Zones** means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to the limit occupancy of rooted aquatic plants.

**Lake Simcoe Watershed** means

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

**Legal or Technical Reasons** means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

**Low Impact Development** means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.

**Major Development** means:

- a. the creation of four or more lots;

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

For the purposes of implementing the source protection policies of this Plan in Section 4.7, *major development* shall also refer to any *development* with a proposed impervious surface area of 500 square metres or more.

**Major Office** is generally defined as freestanding office buildings of 10,000 m<sup>2</sup> or greater, or with 500 jobs or more.

**Major Retail** means large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities and includes *retail* big box stores, *retail* warehouses and shopping centres. For the purposes of this definition, a shopping centre is not a collection of *ancillary uses* that primarily serve the business functions on employment lands.

**Major Recreational Use** means recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- a. golf courses;
- b. serviced playing fields;
- c. serviced campgrounds; and,
- d. ski hills.

**Minimum Distance Separation Formulae** refers to formulae developed by the Province to separate uses to reduce incompatibility concerns about odour from livestock facilities.

**Municipal Comprehensive Review** means a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan, as amended.

**Normal Farm Practices** means any practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

**Office** means any building or part thereof used for the practice of a profession, the carrying on of a business such as the management or direction of an agency

or organization, public administration, or administration of an industry including research and development.

**On-Farm Diversified Uses** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, *home industries*, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

**Outdoor Storage** means the stockpiling or storage of goods or a commodity required in association with the main use in an open yard not housed in any permanent building or structure but does not include the storage of vehicles for sale or repair or the display of finished merchandise for sale to the general public.

**Permanent Stream** means a stream which continually flows in an average year.

**Planned Corridor** means corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

**Prime Agricultural Area** means an area where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas are to be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province, as amended from time to time.

**Prime Agricultural Land** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

**Protected Heritage Property** means real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss.

**Public Service Facilities** means lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, public works yards, health and educational programs, long-term care homes, and cultural services. Public service facilities do not include *infrastructure*.

**Renewable Energy Systems** means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

**Retail** means a commercial use in which goods, merchandise, substances or items are displayed, rented or sold directly to the general public.

**Secondary Residential Unit** means a single accessory dwelling unit in a house, or building ancillary to a house, that consists of one or more rooms that are designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.

**Seepage Areas and Springs** means sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater. For the purpose of this definition, seepage areas and springs include altered features but not features created and maintained by artificial means.

**Sensitive Surface Water Features** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

**Sensitive Use / Sensitive Land Use** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

**Settlement Area** means urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and



- b. lands which have been designated in an official plan for development in accordance with the policies of this Plan.

Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated

**Significant Archaeological Resources** means resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the *archaeological assessment* report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

**Significant Groundwater Recharge Area** means an area that has been identified:

- a. as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement;
- b. as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or
- c. as an ecologically *significant groundwater recharge area* delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically *significant groundwater recharge areas* are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

**Significant Threat** means a condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.

**Significant Wildlife Habitat** means those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system; where a *wildlife habitat* means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

**Significant Valleyland** means a valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province

**Significant Woodlands** means a *woodland* which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. Significance is to be identified in accordance with the policies of this Plan.

**Site Alteration** means activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

**Special Concern Species** means a species that is listed or categorized as a “Special Concern Species” on the Ontario Ministry of Natural Resources and Forestry’s official *Species at Risk* in Ontario List, as updated and amended from time to time.

**Special Needs Housing** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

**Special Policy Area** means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, the criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified *development* and *site alteration* if a community has feasible opportunities for *development* outside the flood plain.

**Specialty Crop Area** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:

- a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b. farmers skilled in the production of specialty crops; and

- c. a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**Species at Risk** means Threatened and Endangered Species, *Special Concern Species* and Provincially Rare Species collectively.

**Valleyland** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

**Vegetation Protection Zone** means buffers surrounding a *key natural heritage feature* or a *key hydrologic feature*. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions

**Vulnerable** means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

**Waterbody** means lakes, *woodland* ponds, etc. which provide ecological functions. For the purposes of determining *significant woodlands*, *waterbody* generally does not include small surface water features such as farm ponds or stormwater management ponds, which would have limited ecological function.

**Wellhead Protection Area** means the surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

**Wetland** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

**Wildlife habitat** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

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

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

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland. When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources. For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.