



TOWN OF
GEORGINA

OFFICIAL PLAN

OFFICE CONSOLIDATION
(October 1, 2010)

This Office Consolidation incorporates all approvals by the Regional Municipality of York and/or the Ontario Municipal Board as well as Amendments to the Official Plan approved between October 17, 2002 and October 1, 2010.

EXPLANATORY NOTE

The Town of Georgina Official Plan, being amendment No. 88 (O.P.A. 88), was originally approved by the Regional Municipality of York on October 17, 2002 and deemed to come into force on November 8, 2002.

This Office Consolidation of the Official Plan or Plan reflects the status of the Plan as of October 1, 2010 and incorporates changes to the Plan made through Amendments that have been approved since the Region's original approval in 2002. A list of these Amendments is provided at the end of the document.

This Consolidation also incorporates any decisions of deferred or referred policies and land use designations made by York Region and/or the Ontario Municipal Board, since the original approval.

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

Please take note that this Office Consolidation does not contain the Keswick, Sutton, Pefferlaw and the Keswick Business Park Secondary Plans or any Amendments thereto. These documents can be viewed on the Town of Georgina's website (www.georgina.ca) and are also available for purchase under separate cover from the above noted Town department.

MATTERS DEFERRED FOR FURTHER CONSIDERATION:

1. Deferral withdrawn March 2, 2005.
~~The property described as part of Lot 5, Concession 4 (NG) and shown as Deferral No. 1 on Schedule A, insofar as the land use designation and policies of this Official Plan would apply, to allow further consideration by the Town of Georgina. (Keswick Presbyterian Church)~~
2. Deferral withdrawn March 2, 2005.
~~The property described as Part of Lot 22, Concession 6 (NG) and shown as deferral No. 2 on Schedule A, insofar as the land use designation and policies of this Official Plan would apply, to allow further consideration by the Town of Georgina. (Oliphant)~~
3. The property described as Part of Lot 7, Concession 7 (G) and shown as Deferral No. 3 on Schedule A, insofar as the land use designation and policies of this Official Plan would apply, to allow further consideration by the Town of Georgina. (EGL Holdings)
4. A portion of Section 8.4.17(b), the definition of “significant, in regard to woodlands”, insofar that it does not identify a third criterion to deal with all forested lands greater than 20 hectares.
5. A portion of Section 3.9.2.1 and Section 3.10.2.1 respectively that does not include the terms ‘silviculture’ and ‘aquaculture’ and that is being reviewed further by the Town of Georgina.

MATTERS REFERRED TO THE ONTARIO MUNICIPAL BOARD:

- 1) Referral Withdrawn in 2003.
~~The property described as Part of Lot 16, Concession 3 (NG) and shown as Referral A) on Schedule A, and any policies related thereto. (Ingoglia)~~

- 2) Referral Refused by Ontario Municipal Board (Decision/Order No. 1168 issued on September 5, 2003).
~~The property described as Part of Lot 11, Concession 9 (Lake Concession) and shown as Referral B) on Schedule A, and any policies related thereto. (Sedore)~~

- 3) Referral Refused by Ontario Municipal Board (Decision/Order No. 1168 issued on September 5, 2003).
~~The property described as Part of Lot 12, Concession 9 (NG) and shown as Referral C) on Schedule A, and any policies related thereto. (Huntley)~~

OFFICIAL PLAN OF THE TOWN OF GEORGINA

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OFFICIAL PLAN OF THE TOWN OF GEORGINA

1. INTRODUCTION

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

R. Alex Sim:

Land and Community-Crisis in Canada’s Countryside, 1988

1.1 PURPOSE OF THE PLAN

This document comprises the Official Plan for the Town of Georgina. This Official Plan replaces the Official Plan of the Town of Georgina Planning Area, approved by the Ministry of Municipal Affairs and Housing on March 12, 1982. All of the approved Official Plan amendments are incorporated into this Official Plan. The text and Schedules constitute the Official Plan.

The purpose of the Official Plan is to manage land use and direct future growth to ensure the development of a healthy and *sustainable*¹ community for the present and future residents of Georgina. The policies will be used to assist in the decision-making process that affects the use of land. An *ecosystem approach* to planning will ensure that environmental, economic and social factors are balanced in the decision making process.

1.2 PLANNING AREA

The Planning Area includes all the lands in the Town of Georgina. In specific circumstances, some policies may apply only to particular parts of the municipality. For example, Secondary Plans containing detailed policies apply to Keswick, Sutton and Pefferlaw.

1.3 PLANNING HORIZON

The land use planning period for the Official Plan is to the year 2021. In accordance with the provisions of the Planning Act, a review of the Official Plan,

¹ **Note to Reader:** Italicized words are defined in Section 8 of this Plan.

including the Secondary Plans, will be conducted every five years from the date of the approval of the respective Plans by the final approval authority.

1.4 PLANNING FRAMEWORK

This Official Plan is based on a detailed analysis of the existing local planning policy framework in conjunction with a review of the physical, environmental, social and economic conditions of the municipality and extensive public input. In addition, the Plan reflects municipal policies and guidelines incorporated in such documents as the Natural Features and Greenlands System Study (1996), the Willow Beach and Surrounding Lakeshore Residential Community Sewage Disposal System Study (1994), the Willow Beach and Surrounding Lakeshore Residential Community Class Environmental Assessment (1996 and 2000) and the Draft Leisure Services Master Plan (1997).

In addition, the Official Plan has been prepared within a framework of Provincial and Regional policies and guidelines including:

- The Provincial Policy Statement (1996)
- The Region of York Official Plan (1994, as amended)
- Greening of York Region Initiative (2000)
- Draft GTA Countryside Strategy (2001)
- Lake Simcoe Environmental Management Strategy Implementation Program (1999)
- Maskinonge River Remedial Strategy (1998)

The primary basis for the policies of this Plan is the recognition and protection of the *significant* natural and cultural features in the municipality. An *ecosystem approach* is utilized to balance the need to achieve a high-quality community which offers a variety of places to live and work with the desire to sustain the diverse recreational opportunities within the rural and urban settings of Georgina.

The countryside, the small communities, the larger centres and the strong relationship with Lake Simcoe combine to provide a high quality of life which is treasured by the residents of Georgina. Georgina can maintain its character and lifestyle, and benefit most from the growth that is expected to occur in the next 20 years, by directing the majority of the growth to Keswick, thereby maintaining its role as the largest centre in the municipality. A more restricted amount of growth will be permitted in Sutton and Pefferlaw. Limited development is to be permitted in the rural area, hamlets and lakeshore residential areas.

1.5 ORGANIZATION AND APPROACH

The Official Plan is divided into the following sections:

- Guiding Principles and Objectives
- Land Use Policies
- Healthy Communities
- Servicing and Infrastructure
- Development Review
- Implementation
- Interpretation
- Secondary Plans

The Guiding Principles and Objectives, Section 2 of the Official Plan, reflect the values and principles of the residents of Georgina, and focus on the natural environment, growth management, the rural area and healthy communities. The land use designations and policies and any official plan amendments are to be consistent with these Guiding Principles and Objectives.

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

All future growth and development in the Town of Georgina shall be evaluated based on an *ecosystem approach* to planning. The *ecosystem approach* is intended to ensure that balanced decisions are made taking into consideration environmental, economic and social implications and to ensure that all components of the ecosystem which include air, water, land and living organisms are considered as a whole.

Healthy Communities, Section 4 of the Official Plan, contains policies addressing housing, recreation and open space, education and other community facilities, fire and emergency services, community improvement areas, heritage conservation and archaeological preservation and community design.

Servicing and Infrastructure, Section 5 of the Official Plan, deals with the transportation system including roads, railway services, airports and aerodromes, transit, trails, the major utilities of sanitary sewage and water services and other utilities, waste management and stormwater management.

In Development Review, Section 6 of the Official Plan, the requirements relating to amendments to this Official Plan, information necessary for the review of development applications, and the procedures for peer reviews, are identified.

Implementation, Section 7 of the Official Plan, sets out the various powers, procedures and mechanisms conferred to Council by the Planning Act, Municipal Act and by other statutes or regulations, which will be used to implement the policies of this Plan.

Interpretation, Section 8 of the Official Plan, provides guidance on how land use boundaries, roads, stated measurements and quantities may be interpreted with some flexibility. This section also provides the definitions of the italicized words in the Plan.

The Secondary Plans, Section 9 of the Official Plan provide detailed land use plans and policies for each of the three centres of Keswick, Sutton and Pefferlaw. This section also includes the Keswick Business Park Secondary Plan.

1.6 EXISTING COMMUNITY STRUCTURE

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

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

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

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

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

1.7 GROWTH MANAGEMENT

The 1996 census statistics indicated that the Town of Georgina had a population of 35,917, 11,990 households and 7,525 jobs. The Region of York has projected that, by the year 2021, Georgina's population will increase to approximately 66,800 people. This equates to 24,100 households. Employment is expected to increase by over two and a half times, to 19,700 jobs. Approximately 7,500 to 9,000 new jobs are projected to be accommodated within the Keswick Business Park Secondary Plan area.

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

1.8 LEGAL EFFECT

The Official Plan is prepared in accordance with the provisions of the Planning Act which gives the Plan its legal effect. This legal effect is established through Section 24 of the Act which states that no public work shall be undertaken, and except as provided in Subsections 24(2) and (4) of the Act, no by-law shall be passed for any purpose which does not conform with the Official Plan.

2. GUIDING PRINCIPLES AND OBJECTIVES

2.1 BASIS

The Guiding Principles and Objectives are intended to define the spirit and intent of the Official Plan and to serve as a basis for an *ecosystem approach* to planning. The following is the basis used for the development of the Guiding Principles and Objectives:

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

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

The community maintains and builds upon its rural heritage and natural assets to offer a high quality of life in a healthy, safe and liveable environment.

2.2 PURPOSE

- 2.2.1 The following Guiding Principles and Objectives reflect the values and principles of the residents of Georgina and are consistent with the vision and objectives contained in the Region of York Official Plan. They deal with many of the most significant aspects of life in Georgina: the natural environment; Lake Simcoe and its tributaries; growth management; rural and agricultural areas; healthy communities; economic development and financial sustainability. These Guiding Principles and Objectives constitute the basis for the formulation of the policies contained in this Plan.

2.3 NATURAL ENVIRONMENT

2.3.1 Guiding Principle

- 2.3.1.1 The preservation, protection, enhancement and support of the *significant* features, functions, attributes and interconnections of the

natural environment is essential in order to maintain a *sustainable* ecosystem, not only to provide a healthy environment, but also as an important component of the Town's economic and community health; and to preserve the visual landscape in Georgina, for this and future generations.

2.3.2 Objectives

- 2.3.2.1 To utilize an *ecosystem approach* to planning to ensure that environmental matters are balanced with economic and social considerations in the decision making process.
- 2.3.2.2 To recognize and establish a permanent Greenlands System in the Official Plan.
- 2.3.2.3 To promote the restoration and/or regeneration of natural areas that have been degraded.
- 2.3.2.4 To prevent the pollution of land, air and water resources of the Town.
- 2.3.2.5 To ensure the conservation, preservation and maintenance of trees and tree-covered lands as a natural resource, essential to the preservation of *wildlife habitat*, water conservation, complementary outdoor recreational activities and a *sustainable* natural environment that is important to human health.

2.4 LAKE SIMCOE AND ITS TRIBUTARIES
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2.4.1 Guiding Principle

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

2.4.2 Objectives

- 2.4.2.1 To ensure that new *development* and activities along the Lake Simcoe shoreline and its tributaries shall protect, restore and naturalize the shoreline and tributary systems.
- 2.4.2.2 To ensure that new *development* and activities adjacent to or in close proximity to Lake Simcoe shall be compatible with existing development in terms of the use, scale and intensity of

development. All *development* in the Town will be required to improve surface water quality through appropriate storm water management.

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

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

2.5 GROWTH MANAGEMENT

2.5.1 Guiding Principle

2.5.1.1 The majority of the projected growth within the Town will be in the urban serviced community of Keswick and, to a more limited degree, in Sutton, in accordance with the Keswick and Sutton Secondary Plans.

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

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

2.5.2 Objectives

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

2.5.2.2 To ensure that future *development*:

- (a) employs an ecosystem approach;
- (b) complements and reflects the desirable characteristics of the adjacent community;

- (c) respects and integrates with the natural features of the surrounding area in an environmentally acceptable and sustainable manner;
- (d) is integrated into the broad social vision of Georgina as a mixed community that embraces all people;
- (e) has a community and neighbourhood focus and vision that encompasses social goals, recreational activities and appropriate commercial activities;
- (f) is focussed on building distinctive housing forms and innovative housing arrangements that foster neighbourhoods and communities;
- (g) is built in a timely and orderly manner and that all public and private service infrastructure is efficiently planned and installed in the municipal right-of-way.

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

2.5.2.4 To require new *development* in the centres of Keswick and Sutton to be serviced with municipal water and sewer systems. Development outside of the municipally serviced areas is to be on private or communal systems in accordance with policies of this Plan. Full services may be provided in the Willow Beach and Surrounding Lakeshore Residential Service Area as shown on Schedule J.

2.6	RURAL and AGRICULTURAL AREAS
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2.6.1 Guiding Principle

2.6.1.1 The preservation, protection and support of a permanent, healthy, *sustainable* rural/agricultural area and agricultural industry in the Town of Georgina, not only for the production of food and other products but also as an important component of the Town's economic base, a source of employment and a basis for Georgina's rural community and way of life.

2.6.2 Objectives

- 2.6.2.1 To protect the high capability agricultural land base from urban encroachment and land use conflicts and to recognize the agricultural industry and its associated services as an important economic activity.
- 2.6.2.2 To support *sustainable* farming practices that will protect the long-term productivity of agricultural lands and minimize impacts on the environment.
- 2.6.2.3 To provide for topsoil and *peat* protection within the Town.
- 2.6.2.4 To support a balanced approach with respect to Georgina’s mineral aggregate resource areas in order to minimize environmental and social impacts while recognizing the importance of aggregate resources to economic development.

2.7 HEALTHY COMMUNITIES

2.7.1 Guiding Principle

- 2.7.1.1 The improvement of the health and well being of the people who live and work in Georgina, the development of strong urban and rural communities and the provision of a variety of opportunities for housing, employment, learning, social activity, culture and recreation, while protecting the natural environment.

2.7.2 Objectives

- 2.7.2.1 To promote and encourage the provision of an adequate supply, mix and range of housing types and tenures that will satisfy the needs of Georgina’s current and future population.
- 2.7.2.2 To ensure that growth in the lakeshore residential and hamlet areas is in keeping with their existing low density, single detached residential character.
- 2.7.2.3 To ensure the provision of places, facilities and other opportunities for passive and active recreation that will satisfy the needs of Georgina’s current and future population.
- 2.7.2.4 To ensure that the implementation of this Plan is coordinated with the appropriate agencies to provide adequate community facilities and social/emergency services.

2.7.2.5 To recognize, conserve and promote cultural heritage resources and archaeological sites and to perpetuate their value and benefit to the community.

2.7.2.6 To promote and support excellence in community design and building architecture.

2.8	ECONOMIC DEVELOPMENT and FINANCIAL SUSTAINABILITY
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2.8.1 Guiding Principle

2.8.1.1 The development of the Town's economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base, in accordance with the policies of this Plan.

2.8.2 Objectives

2.8.2.1 To focus the location of the majority of new business and job creation in the employment lands within the Secondary Plan Areas.

2.8.2.2 To continue to support and enhance the resource based industries of agriculture, forestry, tourism and aggregate production, in a manner that is compatible with the rural and scenic character of the Georgina countryside, and complies with sound environmental principles.

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

3. LAND USE POLICIES

3.1 PURPOSE

- 3.1.1 Lands in the Town of Georgina are to be used and/or developed in accordance with the policies of this Official Plan and the designations shown on:
- Schedule A, E1, F1, G1, L1 – Land Use Plans
Schedule H - Hamlet Area
- 3.1.2 Schedule A - Land Use Plan establishes the pattern of permitted land use in general terms, for the lands outside the Keswick, Keswick Business Park, Sutton and Pefferlaw Secondary Plan Areas, under the following land use categories:
- (i) Environmental Protection Areas 1, 2 and 3
 - (ii) Parkland Area
 - (iii) Agricultural Protection Area
 - (iv) Rural Area
 - (v) Rural Industrial Area
 - (vi) Rural Commercial Area
 - (vii) Commercial Recreation Area
 - (viii) Estate Residential Area
 - (ix) Lakeshore Residential Area
 - (x) Hamlet Area
 - (xi) Secondary Plan Areas
 - (xii) Urban Residential Area
 - (xiii) Waste Disposal Site
- 3.1.3 The provisions governing the use of lands within the land use categories as designated on Schedule A - Land Use Plan are set out in Section 3 of this Plan. The provisions governing the use of lands within the land use categories on Schedule E1 - Pefferlaw Land Use Plan, Schedule F1 - Keswick Land Use Plan, Schedule G1 - Sutton Land Use Plan and Schedule 'L1' - Keswick Business Park Land Use and Transportation Plan are set out in Sections 9.3, 9.1, 9.2, and 9.4 respectively.
- 3.1.4 The following Schedules provide information that will be used in assessing development applications and guiding public works.

However, the details contained on these Schedules are not designations but are provided for information purposes.

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

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

3.2	LAND USES PERMITTED IN ALL DESIGNATIONS
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3.2.1 The following land uses shall be permitted in all land use designations on Schedule A - Land Use Plan, unless otherwise noted in specific policies.

(a) Public Uses

Public roads, railway lines, public parks and other non-intensive recreational facilities, public utilities such as local water supply, sewage, and drainage facilities, gas, telephone and cable television transmission utility services, subject to any regulatory requirements such as the provisions of the Environmental Assessment Act. The location of such uses should be justified and the use should be compatible with the surrounding uses.

(b) Electric Power Facilities

The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. Such facilities are permitted provided that:

- (i) provisions of the Environmental Assessment Act, including regulations made under the Act and any other relevant statute, are satisfied;
- (ii) the relevant Hydro utility takes into account the Town's Official Plan policies in developing their own programs;
- (iii) Town Council is consulted prior to conducting any undertaking.

(c) Telecommunications Facilities

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

- (i) an adequate public consultation process has been followed;
- (ii) municipalities within 500 metres of the proposed facility site have been consulted;
- (iii) a site selection/justification report has been prepared;
- (iv) the structures have been designed to minimize visual impact and to avoid disturbance of *significant* natural features;
- (v) appropriate approvals have been obtained from the relevant public agencies.

(d) Accessory Uses, Buildings and Structures

Any use, building or structure which is normally incidental and subordinate to a permitted use shall be permitted on the same lot as the permitted use, subject to the regulations of the Zoning By-law, and provided adequate water supply and waste disposal facilities are available.

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

(e) Lots of Record

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

3.3	LAND USES PROHIBITED IN ALL DESIGNATIONS
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3.3.1 The following uses are prohibited in all designations in this Official Plan:

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

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

3.3.3 This Official Plan recognizes existing, closed waste disposal sites and these are designated on Schedule A - Land Use Plan. Any proposed sites, or expansions to existing waste disposal sites, shall not be permitted in any land use designation.

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

3.4	GENERAL LAND USE AND DEVELOPMENT POLICIES
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3.4.1 Hazard Lands

3.4.1.1 Hazard lands have inherent environmental hazards such as flood or erosion susceptibility, soil instability, steep slopes or any other physical conditions which may be a risk to life, health or property if such lands are developed. The development of these lands shall not be permitted, unless the hazard or hazards can be mitigated to

the satisfaction of the Town and/or any other approval authority having jurisdiction.

3.4.2 Development on an Assumed Public Road

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

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

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

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

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

3.4.2.3 No new buildings and structures or conversions will be permitted on private rights-of-way, except where such buildings and structures

are accessory to *existing* buildings or structures, or are a replacement of an *existing* building or structure.

3.4.3 Home Occupations

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

- (a) the use is carried out entirely within the dwelling unit, and can be appropriately accommodated within a residential structure;
- (b) the use is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization;
- (c) the property is the principal residence of the person carrying on the home occupation use;
- (d) no outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the home occupation use shall be permitted;
- (e) the activities associated with the home occupation use, including traffic generated and hours of operation, do not adversely affect the surrounding area;
- (f) adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;
- (g) solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
- (h) compliance with on-site parking requirements and other provisions regulating home occupations in the Zoning By-law;
- (i) a permit has been obtained from the Town to operate a home occupation.

3.4.4 Group Homes

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

- (a) distance separation regulations as established in the Zoning By-law;

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

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

3.4.5 Accessory Apartments

An accessory apartment may be permitted in a single detached dwelling, subject to an amendment to the Zoning By-law and in accordance with the following provisions:

- (a) the apartment is an “accessory unit” which is a self-contained dwelling unit supplemental to the primary residential use of the property;
- (b) only one accessory unit can be created within each single detached dwelling;
- (c) the minimum lot area for a single detached dwelling on private services being considered for the creation of an accessory unit shall be 2000 square metres;
- (d) the creation of an accessory unit within a single detached dwelling shall comply with the requirements of the Building Code Act, namely Part 8 - “Sewage Systems” of the Ontario Building Code, as amended, and/or the applicable requirements of any other relevant agency relating to private sewage system servicing, with the exception that a holding tank shall not be a permitted servicing option for new development;
- (e) a potable and sufficient supply of water for drinking and sanitary purposes shall be available;
- (f) the creation of an accessory unit shall be within a single detached dwelling that has frontage on an assumed public road;
- (g) the maximum size of the accessory unit shall be limited to a maximum of forty percent of the residential floor area of the single detached dwelling;

- (h) a maximum size of the accessory unit shall be limited to a maximum of forty percent of the residential floor area of the single detached unit;
- (i) the creation of an accessory unit shall maintain conformity with the Zoning By-law;
- (j) the creation of an accessory apartment will be subject to applicable Fire Code standards, in addition to a building permit, which will ensure that all apartments conform to the Ontario Building Code, municipal property standards and other relevant requirements;
- (k) minor variations to the minimum lot area and maximum size policies required in (c) and (g) above, may be permitted provided the intent of this Plan is maintained.

3.5	GREENLANDS SYSTEM CONTEXT AND COMPONENTS
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3.5.1 Purpose

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

3.5.2 General Policies

3.5.2.1 The Greenlands System is based on the Town of Georgina Natural Features and Greenlands System Study which was adopted by Council in June, 1996. The Greenlands System designated on Schedule A - Land Use Plan is comprised of four main components including Environmental Protection Areas 1, 2 and 3 and Parkland. The Greenlands System identified on Schedule B reflects the 1996 Study and Schedules B1 - B7 are the sub-components of the Greenlands System.

3.5.2.2 The boundaries of the Greenlands System components designated on Schedule A - Land Use Plan and the features identified on Schedules B and B1 - B7, are approximate. Specific delineation or clarification of the boundaries shall be undertaken when applications for *development* are received. Minor modifications or refinements to boundaries may occur through an Environmental Impact Statement prepared in accordance with Section 6.3.4 and peer reviewed under the provisions of Section 6.4. Where an Environmental Impact Statement recommends that minor modifications can be made to the boundary, and the Town, in

consultation with applicable agencies, approves that recommendation, then the boundary can be refined without amendment to this Plan. Where the boundary of an Environmental Protection Area designation is adjusted, the abutting land use designation shall apply, provided the intent of the Plan is maintained. However, all other modifications to the location or boundaries of lands designated Environmental Protection Area shall require an Official Plan amendment. Any amendment application proposing revisions to the Environmental Protection Area boundaries must be accompanied by an Environmental Impact Statement that has been prepared in accordance with the provisions of this Plan to the satisfaction of the Town in consultation with the relevant agencies. Refinements to boundaries may also occur through submissions of supporting environmental information for review by the Town, in consultation with applicable agencies, without amendment to this Plan.

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

- 1) Environmental Protection Area 1 designation includes Core Conservation Lands and Waters that are considered the most sensitive ecological features. The Environmental Protection Area 1 includes *significant wildlife habitat* and the habitat of endangered, threatened and vulnerable species as identified on Schedule B1, Lake Simcoe and its tributaries and shorelines as identified on Schedule B2, *significant woodlands* as identified on Schedule B3, *evaluated wetlands* as identified on Schedule B4, Areas of Natural and Scientific Interest (ANSIs) as identified on Schedule B5 and Environmentally *Significant Areas* (ESAs) as identified on Schedule B6.
- (2) Environmental Protection Area 2 designation includes Corridors that are linear natural heritage features whose primary ecological function is to connect the Core Conservation Lands and Waters. Corridors consist primarily of ravine, valley, river and stream corridors as well as *significant* natural corridors such as abandoned rail and road allowances, and hydro, pipeline and infrastructure corridors. Where Corridor lands pass through lands that are considered Core Conservation Lands and Waters, they are considered part of the Core.
- (3) Environmental Protection Area 3 designation includes Connecting Links that provide a secondary corridor function

or serve to maintain, enhance or buffer Core Conservation Lands and Waters, and Corridors. Connecting Links consist primarily of early- to mid-successional forests, mid- to late-successional forests that are less than 4 hectares in size, and transitional and unclassified vegetation. These features are identified on Schedule B7.

- (4) Parkland Area designation includes municipal parks, conservation areas, regional forests and provincial parks not previously included in the Environmental Protection Areas, that are set aside primarily for recreational or cultural use of either an active or passive nature. Parklands provide opportunities for recreation, conservation, cultural development and education.

3.5.2.4 The Greenlands System policies have been created to conserve, enhance and encourage the restoration of the quality and integrity of the *ecosystems* and natural processes. The protection, enhancement and restoration of the natural features, functions and attributes are a high priority and *development* shall comply with the requirements of Sections 3.5, 3.6, 3.7, 3.8 and 6.3.4 of this Plan.

3.5.2.5 The Town recognizes that watersheds cross municipal boundaries and that there are several important inter-municipal connecting links that have been identified between Georgina and the Townships of Brock and Uxbridge and the Towns of East Gwillimbury and Bradford-West Gwillimbury. These links include the Holland River, Maskinonge River, Black River, Zephyr Creek, Pefferlaw Brook and Uxbridge Brook. Any studies and/or applications for *development* will have regard for these inter-municipal links.

3.5.2.6 Any application for *development* within the Lakeshore Residential Areas, Serviced Lakeshore Residential Areas and the Hamlet Areas on Schedule A - Land Use Plan shall take into consideration the relevant components of the Greenlands System identified on Schedule B and Schedules B1 to B7 and comply with the requirements of Sections 3.5, 3.6, 3.7, 3.8 and 6.3.4.

3.5.2.7 Any property containing a significant natural feature, function or attribute not identified in the Greenlands System, that is identified through subsequent study, will be subject to the Guiding Principles and Objectives of this Plan and to the applicable requirements in Sections 3.6 and 6.3.4.

3.5.2.8 The Town shall examine the feasibility of preparing and implementing a Town of Georgina Tree By-law.

3.5.2.9 In the consideration of *development* applications in which there is a net loss of trees, the Town will require this loss to be compensated by the developer with the replacement of trees in a location to be determined by the Town.

3.6 ENVIRONMENTAL PROTECTION AREAS

3.6.1 Purpose

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

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

3.6.2 Permitted Uses

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

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

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

- (a) uses permitted in Environmental Protection Area 1;
- (b) *existing* agricultural uses;
- (c) an accessory apartment;
- (d) all *existing* uses.

- 3.6.2.3 The permitted uses in the Environmental Protection Area 3 shall be:
- (a) uses permitted in Environmental Protection Area 1;
 - (b) agricultural uses;
 - (c) an accessory apartment;
 - (d) all *existing* uses.

3.6.3 Policies

3.6.3.1 One new single detached dwelling on an *existing* vacant lot of record may be permitted within the Environmental Protection Areas, subject to the approval of an amendment to the Zoning By-law and an Environmental Impact Statement prepared in accordance with Section 6.3.4, and conformity with the other policies in Section 3.

3.6.3.2 Within Environmental Protection Area 1, *existing* residential and agricultural uses may be permitted to expand subject to the policies of Section 3.5 and 3.6. All other *existing* uses within Environmental Protection Area 1 become non-conforming uses and will be subject to the provisions of Section 7.2. Within Environmental Protection Areas 2 and 3, all *existing* uses may be permitted to expand subject to the policies of Sections 3.5 and 3.6.

3.6.3.3 No new agricultural operations shall be established in Environmental Protection Area 1. *Existing* agricultural operations are permitted within the Environmental Protection Area 1 and it is not the intent of this Plan to limit the ability of these agricultural operations to continue. Expansions to *existing* agricultural operations in the Environmental Protection Area 1 may be permitted subject to an amendment to the Zoning By-law and an exception to a Tree By-law approved in accordance with the Forestry and/or Municipal Act, where applicable, and an Environmental Impact Statement prepared in accordance with Section 6.3.4, demonstrating that there is no *negative impact* on the natural features or the ecological functions for which the area is identified. Expansions of *existing* agricultural operations within the Environmental Protection Area 1 that would have a *negative impact* on the natural features or the ecological functions for which the area is identified shall not be permitted.

3.6.3.4 No new agricultural operations shall be established in Environmental Protection Area 2. All *existing* agricultural uses may be permitted to expand within lands designated as Environmental Protection Area 2 subject to an exception to a Tree By-law approved in accordance with the Forestry and/or Municipal Act, where applicable.

- 3.6.3.5 Where *development* is proposed within lands designated as Environmental Protection Areas 1, 2 or 3 or within 120 metres of an *evaluated wetland* or within 50 metres of lands designated Environmental Protection Areas 1 and 2, other than conservation and erosion protection works, docks, boathouses, accessory structures and minor additions or extensions to *existing* structures, the Town shall require that an Environmental Impact Statement in accordance with Section 6.3.4 accompany the *development* application demonstrating that there will be no *negative impact* on the natural features or on the ecological functions for which the area is identified. *Development* that would have a *negative impact* on the natural features or the ecological functions for which the area is identified shall not be permitted.
- 3.6.3.6 Where lands designated Environmental Protection Area are under private ownership, it shall not be construed as implying that such areas are free and open to the public or will be purchased by the municipality or other public agency.
- 3.6.3.7 Lands within the Environmental Protection Areas shall not necessarily be acceptable as part of the 5 percent dedication for public park purposes as provided for in the Planning Act.
- 3.6.3.8 The removal, modification or destruction of the natural features, functions or linkages within the Environmental Protection Areas shall not provide the rationale for removal of these lands from the Environmental Protection Area designation.
- 3.6.3.9 No commercial *peat* extraction operations shall be permitted within the Environmental Protection Areas.
- 3.6.3.10 Home occupation and accessory apartment uses shall comply with the provisions of Section 3.4.3 and 3.4.5 respectively.
- 3.6.3.11 Flood Plains**
- 3.6.3.11.1 Within the regional storm *flood plain*, no *development* shall be permitted that is susceptible to flood damage or flood risk or which will cause *adverse effects* to existing upstream or downstream land uses except for the following, in accordance with Conservation Authority development policies:
- (a) flood or erosion control structures;
 - (b) utilities or infrastructure which by their nature must traverse water courses;

- (c) recreational facilities which are of a passive, non-structural nature that do not adversely affect the ability of flood waters to pass;
- (d) existing single detached residential development. This housing may remain and be replaced if the replacement building is protected by flood proofing measures.

3.6.3.12 Lake Simcoe Shoreline and its Tributaries

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

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

3.6.3.13 Habitat for Endangered, Threatened and Vulnerable Species

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

3.6.3.14 Woodlands

- 3.6.3.14.1 All *woodlands* within the Environmental Protection Areas are part of the Greenlands System and it is recognized that a loss of any part of the system diminishes the whole system. Therefore *woodlands* should be retained in their natural state or permitted to regenerate. *Sustainable* forest management practices are encouraged through the use of Certified Forest Management Plans.
- 3.6.3.14.2 No *development* shall be permitted within *significant woodlands* as identified on Schedule B3. Minor expansions to, or the replacement of, *existing* buildings or structures may be permitted.
- 3.6.3.14.3 *Development* may be permitted within other *woodlands* as identified on Schedule B7, subject to an Environmental Impact Statement prepared in accordance with Section 6.3.4 and an application for an exception to a Tree By-law prepared in accordance with the Forestry Act and/or the Municipal Act, where applicable.
- 3.6.3.14.4 *Sustainable* timber harvesting practices may be permitted within an Environmental Protection Area, provided the integrity of the feature is maintained. Any timber harvesting shall be in compliance with a Tree By-law prepared in accordance with the Forestry Act and/or the Municipal Act and a Certified Forest Management Plan.

3.6.3.15 Evaluated Wetlands

- 3.6.3.15.1 No new buildings, structures, *site alteration* or other forms of *development* shall be permitted in *evaluated wetlands* as identified on Schedule B4.
- 3.6.3.15.2 *Development* and *site alteration* may be permitted within 120 metres of an *evaluated wetland*, in accordance with Conservation Authority development policies and subject to the approval of an Environmental Impact Statement, by the Town, in consultation with the relevant agencies, that indicates that:
- (a) it does not result in the loss of *wetland* function;
 - (b) it does not create a subsequent demand for future development that will negatively affect the *wetland*;
 - (c) it does not result in the loss of contiguous *wetland* area;
 - (d) it does not conflict with existing site-specific *wetland* management practices.
- 3.6.3.15.3 New information generated through detailed studies and/or natural features mapping may identify previously unevaluated *wetlands*

and/or *wetland* complexes. Prior to the approval of any *development* within or on *adjacent lands or lands in close proximity* to such areas, an Environmental Impact Statement shall be prepared that identifies the extent and significance of the *wetland* and the impact of the proposed *development* in accordance with the requirements of Section 6.3.4.

3.6.4 Special Provisions

3.6.4.1 Part of Lot 1, Concession 4 (NG)

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

3.6.4.2 Part of Lot 1, Concession 2 (G) Amendment No. 104
23721 Highway 48

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

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

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

3.7	PARKLAND AREA
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3.7.1 Purpose

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

3.7.2 Permitted Uses

3.7.2.1 Permitted uses in the Parkland Area designation shall be:

- (a) parks and recreation facilities and conservation areas that are in public ownership;
- (b) passive recreation areas;
- (c) pedestrian and bicycling trails;
- (d) other compatible special purpose uses.

3.7.3 Policies

3.7.3.1 It is the intention of Council to maintain and expand the Parkland Area that is owned and maintained by the municipality. Parkland Areas serve an ancillary function within the Greenlands System but are also recognized as an important component of the recreation and open space system. In this regard, reference should be made to Section 4.3 of this Plan.

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

3.7.3.3 Development shall be required to comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as defined by Ontario Ministry of Agriculture and Food.

3.7.3.4 Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are compatible with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.

3.7.3.5 Where lands are proposed to be designated Parkland Area through an Official Plan Amendment, or where new development is proposed within a Parkland designation, the Town may require the following information in support of the application:

- (a) A Servicing Study to identify that water supply and sewage treatment is sufficient to service the lands, that the proposed development would not have a *negative impact* on the existing wells and groundwater regime, and that storm water quality and quantity issues can be addressed in an acceptable manner utilizing Best Management Practices;

- (b) An Environmental and Landscaping Analysis to determine any environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development;
- (c) A Traffic Report to indicate that the roads infrastructure and capacity are adequate to service the proposed development and to indicate any improvements that are required to alleviate potential impacts.

3.8 AQUIFER AND RECHARGE AREA

3.8.1 Purpose

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

3.8.2 Policies

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

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

3.9 AGRICULTURAL PROTECTION AREA
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3.9.1 Purpose

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

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

- (a) The soil capability for agriculture, as rated by the Canada Land Inventory (C.L.I.), is high. There is a predominance of soil capability Classes 1, 2, 3, and 4, and organic soils.
- (b) The agricultural industry in this area is characterized by at least one of the following factors:
 - (i) a high percentage of improved farmland;
 - (ii) a large number of livestock per hectare;
 - (iii) a great degree of horticultural use;
 - (iv) high economic returns per hectare.
- (c) The land base consists of large agricultural units that have not been fragmented by non-agricultural uses.

3.9.2 Permitted Uses

3.9.2.1 Permitted uses in the Agricultural Protection Area shall be:

- (a) agriculture and associated uses, buildings and structures; **(note: Section 3.9.2.1(a) is subject to Deferral 5);**
- (b) farm related commercial/industrial uses;
- (c) activities connected with the conservation of soil, water resources and wildlife;
- (d) forestry;
- (e) single detached dwellings;
- (f) home occupations;
- (g) home industries;
- (h) accessory apartments;
- (i) non-conforming uses that are permitted under a site specific zoning existing at the date of the adoption of this Plan (refer to Section 3.9.3.12).

3.9.3 Policies

3.9.3.1 Agricultural activities shall be supported, encouraged and protected. Activities which conflict with agriculture and associated uses shall not be permitted.

3.9.3.2 The Town supports and encourages the retention, replacement and naturalization of hedgerows and windbreaks.

3.9.3.3 The consolidation of agricultural parcels shall be encouraged.

3.9.3.4 The fragmentation of agricultural parcels of land and the creation of non-viable farm operations shall not be permitted. The creation of

parcels of land for agriculture and farm-related uses of less than 40 hectares shall not be permitted.

- 3.9.3.5 Farm-related severances are permitted under certain conditions, in accordance with the provisions of Section 7.5. Non-farm-related severances of the agricultural land base will not be permitted.
- 3.9.3.6 All uses in the Agricultural Protection Area are required to comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food.
- 3.9.3.7 Farm-related commercial/industrial uses which support and directly serve agriculture, and which are required to be located in proximity to farm operations, may be permitted to locate in the Agricultural Protection Area subject to an amendment to the Zoning By-law. Farm-related commercial/industrial uses include activities such as grain drying and storage of farm produce. Applications for the *development* of farm-related commercial/industrial uses shall:
- (a) minimize the use of prime agricultural land by demonstrating there are no alternative locations within the Agricultural Protection Area having poorer soils or lower agricultural capability;
 - (b) incorporate appropriate separation distances from farm operations in accordance with Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
 - (c) be located on an assumed public road and shall not compromise the design and function of the road;
 - (d) be serviced with an individual private waste disposal system and an individual private drilled well with an adequate supply;
 - (e) be compatible with the surrounding land uses.
- 3.9.3.8 The programs of the Ministry of Agriculture and Food and other organizations that encourage farmers to develop and follow conservation measures and *sustainable* farming practices will be supported. These may include the development of Environmental Farm Plans, Nutrient Management Plans and programs that will protect the long-term productivity of agricultural lands and minimize impacts on the environment. An example of this may include conservation tillage practices. In addition, the Conservation Authority may offer programs that provide funding to farmers to undertake ecologically beneficial projects on a cost sharing basis.

- 3.9.3.9 The Town will investigate the preparation of by-laws regulating intensive agricultural operations and nutrient management. Once defined in a by-law, new intensive agricultural operations shall only be permitted within the Agricultural Protection Area, subject to an amendment to the Zoning By-law. Any proposal for an intensive farming operation shall comply with:
- (a) Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
 - (b) an approved Nutrient Management Plan;
 - (c) a hydrogeological assessment regarding the suitability of the site for the proposed intensive farming operation;
 - (d) a Site Plan Agreement with the Town.
- 3.9.3.10 The Town will prepare a bylaw regulating the use and protection of topsoil.
- 3.9.3.11 Home occupation, home industry and accessory apartment uses shall comply with the provisions of sections 3.4.3, 3.10.3.8 and 3.4.5 respectively.
- 3.9.3.12 The permitted use provision under Section 3.9.2.1(i) shall only apply to vacant or undeveloped site specific zoned properties. In addition, upon further review and prior to any development taking place, Council may consider rezoning such properties to bring them into conformity with the provisions of the Plan. Furthermore, at such time as these properties are developed for the non-conforming uses permitted by the existing zoning, the policies of Section 7.2 shall apply.

3.10	RURAL AREA
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3.10.1 Purpose

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

3.10.2 Permitted Uses

3.10.2.1 Permitted uses within the Rural Area designation shall be:

- (a) single detached dwellings;
- (b) agriculture and associated uses, buildings and structures;
(note: Section 3.10.2.1(b) is subject to Deferral 5);
- (c) farm related commercial/industrial uses;
- (d) forestry;
- (e) activities connected with the conservation of soil, water resources and wildlife;
- (f) home occupations;
- (g) home industries;
- (h) accessory apartments;
- (i) non-conforming uses that are permitted under a site specific zoning existing at the date of the adoption of this Plan (refer to Section 3.10.3.10).

3.10.3 Policies

3.10.3.1 Agricultural activities shall be supported, encouraged and protected. Activities which conflict with agriculture and associated uses, shall not be permitted.

3.10.3.2 A single detached dwelling may be permitted on a lot of record created prior to May 9, 1977 by way of an amendment to the Zoning By-law, where such lot has not been expressly exempted in the Zoning By-law, provided the lot fronts on an assumed public road, or where the road is an unassumed public road and Council considers development on such road appropriate in accordance with Section 3.4.2, and provided development of the lot complies with all other provisions of this Plan.

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

3.10.3.3 The policy provisions of Section 3.9.3.8 shall also apply to the Rural Area.

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

- 3.10.3.5 Non-farm related industrial and commercial uses shall be directed to the Secondary Plan Areas and new scattered industrial or commercial uses in the Rural Area shall not be permitted. Limited expansion of *existing* Rural Industrial Areas and Rural Commercial Areas may be permitted in accordance with the policies of Sections 3.12.3 and 3.13.3 respectively.
- 3.10.3.6 Institutional uses shall generally be directed to the Secondary Plan Areas, Lakeshore Residential Areas and Hamlet Areas. Applications for new institutional uses, or expansions to *existing* institutional sites, in the Rural Area, shall require a site specific amendment to the Official Plan and Zoning By-law and may be permitted provided the use:
- (a) is designed and located to protect and enhance the Greenlands System and will not have any *negative impact* on environmental functions, features and linkages;
 - (b) is designed to minimize audio and visual nuisances and hazards, and shall provide to the satisfaction of the Town a combination of mitigation measures in order to minimize any potential *negative impacts* that the development may have on adjacent agricultural or residential uses;
 - (c) complies with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
 - (d) has direct access from an arterial or collector road;
 - (e) satisfies the following criteria:
 - (i) a detailed development plan has been submitted to the Town;
 - (ii) there is a demonstrated need and demand for the proposed land use;
 - (iii) the use will not reduce or impede surrounding farm operations or their potential for expansion;
 - (iv) the site is suitable for the proposed use and does not include unnecessary land;
 - (v) the proposed use is compatible with surrounding uses;
 - (vi) adequate water supply and waste disposal facilities are available to the satisfaction of the Town.
- 3.10.3.7 The Minimum Distance Separation Formulae in the Agricultural Code of Practice will govern the establishment and location of new livestock buildings, the renovation or expansion of existing buildings and the disposal of animal wastes. The Code will also be used to prevent adverse impact upon the farm community by restricting the

encroachment of other uses, particularly non-farm residential uses, in the agricultural livestock areas.

3.10.3.8 Home industries which are secondary to a residential dwelling on a lot and generally employing family members will be permitted. A home industry use shall only be permitted in a building separate from the residential dwelling, be limited in size, compatible with adjacent uses and operated in compliance with any zoning and/or licensing provisions.

3.10.3.9 Home occupation and accessory apartment uses shall comply with the provisions of Sections 3.4.3 and 3.4.5 respectively.

3.10.3.10 The permitted use provision under Section 3.10.2.1(i) shall only apply to vacant or undeveloped site specific zoned properties. In addition, upon further review and prior to any development taking place, Council may consider rezoning such properties to bring them into conformity with the provisions of the Plan. Furthermore, at such time as these properties are developed for the non-conforming uses permitted by the existing zoning, the policies of Section 7.2 shall apply.

3.10.4 Special Provisions

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

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

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

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

3.11	AGGREGATE RESOURCE PRIORITY AREA AND PEAT EXTRACTION
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3.11.1 Purpose

3.11.1.1 Aggregate Resource Priority Areas are shown on Schedule D for information purposes. These areas recognize the mineral

aggregate resource industry as an important component of the economic base. The policies are intended to protect the possible long term use of the priority areas of the resource, and to allow as much of the resource as is possible and environmentally responsible to be made available for use to supply resource needs.

3.11.1.2 Permitted Uses

3.11.2.1 The permitted uses in the Aggregate Resource Priority Area shall be:

- (a) those uses permitted within the underlying land use designation;
- (b) the extraction and processing of mineral aggregates and associated uses, buildings and structures.

3.11.3 Policies

3.11.3.1 Aggregate Resource Priority Areas, and *licensed pits* and quarries which existed on the date of the adoption of this Plan, are identified on Schedule D. Within the Aggregate Resource Priority Area, the establishment of a new *licensed pit* or quarry or an asphalt plant, concrete batching plant or washing plant, shall require an amendment to the Zoning By-law.

3.11.3.2 The establishment of a new *licensed pit* or quarry or the expansion of an *existing* pit or quarry shall not be permitted in:

- (a) Lakeshore Residential Area;
- (b) Hamlet Area;
- (c) Environmental Protection Areas 1 and 2.

3.11.3.3 Land uses which would preclude or hinder the expansion of *existing* mineral aggregate operations, or their continued use for resource extraction, shall not be permitted within or adjacent to an Aggregate Resource Priority Area. Separation distances between sensitive land uses and *existing* aggregate operations are usually determined on a site specific basis. To ensure impacts are identified and assessed, an influence area of 500 metres from a quarry and 300 metres from a *licensed pit* will be used to ensure that compatibility issues can be addressed. This influence area should be applied reciprocally to new sensitive land uses encroaching upon an *existing* resource extraction operation or lands identified Aggregate Resource Priority Area.

3.11.3.4 On land within or on adjacent lands or lands in close proximity to an Aggregate Resource Priority Area, *development* shall not be permitted unless either:

- (a) extraction of the resource is not economically feasible; or
- (b) the proposed land use or development would serve a greater long term public interest than resource extraction; and
- (c) issues of public health, public safety and environmental impact have been satisfactorily addressed, taking into account applicable provincial standards.

In order to assess compatibility of a new use within or adjacent to an Aggregate Resource Priority Area, Council may require the submission of technical reports similar to those required by Provincial Standards, to ensure resources are not sterilized.

3.11.3.5 For lands outside an Aggregate Resource Priority Area, an amendment to this Plan will be required to permit the establishment of a new *licensed pit* or quarry or the expansion of an *existing licensed pit* or quarry.

3.11.3.6 An application to amend this Plan or to rezone lands to permit a new *licensed pit* or quarry or to expand an *existing licensed pit* or quarry shall be required to be submitted concurrently with the application to the Ministry of Natural Resources for a license and site plan for the subject site. The application shall be accompanied by:

- (a) a general description of the site including the existing and proposed uses, any existing natural heritage features on and adjacent to the site and their ecological functions, and the existing and planned land uses adjacent to the proposed pit or quarry and along proposed haul routes;
- (b) an analysis of compatibility with surrounding uses;
- (c) a description of the project, including activities which may produce impacts, and the anticipated quality and quantity of aggregate to be extracted;
- (d) a plan identifying ultimate site development, including a progressive and ultimate road plan, any water diversion or storage; and the location of stockpiles for stripping and products;
- (e) a summary statement determining the elevation of the established ground water table within the site or demonstrating that the final depth of extraction is at least 2.5 metres above the water table for pits or 2.0 metres above the water table for quarries. A hydrogeological study will be

- required that assesses the potential impacts on the water resources for operations whose final depth of extraction will intersect the water table or required buffer areas;
- (f) an identification and assessment of the impacts (i.e. traffic, noise, dust and vibration) associated with the project and license application;
 - (g) a description of proposed measures to mitigate any identified impacts, including any measures to protect natural heritage features on adjacent lands and their ecological functions and measures to conserve cultural heritage features and archaeological potential areas;
 - (h) a progressive rehabilitation plan in accordance with the class of license;
 - (i) a well monitoring program in accordance with the hydrogeological study.
- 3.11.3.7 The extraction program and progressive rehabilitation plans shall minimize the visual impact on the surrounding area.
- 3.11.3.8 In areas where a *licensed pit* or quarry is proposed within the Agricultural Protection Area, the rehabilitation of the agricultural lands shall be required. However, complete agricultural rehabilitation is not required if:
- (a) the depth of planned extraction makes restoration of pre-extraction agricultural capability not feasible;
 - (b) the other alternatives have been satisfactorily considered and found unsuitable;
 - (c) agricultural rehabilitation in remaining areas will be maximized.
- 3.11.3.9 Rehabilitation plans for pits and quarries shall ensure that the use of the lands revert to a use permitted in the designation of the subject area on Schedule A - Land Use Plan.
- 3.11.3.10 *Wayside pits* and *portable asphalt plants* used for the purpose of supplying aggregate materials to any government project may be permitted in accordance with the Aggregate Resources Act on a temporary basis in any land use designation except for those lands within the Lakeshore Residential Area, Hamlet Area, Environmental Protection Areas and Parkland Area. Such temporary uses shall have no adverse impact on ground water, have no adverse noise, odour or dust impacts on nearby sensitive land use activities and shall be screened appropriately.

3.11.3.11 The commercial extraction of *peat* shall not be permitted in the Environmental Protection Areas. For lands outside of the Environmental Protection Areas, Official Plan amendment and zoning applications will be required to establish an operation to remove or disturb *peat* or to expand an *existing peat* operation. The application shall be accompanied by:

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

3.12 RURAL INDUSTRIAL AREA

3.12.1 Purpose

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

3.12.2 Permitted Uses

3.12.2.1 The permitted uses in the Rural Industrial Areas shall be:

- (a) farm related industrial uses, buildings and structures;

- (b) small scale manufacturing, processing, assembly, warehousing, as well as other rural industrial activities such as contractors' yards and transportation terminals;
- (c) industrial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

3.12.3 Policies

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

3.12.3.2 Expansions of a Rural Industrial Area designation or the designation of new sites shall require an amendment to this Plan and an application to amend the Plan must be accompanied by the following:

- (a) a demonstration of the need and demand for the proposed use at that location;
- (b) an analysis of the appropriateness of the location;
- (c) an analysis of the impact of the proposed use on the agricultural land base and farming activities;
- (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 6.3.4;
- (e) an analysis of compatibility with the surrounding uses;
- (f) with respect to the designation of a new site, a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for industrial development;
- (g) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system.

3.12.4 Special Provisions

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

A concrete ready-mix plant is recognized as a permitted use in addition to those uses permitted in section 3.12.2.1.

3.13	RURAL COMMERCIAL AREA
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3.13.1 Purpose

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

3.13.2 Permitted Uses

3.13.2.1 The permitted uses in the Rural Commercial Area shall be:

- (a) commercial uses that serve the rural/agricultural communities or provide services to the travelling public;
- (b) commercial uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan.

3.13.3 Policies

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

3.13.3.2 Expansions of a Rural Commercial Area designation or the designation of new sites shall require an amendment to this Plan and an application to amend the Plan must be accompanied by the following:

- (a) a demonstration of the need and demand for the proposed use at that location;
- (b) an analysis of the appropriateness of the location;
- (c) an analysis of the impact of the proposed use on the agricultural land base and farming activities;
- (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 6.3.4;
- (e) an analysis of compatibility with the surrounding uses;
- (f) a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for commercial development;
- (g) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system.

3.13.4 Special Provisions

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

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

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

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

3.14 COMMERCIAL RECREATION AREA
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3.14.1 Purpose

3.14.1.1 The purpose of the Commercial Recreation Area designation on Schedule A - Land Use Plan is to recognize *existing* and approved commercial recreation development and to ensure that any new commercial recreational development is appropriately located.

3.14.2 Permitted Uses

3.14.2.1 Permitted Uses in Commercial Recreation Area shall be:

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

3.14.3 Policies

3.14.3.1 Expansions of a Commercial Recreation Area designation or the designation of new sites shall require an amendment to this Plan and an application to amend the Plan must be accompanied by the following:

- (a) a demonstration of the need and demand for the proposed use at that location;

- (b) an analysis of the appropriateness of that location;
- (c) an analysis of the impact of the proposed use on surrounding land uses;
- (d) an Environmental Impact Statement prepared in accordance with the provisions of Section 6.3.4;
- (e) an environmental management plan of the property prepared by a qualified professional which describes the existing and proposed vegetation, extent of vegetation removal, topography, soil and ground water conditions, environmental impacts and measures to be taken to maintain and enhance any natural areas including watercourses, low-lying areas, areas of steep and/or unstable slopes, *flood plains*, vegetated areas and wildlife and fishery habitats;
- (f) a detailed engineering and servicing report prepared by a professional engineer which clearly demonstrates that the proposed development can be properly serviced by water supply and sewage disposal systems and meets the requirements of the relevant agencies, the stormwater management techniques to be used, and that there will be no adverse effect from the development on the community as it relates to soil, groundwater and surface water;
- (g) a traffic study prepared by a professional traffic engineer which analyzes the impact of the development on the surrounding road network and establishes any required modifications to the system to alleviate potential impacts;
- (h) compliance with the Minimum Distance Separation Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
- (i) a municipal financial impact assessment which analyzes the impact of the development on the financial capabilities of the Town;
- (j) a Plan of Subdivision or a Site Plan indicating the location of building envelopes, sewage disposal systems, location of roads, landscape elements, both existing and proposed, and all alterations to the natural environment including such items as grading, removal of vegetation, and alteration to watercourses;
- (k) other information that may be required by the Town to assess the proposed application.

3.14.3.2 Notwithstanding Section 3.14.3.1, no new *recreational vehicle parks* will be permitted in the Town.

3.15	ESTATE RESIDENTIAL AREA
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3.15.1 Purpose

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

3.15.2 Permitted Uses

3.15.2.1 The permitted uses in the Estate Residential Area shall be:

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

3.15.3 Policies

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

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

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

- (a) the minimum lot size is 6,000 square metres with an average lot size of not less than 8,000 square metres;
- (b) the site is visually attractive with adequate tree cover and views of the surrounding countryside and the housing is designed to be unobtrusive and blend into the landscape;
- (c) the development does not detract from the surrounding natural and cultural environment, or require significant

- alternations of the existing topography, waterways or vegetation;
- (d) the rural environment is enhanced by the inclusion of themes such as equestrian, golf, hobby farms or boating;
- (e) the Minimum Separation Distance Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food is complied with and agricultural operations are not adversely impacted;
- (f) there is an internal road system, and where appropriate, a minimum of two access points onto a public paved road;
- (g) the development is serviced with individual sewage disposal systems and drilled wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.

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

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

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

3.15.3.6 Home occupation and accessory apartment uses shall comply with the provisions of Sections 3.4.3 and 3.4.5 respectively.

3.15.4 Special Provisions

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

- (a) Part of Lot 10, Concession 4 (NG)
 - (i) Berming and tree planting will be required, particularly along the north side of the development, to give the appearance of tree covered, undulating land on the site, and further, to provide a degree of screening from Pollock Sideroad;
 - (ii) The development will include a paddock area along its west limit which will connect with a path system that will encircle the development running along the top of the river banks to the south and east sections of the development;
 - (iii) The development will be serviced with individual septic tanks and wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.

- (b) Part of Lots 22 and 23, Concession 3 (NG)
 - (i) Berming and tree planting will be required along the east and south sides of the site to provide screening from Woodbine Avenue;
 - (ii) The development will include horse riding trails to be located around the perimeter and through the middle of the development. These trails are to be protected by rights-of-way. In addition, the development will include a central open space area, approximately 2 hectares in size, owned in common by the owners of the lots within the development area. The open space area will be planted with trees under a Forestry Management Agreement;
 - (iii) The development will be serviced with municipal water supply and individual septic systems to the satisfaction of the Town. Water supply servicing will be allocated for 31 detached dwelling units based on 3.8 persons per unit and said allocation shall be transferred from the water servicing allocation

assigned by Council to phase 5 of draft plan of subdivision 19T-97055.

- (c) Part of Lots 21 and 22, Concession 6 (G)
 - (i) Berming and tree planting will be required, particularly along the north limit of the development, to give the appearance of tree covered, undulating land on the site and to provide a degree of screening from Provincial Highway No. 48;
 - (ii) The development will include a large open space area which will be dedicated for public use and will be used for conservation and outdoor recreation purposes;
 - (iii) The development will be serviced with individual septic tanks and wells to the satisfaction of the Town and/or any other approval authority having jurisdiction.

3.16 RESORT RECREATION AREA

3.16.1 Purpose

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

3.16.2 Policies

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

3.17 HAMLET AREA

3.17.1 Purpose

3.17.1.1 The purpose of the Hamlet Area designation on Schedule A - Land Use Plan is to recognize and establish firm boundaries for the hamlets in Georgina with associated policies serving to preserve and enhance the cultural heritage and rural residential character that is unique to each hamlet.

3.17.2 Permitted Uses

3.17.2.1 Permitted uses in the Hamlet Area shall be:

- (a) single detached dwellings;
- (b) community facilities, such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
- (c) institutional uses such as places of worship, cemeteries;
- (d) home occupations;
- (e) small-scale commercial uses;
- (f) accessory apartments.

3.17.3 Policies

3.17.3.1 The hamlet boundaries are delineated on Schedule H - Hamlet Area. These boundaries are intended to correspond with the *existing* limit of development.

3.17.3.2 Within the defined Hamlet Area boundaries, residential development may be permitted as *limited infilling* and minor extensions to the *existing* development.

3.17.3.3 Institutional uses that are compatible with adjacent uses and the main residential function and character of the hamlet may be permitted.

3.17.3.4 Limited commercial uses that are compatible with adjacent uses and the main residential function and character of the hamlet may be permitted. Those uses locating adjacent to residential areas will be required to reserve areas for buffer planting and/or screening and may be required to provide increased yards, to deflect lighting and to prohibit parking and loading on the side adjoining the residential area.

3.17.3.5 New industrial uses shall not be permitted in a Hamlet Area. Minor expansions of *existing* industrial uses may be permitted through a Zoning By-law amendment and such an application shall address those matters in Section 3.12.3.

3.17.3.6 Adequate off-street parking will be provided for all uses and adequate off-street loading facilities will be provided where required.

3.17.3.7 *Development* in Hamlet Areas shall be individually serviced with private drilled wells and private sewage disposal systems where groundwater quantity and quality permit.

3.17.3.8 Prior to the consideration of a *development* application that would result in either an increase in a hamlet population beyond 500 people or an expansion of the Hamlet Area boundary, or where ground water quantity and/or quality problems exist, a Settlement Capability Study and a Secondary Plan, as an amendment to the Official Plan, will be required. The following information shall accompany the application;

- (a) a comprehensive Settlement Capability Study that identifies the suitability of the area to safely accommodate future growth and development in the absence of full municipal services, and to establish a technical foundation on which to base a Secondary Plan and evaluate applications for *development*. The study must address the servicing hierarchy set out in the Region of York Official Plan by assessing the feasibility of full or communal services and, if proven to be unfeasible, assessing the feasibility of proceeding on private services. The recommendations must be approved by the Ministry of the Environment;
- (b) an identification of the man-altered landscapes that have cultural and historic values. This may be carried out by various means including the use of a visual preference study. An assessment will be required to show how the proposed development is complementary to the historic character of the hamlet;
- (c) an Environmental Impact Statement as required under Section 6.3.4;
- (d) an analysis of the hydrogeological regime to determine the availability and quality of groundwater;
- (e) an assessment of the impact of future development on existing ground water quantity and quality and on existing sources of drinking water;
- (f) an identification of any existing restrictions to future development including, but not limited to, the availability of hard and soft services in the hamlet to support this growth;
- (g) an assessment of the stormwater management facilities required to service the hamlet;
- (h) an assessment of the impact on agricultural lands and a statement of conformity with the Minimum Separation Distance Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food.

3.17.3.9 Three of the Hamlet Areas, Udora, Brownhill and Ravenshoe, are situated in close proximity to the southern municipal boundary. As a result, the developed areas of these hamlets cross the municipal

boundary. When Secondary Plans and Settlement Capability Studies for the Hamlet Areas are carried out, they should be conducted jointly with the respective adjacent municipality.

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

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

3.17.3.11 Home occupation and accessory apartment uses shall comply with the provisions of Sections 3.4.3 and 3.4.5 respectively.

3.17.3.12 *Development* shall comply with the provisions of Section 3.5.2.6.

3.17.4 Special Provisions

Amendment No. 96

3.17.4.1 Part of Lot 12, Concession 8 (G)

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

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

3.18 LAKESHORE RESIDENTIAL AREA
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3.18.1 Purpose

3.18.1.1 The purpose of the Lakeshore Residential Area designation on Schedule A - Land Use Plan, is to recognize the *existing* privately serviced residential development along the lakeshore and establish policies to preserve and enhance the cultural heritage and rural residential character that is unique to the lakeshore residential areas.

3.18.2 Permitted Uses

3.18.2.1 Permitted uses in Lakeshore Residential Areas shall be:

- (a) single detached dwellings;
- (b) community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
- (c) institutional uses such as places of worship, cemeteries;
- (d) local commercial uses that are complementary to or serve the residential area;
- (e) home occupations;
- (f) accessory apartments.

3.18.3 Policies

- 3.18.3.1 The Lakeshore Residential Area designation generally corresponds with the *existing* limit of development.
- 3.18.3.2 Subject to any municipal and agency planning requirements, minor rounding out and infill development may be permitted within the Lakeshore Residential Area. For the applicable consent provisions, refer to Section 7.5.2.8.
- 3.18.3.3 *Development* shall comply with the provisions of Section 3.5.2.6.
- 3.18.3.4 Home occupation and accessory apartment uses shall comply with the provisions of Sections 3.4.3 and 3.4.5 respectively.
- 3.18.3.5 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as increased yards and parking, or landscaped buffer strips may be required in order to protect the amenities of the surrounding residential area. Generally, these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.
- 3.18.3.6 Adequate off-street parking shall be provided for all uses.

3.18A	SERVICED LAKESHORE RESIDENTIAL AREA
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3.18A.1 Purpose

The purpose of the Serviced Lakeshore Residential Area designation on Schedule A - Land Use Plan is to recognize the *existing* residential areas along the lakeshore that are serviced or

partially serviced by municipal water and sanitary sewers. Within this designation, severance policies permit only limited growth to ensure that the cultural heritage and rural residential character that is unique to the serviced lakeshore residential areas is preserved and enhanced.

3.18A.2 Permitted Uses

3.18A.2.1 Permitted uses in the Serviced Lakeshore Residential Area shall be:

- (a) single detached dwellings;
- (b) community facilities such as halls, arenas, police and fire stations, medical facilities, recreational facilities;
- (c) institutional uses such as places of worship, cemeteries;
- (d) local commercial uses that are complementary to or serve the residential area;
- (e) home occupations;
- (f) accessory apartments.

3.18A.3 Policies

3.18A.3.1 The Serviced Lakeshore Residential Area designation generally corresponds with the *existing* limit of development that is serviced with municipal water and sewers or partially serviced with municipal water only.

3.18A.3.2. On lands located within the Serviced Lakeshore Residential Area as shown on Schedule 'A', the creation of residential lots may be permitted by severance. It is the intention of this policy not to allow new plans of subdivision. Due to servicing constraints, effective May 14, 2009, the total number of new lots to be permitted by severance within this Area shall not exceed 50. An Official Plan Amendment is required to exceed the creation of new lots beyond 50 in order to ensure the long term sustainability of Lake Simcoe, to demonstrate the appropriateness of allowing for additional residential growth within this area, and to ensure that servicing capacity is available. For the applicable consent policies, refer to Section 7.5.2.10.

3.18A.3.3 Notwithstanding any other policies of this Plan, where lands are subject to a request for the repeal of a Deeming By-law that would have the effect of re-establishing a residential lot, then any consideration of that request for repeal shall have regard for the consent policies set out in Section 7.5.2.10.

3.18A.3.4 *Development* shall comply with the provisions of Section 3.5.2.6.

- 3.18A.3.5 Home occupation and accessory apartment uses shall comply with the provisions of Sections 3.4.3. and 3.4.5 respectively.
- 3.18A.3.6 Local commercial uses that are complementary to or serve the day-to-day needs of the immediate surrounding residential area may be permitted subject to a rezoning. Where necessary, special measures such as increased yards and parking, or landscaped buffer strips may be required in order to protect the amenities of the surrounding residential area. Generally these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.
- 3.18A.3.7 Adequate off-street parking shall be provided for all uses.
- 3.18A.3.8 Proposed expansions to the boundaries of the Serviced Lakeshore Residential designation, as shown on Schedule 'A', by site-specific amendments shall only be considered as part of a municipal comprehensive review.

3.18A.4 Special Provisions

- 3.18A.4.1 Lakeshore Residential Subdivision, Part of Lots 26 and 27, Concession 3 (NG) and Parts of Plan 375
 - i) All roads serving the development shall be public roads and shall have ingress and egress onto Metro Road;
 - ii) No communal lake front facilities for boats shall be permitted;
 - iii) No commercial facilities shall be permitted;
 - iv) A storm water management study that meets the requirements of the Ministry of the Environment, Ministry of Natural Resources, Lake Simcoe Region Conservation Authority and the Town of Georgina shall be undertaken prior to development occurring on the site;
 - v) Development shall occur on large lots, both in the area and frontage, such as to be compatible with development in the immediate area. Development shall be limited to single family detached homes with a minimum floor area per dwelling unit of 140 sq m.;
 - vi) There shall be a private park, approximately 1.2 hectares in size (this park is to be used by residents of Maple Leaf Village and the residents of this subdivision);
 - vii) Vehicular parking in the private park in the subdivision shall be restricted to that of maintenance vehicles and drop-off of

- persons only. No parking shall be permitted on Lake Drive abutting the subdivision;
- viii) The maximum number of lots on the site shall be 36. Servicing will be allocated for 36 dwelling units at the time of draft plan approval, based on 3.8 persons per unit. Council, however, reserves the right to review this allocation after three years coincident with the lapsing of draft plan approval and may grant extensions of draft plan approval, or alternatively, may revoke, in whole or in part, said allocation;
 - ix) Public meetings shall be held on the subdivision agreement associated with this development;
 - x) This subdivision shall be serviced by municipal water and sanitary sewage disposal systems. Notwithstanding Section 3.18.3.3, private sewage disposal and water supply shall not be permitted.

3.18A.4.2 Part of Lots 15 and 16, Concession 9 (NG) Amendment No. 102
26 Lands End

Notwithstanding Section 3.4.2.3 on lands described as Part of Lots 15 and 16, Concession 9 (NG), and municipally known as 26 Lands End, the establishment of a single family dwelling and associated buildings, structures and uses shall be permitted on the subject property, having frontage on a private right-of-way.

3.19	SECONDARY PLAN AREAS
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3.19.1 Purpose

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

3.19.2 General Policies

3.19.2.1 Land use and development in each of the Secondary Plan Areas shall be governed by the individual Secondary Plans. Secondary Plans shall generally provide more detailed policy direction than the Official Plan with respect to specific issues related to the Secondary Plan Areas.

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

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

3.19.3 Keswick

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

3.19.4 Sutton

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

3.19.5 Pefferlaw

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

3.19.6 Keswick Business Park

3.19.6.1 Land use and development shall be subject to the policies of the Keswick Business Park Secondary Plan in Section 9.4 and Schedules 'L1' and 'L2' of this Plan.

3.20 URBAN RESIDENTIAL AREA

3.20.1 Purpose

3.20.1.1 The purpose of the Urban Residential designation on Schedule A - Land Use Plan is to recognize the planned retirement community

known as Maple Leaf Estates, located on Part of Lots 23, 24, 25, 26 and 27, Concession 3 (NG).

3.20.2 Policies

3.20.2.1 The subject area is intended to be a self-contained recreational residential retirement community, servicing the special community needs of specific population groups in the area and providing an alternate form of year-round community living in Georgina. Such a development shall exhibit a high standard of construction and services, and without limiting the generality of the foregoing, the development shall provide on-site recreational facilities such as a golf course, parks, walkways, open space areas and recreational complexes containing facilities such as shuffleboard, meeting rooms and games rooms for the use of the residents on the site. But, the development will not have highly developed commercial service, industrial and institutional facilities. It is the intent of the Municipality, as set forth in the Official Plan, as amended by the Keswick Secondary Plan, to prohibit further serviced Urban Residential development between the defined community area boundaries of Keswick and this development. Furthermore, unserviced residential development in the area between this development and the community of Keswick should be prohibited from locating on Aggregate Resource Priority Areas or Agriculture Protection Areas.

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

- (a) Only site built or assembled single family detached dwellings, including manufactured dwelling units (mobile homes) - for which a building permit under the Ontario Building Code Act would be required - with a minimum of double width, transported to the site, placed on foundations and left on site as permanent dwelling units, shall be permitted.
- (b) Development shall be by one plan of subdivision of two lots wherein one lot will contain the entire retirement community and the other lot shall contain a single family detached dwelling. A draft reference plan for the one lot containing the entire retirement community shall be submitted with the application for plan of subdivision and, as a condition of subdivision approval, the reference plan will be deposited in the Land Titles Office. All home sites, roads, the golf course,

easements, etc. will be described as parts on the deposited plan of reference.

- (c) Development on the sites, as shown on the reference plan deposited in the Land Titles Office, shall be in five phases, as set forth in the subdivision agreement. Phases 1 and 2 will not exceed 500 units.
- (d) Passive recreational facilities such as parks, walkways, golf courses and open space areas that are complementary to and compatible with the residential area shall be provided.
- (e) Active recreational uses such as recreational complexes containing facilities such as shuffleboard, meeting rooms, games rooms, a swimming pool and a golf club house (pro shop/office), and any maintenance or private utility yards and facilities shall also be provided for the exclusive use of the retirement community residents and their guests. The first nine holes of the golf course and one recreation centre will be built as part of Phase 1.
- (f) Notwithstanding subsections (d) and (e) above, and (g) below, there will be no active recreational facilities or commercial facilities such as communal marinas and dock areas, and hotels on lands that are adjacent to the Lake Simcoe shoreline and owned by the developer. All commercial facilities shall be contained within the two permitted recreational complexes to the south of Metro Road. Only recreational activities of a passive nature shall be permitted in the park and lakeshore lands in the development which are subject to Amendment No. 11 to the Official Plan of the Town of Georgina Planning Area 1982.
- (g) Commercial uses shall be restricted to small scale convenience stores necessary to serve the day-to-day needs of the residents of the development. These uses may include a tuck shop, instamatic bank teller outlet, barber shop/beauty parlour and a small cafeteria or restaurant within the aforesaid recreational complexes. These commercial uses are not intended for use by non-residents of the development and the recreational complexes will therefore not have direct access to an external municipal road.
- (h) Each site will be serviced with municipal water supply and sanitary sewage disposal. Initially, servicing capacity will be

allocated for 737 sites based on 2 persons per unit at the time of draft plan approval. Council, however, reserves the right to review this allocation at the end of the third phase of the development, up to the servicing allocation for the 737 sites, and may grant extensions of allocation for the subsequent phases (Phases 4 and 5 which consist of 336 units), in conjunction with the phasing scheme to be outlined in the Plan of Subdivision and Subdivision Agreement. When considering an extension of allocation, Council will have regard to the progress of the subject development and that of serviced development in Keswick and the availability of additional capacity for the other 336 units.

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

the development which eventually outlets onto an assumed public road. Transportation and traffic capacity studies have been completed indicating that, subject to specific road improvements, the existing road network is sufficient to carry the anticipated increased volume in traffic from the development. However, to alleviate local ratepayer concerns, Council will require continued monitoring of the traffic impact of the subject development to ensure that the improved road network continues to be adequate.

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

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

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

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

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

Therefore, Council will enact a zoning by-law under s.34 of the Planning Act, as amended, consistent with the provisions of this Official Plan affecting the entirety of the lands. With the exception of those lands generally shown as Phase 1 and Phase 2 on Figure 1 (attached to O.P.A. 10), the by-law will also utilize the holding provisions of Section 35 of the Planning Act, as amended. The zoning by-law enacted pursuant to Section 34 of the Planning Act, as amended, shall define and incorporate a holding symbol which shall be the letter 'h' and which shall precede the use and density designations contained in any such by-law. This zoning by-law shall specify the use to which lands, buildings and structures may be put at such time in the future as the holding symbol is removed from any such by-law on an incremental basis in accordance with the provisions of this Official Plan amendment.

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

Council shall not remove the holding zone provision from Phases 3, 4 and 5 unless it is satisfied that the development of Phases 1 and 2 and the subsequent phase(s) have not, or will not, based on the results of the monitoring programme, decrease the quality of the

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

Further, the holding zone shall not be removed and building permits shall not be issued for either of Phases 4 and 5 of the development if monitoring by the Town indicates that the servicing allocation for the prior three phases of the development has been reached prior to the maximum number of units being in place for these prior phases.

Prior to amending the by-law to remove the 'h' and allow Phases 3, 4 and/or 5, Council will hold public meetings and hear public submissions with respect to the above and any other relevant matters.

- 3.20.2.4 It is an objective of this Plan to protect Lake Simcoe as an important environmental and economic resource for the Town of Georgina. Therefore, as a condition of approval of the plan of subdivision, a storm water management programme shall be developed to the satisfaction of the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources and approved under the Ontario Water Resources Act. In assessing the storm water management programme, which shall include the provision for the monitoring of water quality up until one year following 80% of the

construction of homes in the most recently approved phase, it is understood that the Ministry of the Environment will have regard to its "Blue Book" entitled Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment, Nov. 1978; Revised May 1984 (as may be amended from time to time) or any additional objectives or criteria it deems appropriate. It is further understood that reasonable application of the "Blue Book" requires that the Ministry use its discretion in interpreting the document.

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

1) CURRENT STUDY:

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

2) SURVEY OF EXISTING WATER QUALITY CONDITIONS:

This study shall be undertaken with a view to determine the water quality parameters and their relationship to the

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

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

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

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

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

3) PHYSICAL CHARACTERISTICS:

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

The existing conditions of the bottom substrate within the study area (an area approximately 200 metres out from the shoreline and 300 metres along the shoreline) will be identified and mapped by two methods. The first is a

mapping technique designed by the Lake Simcoe Fisheries Assessment Unit which is as outlined by Fulford et al (1979) and Thorn et al (1978).

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

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

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

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

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

Transect observations will be carried out to increase the total area actually observed and recorded by SCUBA and to locate any isolate shoals or potential fish habitat within the study area. A total of 12 transects will be laid out at 25 metre intervals perpendicular to the shoreline out to the 5 metre depth (approximately 200 m). Observations will be made every 20 metres along the transect. Information will be collected on:

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

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

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

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

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

3.20.2.6 In addition to the water quality objectives for this development, other objectives relate to traffic, finance and social services. It is an objective of this development to discourage the flow of traffic toward the existing Lakeshore community of Roches Point. In this regard, Council will take steps to control motorists from using Varney and Deer Park Roads west of The Queensway by such measures as signage, i.e., "Local Traffic Only", "No Heavy Trucks". Further, there shall be no levy, contribution or external work provided for in the subdivision agreement for improvements to Deer Park Road west of Varney Road.

It is also an objective to ensure that the development does not become a financial burden on the taxpayers of the Municipality, primarily through the provision of social services.

- 3.20.2.7 The subdivision agreement, among other things, shall outline the Developer's responsibilities for maintaining certain securities in the development such as the monitoring program, and effective storm water, sewage and water treatment facilities. In particular, the subdivision agreement shall contain security guaranteeing the introduction maintenance, alteration or substitution, including on-site treatment and extension of the lake outfall facility (if there is an unacceptable engineering problem with the system) of the storm water management of activities on site by the developer. Finally, if at any time the monitoring results for water quality indicate that, in the opinion of the Ministry of the Environment, the quality of water, as a result of runoff from the development into Lake Simcoe, does reach unacceptable levels, based on Provincial criteria, then remedial action will be taken immediately.
- 3.20.2.8 Further, the subdivision agreement shall contain a clause to the effect that where existing development is permitted to connect to the service extensions to the site from Keswick provided by the developer, that there shall be a pro rata fee charged for such connection and the Municipality shall ensure that the developer of this site receives that fee.
- 3.20.2.9 To minimize the impact which construction may have on the immediate area, the subdivision agreement shall also contain the following provisions:
- (a) Excavation materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake Simcoe;
 - (b) The storm water pond shall be maintained free from debris and inordinate sedimentation;
 - (c) With reference to on-site construction, construction equipment shall use the following designated roads for the purpose of accessing the site:
 - Woodbine Avenue
 - Deer Park Road east of the inter-section with The Queensway
- 3.20.2.10 The subject land shall be zoned Residential and Open Space (for the golf course and large common areas) in an implementing zoning by-law.

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

- 3.20.2.11 The maximum number of dwelling units permitted on the site shall be 1,073. This assumes a population of 2,200 on approximately 160 hectares.
- 3.20.2.12 The storm water management programme and monitoring reports required herein shall be made available by the Municipality to interested ratepayer groups within a reasonable time prior to the acceptance and approval by the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources. For the purpose of sampling, access to the sewage pumping station overflow and storm sewer outfall systems will be given by the Town or other owner, within reason, to any professional qualified to take such samples at no risk or expense to the Town or other owner and in accordance with all relevant Provincial legislation. Complete information regarding the contents of these agreements and monitoring studies will be made available for viewing by the public, upon request, at the local Municipal offices in advance of any public meeting and prior to Council entering into such agreements.
- 3.20.2.13 The subdivision agreement shall provide that in the event the owner fails to maintain the services at a level satisfactory to the Town, the Region or the Ministry of the Environment, or the developer decides at a future point to further subdivide the lands by a plan of subdivision, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council, or the Ministry of the Environment, may require, that in the event the owner decides to proceed with a plan of condominium, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council will ensure that the necessary easements form part of the subdivision agreement.
- 3.20.2.14 Any Official Plan amendment application to revise the above special provisions for the proposed Maple Leaf Estates planned retirement community will be required to consider the functions, attributes and linkages of the significant natural features as identified in the Town of Georgina Natural Features and Greenlands System Study (1996) and the application will be evaluated in accordance with the provisions of this Official Plan.

3.21	BUSINESS PARK STUDY AREA
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- (a) The Business Park Study Area Overlay Designation shown on Schedule A - Land Use Plan, identifies lands adjacent to and to the east of Woodbine Avenue, outside of the current Keswick Urban Area Boundary. The purpose of this Overlay Designation is to recognize the long-term potential of this area as a location for employment generating land uses.
- (b) This land area will remain subject to the underlying land use designations and policies of the Official Plan, until such time as the following conditions have been met to the satisfaction of the Town:
- i) Region of York and Town of Georgina Official Plan Amendments extending the urban boundary of the community of Keswick, including appropriate need and justification analyses, have been approved. Specifically, the requirements of Section 5.2.3 of the Region of York Official Plan must be satisfied;
 - ii) Highway 404 has been extended (built) to Queensville and there is a commitment from the Provincial government to build the Highway up to the planned Woodbine Avenue/Ravenshoe Road interchange;
 - iii) a Secondary Plan has been prepared and adopted by the Town that includes:
 - a detailed Land Use and Phasing Plan;
 - a Land Use Summary Table;
 - a Landscape and Open Space Plan;
 - any required Environmental Impact Statements;
 - a Traffic Impact Study; and,
 - a Functional Servicing Plan.

Nothing in this Official Plan prevents the municipality from preparing any one, or more, of these detailed planning and engineering studies in advance of the required Official Plan Amendments.
 - iv) a comprehensive set of Urban Design Guidelines has been prepared; and,
 - v) an agreement has been reached between the Town and affected landowners that the contiguous lands outside of the Keswick Secondary Plan Area, owned by the affected landowners within the Business Park Study Area designation and identified as Environmental Protection Areas in the Official Plan, shall be

dedicated to the Town as part of the development approval process.

- (c) This Overlay Designation and policy framework will be reconsidered during the five-year review of this Official Plan.
- (d) Schedule A - Land Use Plan identifies the provincially approved route for extension of Highway 404 through the Town of Georgina. The final alignment will be determined through the completion of a route location study by the Ministry of Transportation. Any change to the alignment of the Highway that is in keeping with the goals and intent of the Plan shall not require an Amendment to this Plan.
- (e) Schedule A - Land Use Plan also identifies the provincially approved interchange location, and a proposed additional interchange at Highway 404 and Glenwoods Avenue. It is the intent of the Town, in conjunction with the Region of York to promote the early development of both of the identified interchanges.

4. HEALTHY COMMUNITIES

4.1 PURPOSE

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

4.2 HOUSING

4.2.1 Policies

- 4.2.1.1 The Town shall encourage the provision of a full range of housing types and densities to meet the projected demographic and market requirements of current and future residents, recognizing that these requirements shall primarily be satisfied through residential development in Keswick and to a lesser degree, in Sutton and Pefferlaw, in accordance with the policies of the relevant Secondary Plans.
- 4.2.1.2 The Town will ensure an adequate housing supply by:
- (a) maintaining a ten year supply of lands that are designated for residential purposes in the Secondary Plan Areas;
 - (b) maintaining in the Secondary Plan Areas, at least a three year supply of lots within plans of subdivision that have been draft approved or registered;
 - (c) encouraging the provision of affordable housing opportunities within the Town;
 - (d) providing for an adequate supply of serviced lands for residential purposes in a variety of locations within the Town;
 - (e) adopting monitoring procedures to ensure that the objectives of this Plan are being met;
 - (f) encouraging infilling and intensification through development of vacant or under-utilized lands or redevelopment of existing buildings where appropriate;
 - (g) providing a diverse and innovative housing stock in terms of design, types, tenure, density and cost.

4.3 RECREATION AND OPEN SPACE

4.3.1 Policies

4.3.1.1 Open space, for the purpose of this Plan, is defined as outdoor space which serves the following functions:

- (a) enhancement and provision of opportunities for recreation;
- (b) creation and reinforcement of physical and social spaces;
- (c) preservation and protection of natural and man made environments.

4.3.1.2 In order to establish a diverse open space system in the Town for both leisure use and compatible open space functions, the Draft Leisure Services Master Plan will be re-evaluated to ensure that the following is addressed:

- (a) the opportunities for increased public access to the Lake Simcoe shoreline, for use by residents and tourists through the identification of large tracts of undeveloped land and areas of potential redevelopment to be developed for the use and enjoyment of the public, if economically, socially and environmentally feasible;
- (b) the feasibility of the development of an extensive pedestrian/bicycle trail system that will follow the Lake Simcoe shoreline where appropriate, and be connected with trails within the Secondary Plan Areas and the rural area. In addition, where possible this trail system should connect with trails being developed elsewhere in York Region such as the Oak Ridges Moraine Trail and the Nokiidaa Trail;
- (c) the location of appropriate recreational facilities in the rural area.

4.3.1.3 Development of any recreation and open space uses shall be designed to enhance the natural environment wherever possible, to maintain the character of the landscape and to minimize disruption to surrounding existing land uses, particularly agricultural operations and residential uses.

4.3.1.4 Where lands which are privately owned are zoned "Open Space" in the Zoning By-law, it shall not be implied that such areas are free and open to the general public, nor that they will necessarily be purchased or expropriated by the Town or any other public agency, but rather that buildings or land uses proposed on these lands must comply with the requirements of the "Open Space" zone in the said

by-law. The owners of such lands are encouraged to preserve and enhance the qualities of their properties.

- 4.3.1.5 Land for recreation and open space uses may be provided through park dedication, according to Town policy and by-laws, as provided in the Planning Act and through other acquisitions by public agencies. However, where land is to be dedicated under the Planning Act, the Town shall not necessarily accept lands that are designated Environmental Protection Area, used for storm water management purposes, drainage, nor any other land deemed unsuitable by the Town, as part of such land dedication.
- 4.3.1.6 If, when considering a development or redevelopment proposal, Council determines that land which has been identified as being a potential park site is more suitable for open space purposes than lands within the perimeter of the development or redevelopment area, Council may authorize that such other land be purchased using funds obtained from the developer in lieu of parkland dedication within such development or redevelopment area.
- 4.3.1.7 The Town will use a Municipal Park standard of 2.25 ha/1000 population to include Neighbourhood Parks and Community Parks and municipally owned special open space areas. The municipal standard excludes those park lands and open spaces owned by senior levels of government.
- 4.3.1.8 The following park standards shall serve as a guideline for public park development:
- (a) land for Neighbourhood Parks shall be provided in the proportion of 1.0 ha/1000 population and such parks shall have a minimum area of 1.5 ha;
 - (b) land for Community Parks shall be provided in the proportion of 1.25 ha/1000 population and such parks shall have a minimum area of 4 ha;
 - (c) no specific standard of provisions or minimum size is recommended for municipally owned special open space areas. The size, location and provision will be determined by need and function.

4.4	EDUCATION FACILITIES
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4.4.1 Policies

4.4.1.1 The Town will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and related community facilities throughout the municipality to accommodate the needs of the residents. These sites and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the School Boards.

4.4.1.2 The Town shall encourage the location of school sites to be adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities. The Town shall also encourage the development of shared school buildings where feasible to maximize the use of land and financial resources.

4.4.1.3 The Town may consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards, so that the land can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise be provided at a school site.

4.5	COMMUNITY FACILITIES
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4.5.1 Policies

4.5.1.1 Community facilities include facilities designed to meet the recreational, social and cultural needs of the residents including places of worship, daycare centres, museums, cultural centres or other similar uses. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.

4.5.1.2 In determining appropriate locations for community facilities, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.

4.6	FIRE AND EMERGENCY SERVICES
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4.6.1 Policies

- 4.6.1.1 The Town shall ensure the efficient and effective allocation of fire station sites and emergency services through the Town, in consultation with the Region of York Police, the Region of York Emergency Medical Services, the Town Fire Department and adjacent municipalities.
- 4.6.1.2 The Town shall consult with the Fire Department with respect to the establishment of fire station locations. Such stations shall have convenient access to arterial roads, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings.
- 4.6.1.3 The Town shall ensure that adequate emergency access is provided throughout the Town for police, fire and other emergency vehicles.
- 4.6.1.4 Site plans and draft plans of subdivision will be reviewed to ensure that they are designed to accommodate fire prevention and timely emergency response.

4.7	COMMUNITY IMPROVEMENT AREAS
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4.7.1 Defining a Community Improvement Area

- 4.7.1.1 The Town shall, within Community Improvement Areas, provide for the maintenance, rehabilitation and revitalization of residential and commercial areas and to ensure the provision of the amenity, safety and environmental quality in these areas. The Community Improvement Areas, outside of the Keswick, Sutton and Pefferlaw Secondary Plan Areas, are identified on Schedule K.
- 4.7.1.2 Through the identification of Community Improvement Areas with resident and business groups with community improvement objectives, the Town will ensure the efficient use of existing municipal services and will maintain and upgrade public services and utilities.
- 4.7.1.3 The following criteria shall be utilized when defining Community Improvement Areas:

- (a) a substantial portion of the housing and other buildings are in need of maintenance and/or rehabilitation and/or redevelopment; or
- (b) inadequacies in the sanitary sewer system, storm sewer system and/or system of watermains; or
- (c) inadequate sidewalks, curbs and/or roads; or
- (d) insufficient lighting; or
- (e) the presence of deficiencies in social and recreation facilities; or
- (f) deficiencies unique to commercial areas including poor traffic circulation, lack of parking facilities or high commercial vacancy rate;
- (g) areas containing buildings of a heritage significance.

4.7.2 Policies

- 4.7.2.1 The phasing of each improvement should permit a logical sequence of events to occur without unnecessary hardship on area residents and the business community. Improvements which will most substantially increase the stability and aesthetic and environmental qualities of a community improvement area shall be undertaken first. When appropriate, a substantial portion of the improvements in one project area shall be completed before a by-law is passed designating a second project area. Notwithstanding this, when a severe community facility deficiency is identified, a by-law may be passed designating a Community Improvement Project Area, allowing work to be undertaken.
- 4.7.2.2 Prior to undertaking improvements, Council shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required work.
- 4.7.2.3 The Community Improvement Project Areas will be designated by by-law and the Community Improvement Project Plans will be prepared by staff and adopted by by-law after public meetings are held to obtain the comments of landowners and residents in the respective areas.
- 4.7.2.4 The implementation of community improvements will be achieved through the following methods:
- (a) participation in Provincial and Federal government Community Improvement programmes and application for respective grants for the construction of community improvements and assisted housing, and for the restoration

- of heritage buildings. Community organizations will be encouraged to assist financially in such undertakings;
- (b) participation in Provincial and Federal government programmes which provide assistance to private landowners for the maintenance, rehabilitation and redevelopment of their properties, and further, to advertise that such financial assistance is available;
 - (c) continued enforcement of the comprehensive Zoning By-law, Property Standards By-law and Sign By-law;
 - (d) continued support of existing Business Improvement Areas (B.I.A.) and the encouragement of new B.I.A.'s in the remaining commercial centres in efforts to maintain strong and vital commercial areas;
 - (e) participation in the coordination of public and private redevelopment, rehabilitation and heritage projects by providing administrative and liaison assistance;
 - (f) a by-law providing for cash-in-lieu of parking facilities where the provision of such facilities is not practical or is premature and the utilization of such monies for municipal parking lots.

4.8	HERITAGE CONSERVATION AND ARCHAEOLOGICAL PRESERVATION
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4.8.1 Policies

4.8.1.1 The Town, through the management of its heritage resources, seeks:

- (a) the conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential for their adaptive reuse;
- (b) the integration of the conservation of heritage resources into the Town's general planning approach;
- (c) the promotion of an understanding and appreciation of the heritage resources of the Town to both residents and visitors.

4.8.1.2 The Town will protect cultural and archaeological resources by requiring the identification, restoration, protection and maintenance of cultural and archaeological resources. Heritage conservation will be integrated into the development approval process by requiring the preparation of an archaeological assessment when a development proposal affects known archaeological resources or areas of archaeological potential. Archaeological assessments

shall be completed by qualified licensed archaeologists in areas considered to have archaeological potential prior to development approval in accordance with Ministry of Citizenship, Culture and Recreation technical conservation guidelines and Heritage Act Regulations.

- 4.8.1.3 The Town, through the Georgina Heritage Committee, may examine buildings and sites with regard to the desirability and suitability for restoration, conservation and preservation purposes, and support initiatives, such as the creation of heritage resource information bases, comprehensive heritage site inventories and heritage master plans. The Town may consider areas within the municipality for future designation as Heritage Conservation Districts and may also designate buildings and structures of heritage significance under the Ontario Heritage Act.
- 4.8.1.4 The Town shall consult with the Georgina Island First Nation and relevant government agencies, including the Ministry of Citizenship, Culture and Recreation and the Ministry of Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Heritage Act and the Cemeteries Act shall apply.
- 4.8.1.5 The Town shall give consideration to the effects of municipal public works or similar municipal undertaking affecting buildings and features of historical significance. Consideration shall also be given to conserving *built heritage resources*, *cultural heritage landscapes* or other such resources that are under municipal ownership and/or stewardship.
- 4.8.1.6 The design of development and/or redevelopment should consider and reflect the character and streetscape/landscape of the area.
- 4.8.1.7 Where feasible and desirable, incentives may be provided to land developers in exchange for preservation of significant *cultural heritage resources*. This can be accomplished by permitting increased densities, density transfers and by providing assistance through a trust fund or other means considered appropriate, in exchange for heritage resource conservation.
- 4.8.1.8 The Town will work with the Georgina Island First Nation and the community to identify significant *cultural heritage resources* that should be protected and conserved.

- 4.8.1.9 In recognition of the importance of the fact that *cultural heritage resources* are tied most significantly to their original location, such resources shall be, wherever possible, incorporated into new development plans.

4.9 COMMUNITY DESIGN

4.9.1 Policies

4.9.1.1 To create developments at various scales which, through excellence in community design, foster attractive, safe built environments and communities where people interact, learn, work, play and reside. To achieve excellent community design, the Town shall encourage and support:

- (a) private and public developments which offer pedestrians and other users a high level of comfort, enjoyment and personal protection;
- (b) private and public developments which provide an integrated mix of uses, activities and experiences, including the provision of social and health facilities, arts, culture and recreation facilities;
- (c) private and public developments which are designed to fit their contexts by considering the mix of uses, and the massing, height, scale, architectural style and details of existing, adjacent buildings and structures;
- (d) where appropriate, the creation of landmarks and other distinctive elements or focal points for activities and events to help foster community identity and sense of place;
- (e) private and public developments which establish appropriate relationships between built and natural environments, which ensure that natural systems are protected and celebrate significant aspects of the natural and cultural landscape.

4.9.1.2 In the review of development applications, the following site development criteria shall be implemented:

- (a) buildings shall be street-front oriented and provide direct street access for pedestrians;
- (b) parking areas shall be sited to the side, rear or underground;
- (c) land use compatibility between commercial and residential buildings shall be achieved through appropriate building siting, design and landscape treatment;
- (d) high quality landscape treatment shall be provided;

- (e) building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space;
- (f) refuse collection areas will be internal to buildings, wherever possible;
- (g) loading areas and outdoor refuse collection areas shall be unobtrusive and screened where necessary and shall generally be located at the side or the rear of the building;
- (h) no open storage is permitted except as permitted under the Zoning By-law and appropriately screened;
- (i) common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible;
- (j) building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design Principles (CPTED) including: natural surveillance; natural access control; territorial reinforcement; and space assessment;
- (k) the proper siting and design of buildings at prominent or highly visible locations such as 4-way or T-intersections and the creation of significant views along the street line, across open spaces or to focal points.

4.9.1.3 Where appropriate, the Town may require a Community or Urban Design Report. The purpose of the report will be to establish a set of guidelines that will provide general direction for the way in which new development is to be located, designed and developed within a specific area. The Community or Urban Design Report will be required to address those matters in Section 4.9.1.1 and the matters of 4.9.1.2 where applicable.

4.9.1.4 The Town may require that Architectural Design Guidelines be prepared to accompany a Community or Urban Design Report. The Guidelines will deal only with the physical elements within the private realm that contribute to the development of character and a 'sense of place' for the community. The Guidelines will build upon the principles and concepts established in the Community or Urban Design Report and will establish a common vision, providing the builders of the community with guidance to achieve that vision.

5. SERVICING AND INFRASTRUCTURE

5.1 PURPOSE

- 5.1.1 The policies of this section provide direction with respect to the provision of transportation services, sanitary sewage and water supply services, waste management disposal, recycling and composting and stormwater management.

5.2 TRANSPORTATION

5.2.1 Purpose

- 5.2.1.1 To encourage the development of a safe and integrated transportation system for the efficient movement of people, goods and services in Georgina that consists of provincial, regional and municipal roads, airports and aerodromes, public transit services, water transportation on Lake Simcoe, cycling, snowmobiling and pedestrian facilities.

5.2.2 Road Network Policies

- 5.2.2.1 The roads of the Town of Georgina, outside of the Keswick, Sutton and Pefferlaw Secondary Plan Areas, are classified on Schedule I - Roads Plan, according to their ultimate function. The classification and policies respecting the roads within the Secondary Plans are contained in Section 9 of this Plan and Schedules E3, F2 and G3.

- 5.2.2.2 The general function, design requirements and planned widths of the roads as classified on Schedule I - Roads Plan are set out below:

(a) **PROVINCIAL HIGHWAYS**

Provincial highways are designed to serve regional and inter-regional travel demands, with a high degree of access control. These roads are to be designed to the satisfaction of the Ministry of Transportation, or any other authority having jurisdiction. The proposed Highway 404 is included in this classification. Any development located adjacent to a provincial highway will be subject to the geometric and safety

requirements as well as the permit control of the Ministry of Transportation in accordance with the Public Transportation and Highway Improvement Act.

(b) **ARTERIAL ROADS**

Arterial roads are designed to serve regional travel demands, with limited access to abutting properties. These roads are also divided into two types as follows:

- (i) Major Arterial - These include major Regional roads with right-of-way widths of 36 to 45 metres.
- (ii) Minor Arterial - These include Regional roads of lesser significance with right-of-widths up to 30 metres.

(c) **COLLECTOR ROADS**

Collector roads are designed to serve the movement of medium volumes of traffic between arterial and local roads, with some degree of access control to abutting properties, with a right-of-way width of 23 to 26 metres.

(d) **LOCAL ROADS**

Local roads are designed to serve residential neighbourhoods and other non-major traffic generating areas, provide land access to abutting properties and a right-of-way width of 20 metres.

(e) **PRIVATE ROADS**

While private roads serving a condominium or lease arrangement area are not maintained by the Town, this Plan recognizes that such private roads should be adequate for traffic, including fire protection vehicles, and shall be designed to meet the Town's design standards and specifications.

- 5.2.2.3 The Town, as a condition of development or redevelopment, may require lands for the purposes of road widening or extensions to be dedicated to the appropriate authority having jurisdiction, in accordance with the requirements of Section 5.2.2.2. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges,

sight triangles, grade separations with a railway, and drainage and buffering improvements. Where additional land is required for widening and extensions, such land shall be obtained in accordance with the provisions of the Planning Act.

5.2.2.4 Schedule A - Land Use Plan designates the technically preferred route for the extension of Highway 404. The final alignment will be determined through the completion of a route location study by the Ministry of Transportation. Any change to the alignment of the Highway that is in keeping with the goals and intent of the Plan shall not require an amendment to this Plan.

5.2.2.5 Any new road access must be designed in such a manner that no traffic hazard is created by reason of concealment of such access by a curve or grade. Access points should be limited, especially in respect to major roads. Comments from the appropriate engineering department in respect to development proposals will be sought and carefully considered. Approval will be granted only if the access is found to be adequate.

5.2.2.6 It is intended, as traffic conditions warrant, that improvements such as jog eliminations, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization will be undertaken.

5.2.2.7 It is intended that level railroad crossings in the Town be improved by means of grade separations or provided with other protective measures, such as sight triangles and signals.

5.2.2.8 Construction of new roads and bridges and the reconstruction of existing facilities will be undertaken in a manner to minimize the impact on *significant* natural and cultural features. Accordingly, when such construction or reconstruction is considered, Council will consult with appropriate Regional and Provincial agencies.

5.2.3 Transit Service Policies

5.2.3.1 The Town shall work with the Province to maintain and enhance existing Go Bus transit services within the Town.

5.2.3.2 The Town shall work with the Region of York to develop a regional transit system in accordance with the needs of the Town and the policies of the Regional Official Plan. In particular, the Town shall encourage and support the creation of a regional transit system which will link the communities in the Town and with other

communities in the Region, and which will provide internal service within each community.

5.2.3.3 The Town shall support transit supportive community design measures, and in particular shall ensure that:

- (a) arterial and collector roads are designed to accommodate transit facilities;
- (b) subdivisions are designed to permit effective pedestrian access to transit routes.

5.2.3.4 The Town shall require, as a condition of development or redevelopment, that adequate off-street parking and loading facilities be provided. However, notwithstanding the foregoing, the Town shall encourage the retention and expansion of on-street parking in areas where it will not interfere with the efficient movement of traffic.

5.2.4 Pedestrian and Bicycle System Policies

5.2.4.1 The primary system for pedestrian movement in the rural area shall be along roadways and the trail system. Sidewalks are the primary system for pedestrian movement within the Secondary Plan Areas. Where physically and financially feasible, these systems are to be integrated with each other.

5.2.4.2 Bicycle movement shall generally be accommodated in the street right-of-way. Consideration shall be given to the inclusion of bicycle lanes in rights-of-way for new arterial and collector roads. On existing arterial and collector roads, the addition of facilities for bicycles shall be considered when such roads are reconstructed, or where it is physically and financially feasible to do so.

5.2.5 Rail Service Policies

5.2.5.1 Rail service is important to the Town. The safety considerations related to rail, vehicular and pedestrian movement and adjacent land uses is also recognized. The following shall be reviewed on a regular basis:

- (a) the provision of protective measures such as daylighting triangles, signals, gates and combinations thereof;
- (b) the elimination of level crossings;
- (c) the incorporation of safety measures for land uses adjacent to rail lines.

- 5.2.5.2 Prior to development approvals being granted for lands in close proximity to railway lines or noise and/or vibration sources, or for uses that generate a significant amount of noise and/or vibration, a noise and vibration analysis shall be carried out by the applicant in consultation with the appropriate railway and/or provincial authorities and to the satisfaction of the Town.
- 5.2.5.3 All proposed development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Town and Ministry of the Environment, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from noise that were identified.
- 5.2.5.4 All proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, and shall be to the satisfaction of the Town and the Ministry of the Environment in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any *adverse effects* from vibration that were identified.
- 5.2.5.5 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Town in consultation with the appropriate railway.
- 5.2.6 Airports and Aerodromes Policies**
- 5.2.6.1 All existing and future airport and aerodrome uses shall comply with the Federal Aeronautics Act and Regulations.
- 5.2.6.2 The Town shall not be supportive of airports and aerodrome facilities being located within the Environmental Protection Areas or in locations that would result in land use conflicts with surrounding uses.
- 5.2.6.3 To minimize conflicts between airport operations and surrounding land uses, Noise Exposure Forecasts as required by the Province of Ontario shall be utilized.
- 5.2.6.4 Aviation-related uses including industrial, commercial, transportation and institutional uses that utilize the airport facilities or that benefit from close proximity to such facility may be permitted adjacent or in close proximity to an airport or aerodrome subject to an amendment to this Plan.

5.2.7 Trail System Policies

- 5.2.7.1 To develop a multi-use trail system that would connect the shoreline areas with other areas within the Georgina Greenlands System, where appropriate, and with linkages to other trails in the Region such as the Oak Ridges Moraine Trail and the Nokiidaa Trail.
- 5.2.7.2 Multi-use trail facilities will be encouraged both as a means of travel and for recreational purposes.
- 5.2.7.3 Recreational trails that can accommodate various users year-round such as pedestrians, cyclists and snowmobilers will be encouraged, particularly those which re-use abandoned railway right of ways. To ensure safety, the development of the trail system will consider the separation of the various uses/users.
- 5.2.7.4 The Town will review and revise the “Draft Trails and Cycling Network Study”, in consultation with the community, to determine the best locations for the multi-use trail facilities, the types of users, uses to be permitted on the various trails and the methods of implementation and maintenance.
- 5.2.7.5 Where new development is proposed, specific routes for trails shall be established as part of the development plan if appropriate, and the provision of a trail system link shall be a condition of approval of development, where appropriate.

5.2.8 Alternative Energy Sources

- 5.2.8.1 The use of alternate energy sources, such as solar energy, shall be encouraged in the design of buildings and structures. In addition, the limited use of wind turbines may be permitted, subject to location, noise and height regulations in the Zoning By-law.

5.3	SANITARY SEWAGE AND WATER SUPPLY SERVICES
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5.3.1 Policies

- 5.3.1.1 To provide a staged program for the improvement and extension of Town sanitary sewage and water supply services, in accordance with the provisions of the relevant Secondary Plans and other relevant municipal, regional and provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of a long-term capital budget program. The Region of

York shall be notified of any allocation of water and sewer servicing capacity at draft approval of plans of subdivision.

5.3.1.2 **Keswick**

The Keswick Secondary Plan has established an urban service area boundary and includes detailed municipal sanitary sewer and water supply servicing and allocation policies.

5.3.1.3 **Sutton**

The Water Pollution Control Plant has a capacity of 4,500 persons. A proposed expanded Water Pollution Control Plant will have an ultimate capacity to accommodate 16,500 persons equivalent. The water distribution system at present has a capacity of 5,670 persons. A new Water Treatment Plant, upon completion of all the phased expansions, will have an ultimate capacity of approximately 47,000 persons and is proposed to be constructed on Kennedy Road in the location shown by the symbol WTP on Schedule J - Willow Beach and Surrounding Lakeshore Residential Service Area.

The Sutton Secondary Plan has established an urban service area boundary and includes detailed municipal sanitary sewer and water supply servicing and allocation policies.

5.3.1.4 **Pefferlaw**

It is not anticipated within the planning horizon of this Plan that the Pefferlaw Secondary Plan area will be provided with municipal sanitary sewer and water supply services.

5.3.1.5 **Willow Beach and Surrounding Lakeshore Residential Service Area**

A Willow Beach and Surrounding Lakeshore Residential Service Area is shown on Schedule J. Council may, at its discretion permit the connection of municipal water supply and sewer systems to *existing* development on lands abutting, but outside of the Service Area boundary, subject to the availability of servicing allocation and any other conditions and requirements, financial or otherwise, of the Town.

5.3.1.5.1 SPECIAL PROVISIONS:

5.3.1.5.1.1 Part of Lot 23, Concession 2 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

5.3.1.5.1.2 Part of Lot 9, Concession 9 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500 as amended, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

5.3.1.5.1.3 Part of Lot 9, Concession 9 (NG) Amendment No. 103

Notwithstanding the provisions of Section 5.3.1.5, and subject to all other policies of this Plan and Zoning By-law 500, one new dwelling may be permitted to connect to municipal water supply and sewer systems.

5.3.1.6 Maple Leaf Estates

In that area designated Urban Residential and described as Part Lots 23, 24, 25, 26 and 27, Concession 3 (NG), the development of a planned retirement community shall be serviced with municipal water supply and sanitary sewage systems. The cost of extension of such servicing to the site shall be borne by the developer.

5.3.1.7 Areas Not to be Developed On Municipal Services

In that area shown on Schedule J - Willow Beach and Surrounding Lakeshore Residential Service Area, as "Area not to be Serviced with Municipal Water and Sewer", vacant lands existing as of the first day of January, 1986 shall not be permitted to be serviced by the Town's municipal water and sewage disposal systems.

5.3.1.8 Private Sewage Disposal and Water Supply

Development in areas not to be serviced with municipal water and sewer services shall generally take place on private individual water supply and sanitary sewage disposal facilities, or on communal systems, in accordance with the requirements of the appropriate

agencies and the provisions of this Plan. The systems will be maintained by the landowner.

In the community of Pefferlaw, low density residential uses and a very limited amount of medium density residential uses of three or four unit buildings may be allowed on septic tanks. In addition, medium density uses on private sanitary sewage disposal and water supply systems in excess of those prescribed above may be permitted in the following locations and subject to the following conditions:

- (a) Plan M-26 - The maximum number of units within an apartment on the subject land shall be thirty.

Where a major development is permitted on private water and sewage services, Council will seek to ensure that the nature of such development will not create a future demand for extension thereto of municipal piped water or sanitary sewers.

5.3.1.9 **Communal Servicing**

In accordance with the provisions of the Region of York Official Plan, communal water supply and sewage treatment systems may be considered for multi-lot/unit development in areas where full municipal sewage and water services cannot be provided, and particularly in areas of existing groundwater contamination or where other existing private sanitary sewage servicing problems exist. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Town, Region and the Ministry of Environment.

5.3.1.10 **Sibbald Point Provincial Park** Amendment No. 94

In that area described as Lots 7, 8 and Part of Lot 9, Concession 8 (G) and Part of Lot 7 and Lot 8, Concession 9 (G), designated Parkland Area and identified as Sibbald Point Provincial Park on Schedule A - Land Use Plan, and further identified as "Area that may be Serviced by Municipal Water and Sewer" on Schedule J1 - Sibbald Point Provincial Park Service Area Boundary, the provision of municipal sanitary sewer and water supply services may be permitted.

The connection of Sibbald Point Provincial Park to municipal services shall be subject to all of the following: (1) confirmation from both the Town of Georgina and the Regional Municipality of York that there is adequate municipal sanitary sewer and/or water

supply capacity to accommodate the existing servicing needs and boundaries of the subject land; (2) municipal sanitary sewer and/or water allocation has been assigned by Council in accordance with the servicing allocation assignment policies of the Town of Georgina; and (3) the costs of extending municipal services shall be borne by Ontario Parks, save and except where cost sharing agreements have been entered into with other developers and/or the Town.

5.4	WASTE MANAGEMENT DISPOSAL, RECYCLING AND COMPOSTING
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5.4.1 Policies

5.4.1.1 The Town supports private and public efforts to promote the principles of reduce, reuse and recycle.

5.4.1.2 Private waste composting of organic material may be permitted in a Rural Area designation subject to the following conditions:

- (a) the operations must be in-vessel or in-building without outdoor storage;
- (b) the operations will use the most current technology available to minimize the emission of odours and other emissions;
- (c) the operator shall at all times retain or employ properly trained staff;
- (d) the site of the operations shall be subject to site plan control;
- (e) the operation shall be in compliance with the requirements, as they may exist from time to time, of the appropriate permissions granted under the Environmental Protection Act or its equivalent and such other by-laws of the Town as may be applicable including the Zoning By-law;
- (f) compatibility with surrounding land uses.

5.4.1.3 Former waste disposal sites are designated on Schedule A - Land Use Plan. These sites are closed and no new waste disposal sites will be permitted in the Town. Any application for development within 500 metres of a former waste disposal site must comply with the following requirements of the Town and the Ministry of Environment:

- (a) written approval has been received from the Ministry of Environment and Energy that development satisfies the provisions of the Environmental Protection Act;

- (b) studies have been carried out to the satisfaction of the Town in consultation with the Ministry of Environment and Energy that show that development is compatible and can safely take place. Studies of gas, leachate and hydrogeology shall be carried out by a qualified engineer;
- (c) the Town shall require the construction and phasing of all development to coincide with the control of any problems identified by the studies referenced in (b) above;
- (d) the Town shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure.

5.5 STORMWATER MANAGEMENT

5.5.1 Policies

- 5.5.1.1 Stormwater management shall be carried out to the satisfaction of the Town, the Conservation Authority, and the Region of York on a watershed and/or subwatershed basis.
- 5.5.1.2 Best Management Practices shall be applied to meet or exceed Level 1 protection criteria (or equivalent) as outlined in the Ministry of Environment's "Stormwater Management Practices Planning and Design Manual, June 1994" or any update of that document.
- 5.5.1.3 Prior to any major development, a stormwater management and erosion and sediment control study will be required. This study will examine the suitability of the site, the water table conditions and surface drainage. In addition, development proposals must be accompanied by a drainage plan that indicates contours, elevations, and the proposed final grade. This drainage plan must be prepared to the specifications of, and be subject to, the approval of the Town.
- 5.5.1.4 In the consideration of development adjacent or in close proximity to a Provincial Highway, the stormwater management plan shall be reviewed and approved by the Ministry of Transportation.

6. DEVELOPMENT REVIEW

6.1 PURPOSE

- 6.1.1 All development applications shall be subject to review in accordance with the policies of this section, and the other applicable policies of this Plan. In addition, the Town may require development to be subject to the site plan control provisions of the Planning Act.

6.2 GENERAL POLICIES

- 6.2.1 Amendments to the Official Plan prior to the 5-year review required by the Planning Act are discouraged. However, if amendments are considered, the following policy and the policies of the Plan will provide a context for the review of the proposed amendment.
- 6.2.2 In the consideration of amendments to this Official Plan, Council shall be guided by the following:
- (a) the impact of the proposed change on the ability of the Town to comply with the guiding principles and objectives expressed in this Plan or on other municipal policies, programs or interests;
 - (b) the need for the proposed change;
 - (c) the effect of the proposed change on the need for Town and Regional services and facilities;
 - (d) the implications, if any, that the amendment may have for other parts of the Plan.
- 6.2.3 An amendment to this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to either the schedules or policies of this Plan, regard shall be had to the following criteria that are in addition to those specified elsewhere in this Plan:
- (a) the need for the proposed use;
 - (b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
 - (c) the physical suitability of the land for such proposed use;

- (d) the location of the areas under consideration with respect to the potential impact on:
 - (i) the adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;
 - (ii) the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety in relation thereto;
 - (iii) the adequacy of the water supply and private or public sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which shall be requested from the developer and subject to the approval of the Ministry of Environment, the Region of York, the Town and any other authority deemed appropriate;
 - (iv) the compatibility of such proposed uses with uses in the surrounding area;
 - (v) the potential effect of the proposed use on the financial position of the municipality;
 - (vi) the effect of the proposed use on the population level and the social character of the community.

6.3 PRE-CONSULTATION AND SUBMISSION REQUIREMENTS

6.3.1 Pre-Consultation

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

- b) For Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision, draft plans of Condominium, Site Plans and Consents, the *Planning Act* permits the Town to require any other information and material that it considers it may need to assess an application. An application is only considered complete in accordance with the *Planning Act* if all of the information and material requested has been submitted, in addition to the required fees. In this regard, in addition to the prescribed information required by the *Planning Act*, additional information, mapping, drawings, reports and technical studies may be required to support any application to assist in understanding, evaluating and making recommendations on the application, and to ensure that sufficient information in an appropriate format can be made available to the commenting agencies and the public, and to the Council and its delegated approval authorities. Detailed information requirements for Official Plan amendments, Zoning By-law amendments, draft plans of Subdivision or Condominium and Site Plan applications will be determined through the pre-consultation process.
- c) The required supporting information and materials shall be determined by the Town in consultation with York Region, the Lake Simcoe Region Conservation Authority, other appropriate agencies and the proponent prior to the submission of the application as part of the pre-consultation process.
- d) At the pre-consultation meeting, the Town will identify the submission requirements relevant and necessary to the processing of each application:
 - (i) prior to submission and acceptance of development applications, as items necessary for the application to be considered complete; and,
 - (ii) during the processing of applications in cases where such information and materials cannot reasonably be provided at the time of initial submission.

6.3.2 Submission Requirements

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

except where some of these requirements have been scoped or waived through the pre-consultation meeting process. The final list of required information and material will be determined through the pre-consultation meeting process.

Environmental Considerations:

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

Transportation Considerations:

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

Engineering Considerations:

- Approved Top-of-Bank Demarcation Mapping
- Coastal Engineering Analysis
- Communal Servicing Study
- Composite Utility Distribution Plan
- Detailed Service Plan
- Erosion and Sediment Control Plan
- Floodplain Study
- Functional Servicing Report
- Geotechnical/Soils Report
- Grading and Drainage Plan
- Hydrological Evaluation
- Hydrogeological Evaluation

- Master Drainage Plan
- Servicing Options Report
- Septic System Design Report
- Settlement Capability Study
- Slope Stability and Erosion Control Plan
- Stormwater Management Plan
- Survey Plan, indicating all existing vegetation, landform features, buildings, structures and contours
- Well Impact Study
- Water Budget and Conservation Plan

Financial Considerations:

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

Cultural / Heritage Considerations:

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

Planning Considerations:

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

Nuisance and Hazard Considerations:

- Air Emissions Study
- Dust Impact Study
- Noise Study
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Site Remediation Plan
- Soil Capacity Study
- Vibration Study

Agricultural and Aggregate Considerations:

- Aggregate Extraction Area Report
- Aggregate Resource Analysis

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

Design Considerations:

- Architectural Design Guidelines
 - Elevation Plans
 - Energy Management Plan
 - Exterior Building Colour Sample Board
 - Landscape and Open Space Plan
 - Lighting Plan
 - On-Site Traffic Management and Control Plan
 - Parking Management Plan
 - Park Concept Plan
 - Pedestrian Circulation Plan
 - Scenic Vistas and Views Impact Analysis
 - Signage Study
 - Site Plan
 - Streetscaping Plan
 - Sun / Shadow Analysis
 - Urban Design Guidelines
 - Waterfront Access Plan
- b) The Town reserves the right to request additional information or materials during the application review process, if circumstances necessitate the need for such information as part of the decision making process. These additional requirements, however, do not affect the original deemed “complete application” date.
- c) The number and the scope of reports and technical studies required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. The final list of additional information will be determined in consultation with the applicant during the pre-consultation meeting. The determination regarding specific scoping of reports and studies to be submitted by an applicant will also be identified at the pre-consultation meeting.
- d) All information and material must be submitted in both electronic format and hard copy format in accordance with Town standards or specifications, so that it can be more easily made available for review. All required reports and technical studies shall be prepared by qualified professionals retained by and at the expense of the

proponent. The Town will review all reports and studies and may also require a review by an appropriate public agency or a peer review by a qualified professional consultant retained by the Town at the proponent's expense.

6.3.3 Complete Application

- a) Pursuant to the *Planning Act*, until the Town has received the prescribed fee and the other information and materials as identified through the pre-consultation meeting(s), and has deemed the application complete in accordance with the *Act*, the Town may refuse to accept or further consider the application and the appeal periods do not commence.
- b) For the purpose of deeming an application for Official Plan amendment, Zoning By-law amendment, draft plan of subdivision, draft plan of condominium or consent complete under the *Planning Act*, the following will be required:
 - (i) a completed application form;
 - (ii) the prescribed current application fee(s);
 - (iii) any information or materials prescribed by statute;
 - (iv) at least one pre-consultation meeting to determine the required information and materials; and,
 - (v) the requisite other information and materials required to be provided with the initial submission as determined through the pre-consultation meeting(s).
- c) If the planning applications are for a proposal substantially different from what was considered and agreed to in the pre-consultation meeting, the Town can make the following determination:
 - (i) Return the application and accompanying material indicating why it is not considered to be a complete application and recommend that another pre-consultation meeting be held; or,
 - (ii) Accept the application as complete.”

6.3.4 Environmental Impact Statements

- 6.3.4.1 Where the preparation of an Environmental Impact Statement is required, the report shall be prepared to the satisfaction of the Town in consultation with the relevant agencies. The Town may determine that a peer review should be conducted of the Environmental Impact Statement. The Town shall select and retain

a qualified environmental consultant, at the expense of the proponent, to conduct the peer review in accordance with the provision of Section 6.4.

- 6.3.4.2 All Environmental Impact Statements shall be prepared by experts qualified in the fields of ecology, biology, hydrology, hydrogeology and/or environmental planning and shall be prepared in accordance with a work plan that has been approved by the Town in consultation with the relevant agencies. The work plan shall identify the boundaries of the area to be studied and may include lands beyond the limit of the lands proposed for development. The objective of the Statement is to identify and assess the potential impacts of a specific development proposal on the environmental features, functions and linkages of the potentially affected areas and to ensure that the proposal complies with the policies and intent of this Plan.
- 6.3.4.3 Prior to the preparation of an Environmental Impact Statement, the applicant is encouraged to consult with the Town and/or Conservation Authority to define the scope of the required Environmental Impact Statement.
- 6.3.4.4 Components of an Environmental Impact Statement shall generally include, but are not necessarily limited to, the following:
- (a) a detailed description of the site including the natural heritage features, functions and the linkages between features;
 - (b) a characterization of the existing adjacent natural heritage features and functions;
 - (c) a detailed description of the proposed development or land use activity;
 - (d) an assessment of the expected direct, indirect and cumulative impacts of development on the functions, attributes and linkages for which the area was identified;
 - (e) an evaluation of the extent to which development can be accommodated within or adjacent to the natural heritage feature without *negative impact* to the natural heritage feature;
 - (f) recommendations to avoid or mitigate impacts and identification of opportunities for restoration and/or enhancement;
 - (g) establishing specific boundaries and buffers to protect the natural heritage features;
 - (h) a strategy for implementing the recommended mitigation measures;

- (i) an evaluation of the need for a construction and post-construction monitoring plan to measure the potential effect on the natural heritage feature(s).

6.3.4.5 For *development* proposed on *adjacent lands* or *lands in close proximity* to *significant* portions of the habitat of endangered, threatened or vulnerable species and *significant wildlife habitat*, the Ministry of Natural Resources shall be contacted to determine what additional requirements must be addressed in the Environmental Impact Statement.

6.3.4.6 Applications for *development*, other than decks, accessory structures, minor additions to existing residential dwellings and conservation and erosion protection works within the 30 metres of the shoreline of Lake Simcoe, shall be accompanied by an Environmental Impact Statement that demonstrates in addition to the requirements of Section 6.3.4 that:

- (a) it will not result in an increase in nutrient loading to the Lake;
- (b) it will not result in significant reduction in surface or groundwater flow characteristics in the lake;
- (c) it will not adversely affect the stability of the Lake Simcoe shoreline;
- (d) it will result in no net loss of productive capacity for fish habitat;
- (e) stormwater flows discharged to the lake will not adversely affect the lake ecosystem;
- (f) a net gain of productive capacity for fish habitat is achieved wherever possible.

6.3.4.7 Applications for *development*, other than decks, accessory structures, minor additions to existing residential dwellings and conservation and erosion protection works within 30 metres of a watercourse, shall be accompanied by an Environmental Impact Statement that demonstrates in addition to the requirements in Section 6.3.4 that:

- (a) the quality and quantity of groundwater base flow and surface water are protected;
- (b) groundwater recharge and discharge areas or headwaters will not be significantly impacted;
- (c) where the removal of topsoil or grading is required, stream sediment loading shall be minimized, slope stability will be maintained and erosion will be minimized;
- (d) there is no net loss of productive capacity for fish habitat;

- (e) a net gain of productive capacity is achieved wherever possible.

6.4	PEER REVIEW
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- 6.4.1 The Town may deem it desirable to have independent, qualified professionals conduct a Peer Review of technical studies in support of development applications that have been completed by the proponents. Peer reviews may be required for any of the studies identified in this Official Plan.
- 6.4.2 In accordance with the Town's Policy for Peer Reviews, the peer review consultants are to review the technical studies having regard to relevant Town, Regional and Provincial policies and guidelines, and provide recommendations to the Town regarding the acceptability of the methodology or approach used in the study, the completeness, and accuracy of the conclusions and findings of the study.
- 6.4.3 The cost of the peer review will be the responsibility of the proponent for the subject development application.

7. IMPLEMENTATION

7.1 PURPOSE

7.1.1 It is the intention of Council to implement this Plan by utilizing the powers conferred upon it by the Planning Act, Municipal Act and any other statute or regulation that may be applicable. This Plan shall be implemented by means of the following measures and procedures.

7.2 EXISTING NON-CONFORMING USES, BUILDINGS AND STRUCTURES

7.2.1 It is the intent of this Plan that legally *existing* uses, buildings and structures that do not conform with the land use designations or provisions of this Plan shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended necessarily to prevent the continuation, extension or enlargement of uses, buildings and structures that do not comply with the designations or provisions of this Plan. After deeming it unfeasible to acquire a non-conforming subject property so as to bring it into compliance with this Plan through a change in land use or redevelopment, Council may, at its discretion, zone lands to permit the continuation, extension, or enlargement of legally *existing* non-conforming uses, buildings and structures and/or zone lands to permit accessory, complementary or similar uses, buildings and structures to legally *existing* non-conforming uses, buildings and structures, provided that it is satisfied that the zoning shall:

- (a) have no adverse affect on the present or future uses of the surrounding lands;
- (b) comply with the Minimum Distance Separation Formulae of the Agricultural Code of Practice as required by the Ministry of Agriculture and Food;
- (c) apply to a use that has frontage on a public road that has been assumed by the municipality and is fully maintained year round;
- (d) not detrimentally affect the implementation of the policies of this Plan and that the general intent and purpose of the Plan is maintained.

7.3	ZONING BY-LAW
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7.3.1 General Policies

7.3.1.1 Following the approval of this Official Plan, Comprehensive Zoning By-law No. 500 will be reviewed to bring it into conformity with the policies of this Plan. Until such time as the Zoning By-law can be amended to bring it into conformity with this Plan or amendments thereto, or repealed to allow a new by-law to be enacted, the present zoning by-law shall remain in effect. However, any amendments shall be in conformity with this Plan.

7.3.1.2 It is not the intention of Council to zone each area for the ultimate use as designated in this Plan. Council may zone lands to development holding or other appropriate zoning category as an interim measure until such areas are deemed appropriate for development, at which time they will be rezoned in a specific category to permit uses in accordance with the provisions of this Plan.

7.3.2 Implementing By-law

7.3.2.1 This Plan shall be implemented by the passage of a Zoning By-law or By-laws in compliance with the provisions of this Plan and pursuant to the Planning Act. The implementing By-law will also consider the following policies:

- (a) the Zoning By-law shall permit the uses established in this Official Plan; and,
- (b) no provision of this Plan shall be deemed to require the Council to zone all lands in the Town in order to permit immediate development of such lands for their designated uses. Therefore, the Town may zone lands to a Holding or other appropriate zoning category where there is insufficient information to determine specific zoning categories or where the development of such lands is considered to be premature or not in the public interest. Such lands shall be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific zoning categories and the development of such lands is no longer considered to be premature or not in the public interest.

7.3.3 Holding Provisions

- 7.3.3.1 The Town may zone lands to include a Holding symbol “H” as provided for in the Planning Act, in conjunction with a specific zoning category, in order to specify the permitted uses of such lands at such time as the Holding symbol is removed by amendment to the zoning by-law. The use of the lands zoned to include the Holding symbol with a specific zoning category may include existing uses and a limited range of uses compatible with the intended future use of the lands.

7.3.4 Interim Control By-laws

- 7.3.4.1 Interim control by-laws may be passed pursuant to the Planning Act, where Council has directed that a study be undertaken of the land use policies within a specific portion of the Town.

7.3.5 Temporary Use By-laws

- 7.3.5.1 Pursuant to the provisions of the Planning Act, by-laws may be passed to permit the temporary use of lands, buildings or structures which may not conform to this Plan, provided that the following requirements are complied with:
- (a) the use is compatible with the surrounding land uses and activities;
 - (b) adequate water supply and waste disposal activities are available to the satisfaction of the Town;
 - (c) the temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with;
 - (d) there is a signed agreement between the applicant and the Town which addresses issues related to installation/removal and maintenance;
 - (e) the Town is satisfied that the nature of the use is temporary and that any buildings and structures are kept to the minimum and can easily be dismantled.

7.3.6 Height and Density Bonus Provisions

- 7.3.6.1 Pursuant to the provisions of the Planning Act, a zoning by-law may authorize increases in the height and density of residential development, otherwise permitted by the by-law, that will be permitted in return for the provision of such facilities, services or other matters that are set out in the zoning by-law. The Town’s objectives in authorizing such increases in height or density are:

- (a) to encourage the provision of underground or in-building parking for attached housing or mixed use development;
- (b) to encourage the preservation and conservation of buildings or structures of historical, cultural or architectural merit;
- (c) to encourage the protection of natural features, particularly features which form part of the Greenlands System;
- (d) to encourage the provision of parkland above and beyond that required through the provisions of this Plan and the Planning Act;
- (e) to encourage the provision of unique urban design features above and beyond the requirements of this Plan;
- (f) to encourage the provision of the trails system, day care, special needs housing, and other public or quasi-public facilities.

7.4 PLANS OF SUBDIVISION/CONDOMINIUM

- 7.4.1 As a general rule, most major land division in the Town shall take place by registered plan of subdivision. It shall be the policy of Council to recommend only those plans of subdivision which comply with the policies of this Plan. Before recommending a plan of subdivision, Council will ensure that the area to be subdivided can be provided with the necessary services and amenities and that the proposed development would not have an adverse financial impact on the Town. Council will also consult with other relevant governments or agencies, and, in particular, with adjoining municipalities in respect to hamlets or other developments on their boundaries.
- 7.4.2 With respect to development of lands which are located adjacent to Lake Simcoe and its tributaries, consideration will be given to opportunities to obtain and preserve both private and public open space. *Development* shall not have an *adverse effect* on the environment.
- 7.4.3 The Town may require, as a condition of final approval of a plan of subdivision, that a Community or Urban Design Report and complementary Architectural Design Guidelines be prepared.
- 7.4.4 Pursuant to the provisions of the Planning Act, if a draft approved plan of subdivision is not registered within three years from the date of approval, the Town, upon reviewing the progress being made towards clearing draft conditions, may withdraw or modify its draft plan approval, or in the case where the Region is the approval

authority, request the Region to withdraw or modify draft plan approval.

7.5	CONSENTS
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7.5.1 **General Policies**

7.5.1.1 The Committee of Adjustment will consider the following policies when granting consents for severances within the Town:

- (a) the proposed use must conform with the policies of this Plan and the requirements of the Zoning By-law. Should an amendment to this Plan or the Zoning By-law, or both, be required, the applicant for consent, prior to making his application, must obtain the required amendments;
- (b) consents should be granted only after it has been established that the lot sizes are adequate and soil and drainage conditions will permit proper use of land and siting of buildings. Generally, the size of the lot shall be no greater than one hectare, except for severances for agriculture, forestry or conservation uses as set out in Section 7.5.2.4;
- (c) the building lot has a minimum frontage of 30 metres and a depth of not more than four times the frontage;
- (d) where full municipal services are not available, all development on private services must be in accordance with the policies of this Official Plan;
- (e) severance consents for new building lots will not be granted unless the lot to be severed and the remainder parcel have adequate frontages on an assumed public road;
- (f) the Committee of Adjustment should carefully consider the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food when considering a consent application which would affect agricultural lands;
- (g) the subject lot shall not be located on lands identified as Aggregate Resource Priority Area.

7.5.2 **Permitted Severances**

7.5.2.1 Severances may be permitted in all designations for the following purposes:

- (a) Easements and Minor Lot Boundary Adjustments - consents may be granted where required to provide easements or to

adjust lot boundaries, provided a new, separate lot is not created;

- (b) Where a public use is proposed which is permitted in accordance with the conditions established in Section 3 and where the proposal requires that a new lot be created for the intended use, a severance will be permitted.

7.5.2.2 Notwithstanding any other severance provision, the creation of new lots within Environmental Protection Area 1 shall not be permitted, except in compliance with Sections 7.5.2.1(b) and 7.5.2.4.

7.5.2.3 Severances for Commercial, Industrial or Institutional uses will be permitted in accordance with the land use policies set forth in Section 3. As a condition of severance, Council may require that the owner enter into a written agreement with the Town, to be registered on title, governing subdivision design, landscaping provision of services and other concerns in respect to the affected lands.

7.5.2.4 Severances for Agriculture, Forestry or Conservation Uses, which support the respective goals, objectives and policies of this Plan will be permitted. Land consolidations for these uses will be encouraged. Therefore, where a consolidation occurs, and as a result of the consolidation an existing dwelling becomes superfluous, a lot containing the existing dwelling may be severed from the consolidated parcel, in accordance with the general requirements for severances. In these circumstances, and to ensure that a bona fide consolidation is intended, Council, or the Committee, may require, as a condition of severing the lot containing the dwelling, that the remaining parcels be consolidated through title registration where appropriate. Where severance of a farm parcel is required to permit consolidation, the Council and the Committee will give consideration to the agricultural viability of the resultant parcel.

7.5.2.5 Severance of a residence surplus to a farming operation may be permitted in instances where a farmer owns and operates the agricultural operation on a number of land holdings in the Town which are not contiguous. A condition of severing such surplus dwelling shall be the prohibition of the construction of a new dwelling on the retained farmland through a rezoning.

7.5.2.6 Agricultural Retirement Lot - A consent may be permitted for a full time farmer of retirement age who is retiring from active working life where the existing farm parcel is 40 hectares or more, contains a dwelling, and has not had a previous consent which resulted in the

creation of a new non-farm residential lot and has been owned by the farmer for at least three years.

- 7.5.2.7 Severance of a residential lot which possesses particularly outstanding natural qualities along the Black River on the east side of Catering Road, north of Baldwin Road to Lot 18, Concession 7 (NG) will be permitted subject to compliance with the general requirements for severances.
- 7.5.2.8 Severances of residential lots will be permitted in the Lakeshore Residential Area outside of the servicing area identified on Schedule J, and Hamlet Area designations provided the resulting parcels are of a satisfactory geometric design and are adequate in size to support necessary services and will comply with the yard requirements of the Zoning By-law and provided such parcels are compatible with adjacent lot sizes and patterns. A consent to sever land will, however, be discouraged where the granting of such consent may preclude the comprehensive planned development of the area or contribute to strip development.
- 7.5.2.9 A severance for one residential lot may be permitted in the Rural Area, between two residential non-farm dwellings that existed prior to January 1, 1979, provided that the dwellings are not separated by more than 100 metres and are located on the same side of a public road or around a corner on an intersecting road and; that the depth of the lot from which the new parcel is being severed is not more than 200 metres. By the application of the above criteria, it is the intent and purpose of this Plan not to permit the severance of existing \pm 4.0 - to 10 ha parcels of land into smaller rural lots.
- 7.5.2.10 Notwithstanding the policies of Section 7.5.1.1 (b) to (e) inclusive, the Committee of Adjustment shall consider the following policies when considering consents for severances for lands located within the Serviced Lakeshore Residential Area land use designation:
- (a) any application for consent to sever must comply with relevant policies of upper tier planning documents including the Greenbelt Plan and the Lake Simcoe Protection Plan and any other relevant environmental policies of this Plan;
 - (b) all new development, including new lot creation, shall be serviced by municipal water supply and municipal sanitary sewer services. Furthermore, it is the policy of the Town that any costs associated with providing municipal services to the proposed lot(s) is the responsibility of the proponent for the subject development application;

- (c) a maximum of three (3) new lots per road frontage may be created from a single landholding. The maximum three (3) lots shall be calculated based on the established boundary of the landholding as it existed on April 14, 2009. With respect to this policy, Section 8.2.1 of this Plan shall not apply;
- (d) all lots to be created by consent must front on and have access to a public road existing as of April 14, 2009 and assumed by the municipality. Any road upgrades required for the lands to be severed shall be provided at the proponent's sole expense;
- (e) all lots to be created by consent shall have a minimum lot frontage equal to or greater than the average of all existing residential lots on both sides of the same street within 100 metres (328 feet) of the proposed severance, and shall have a minimum lot area equal to or greater than any abutting residential lot on the same side of the street. When calculated, the minimum frontage requirement may be rounded to the nearest metre. For the purpose of calculating the average lot frontage, where the frontage of a lot exceeds 30 metres, the frontage used in the calculation shall be 30 metres. Further, the 100 metres shall be measured from the extent of the area subject to the consent and having road frontage. Where a proposed severance abuts a residential lot with a lot area greater than 0.23 hectares, the minimum lot area of the severed lot shall be 0.23 hectares. With respect to this policy, Section 8.2.1 of this Plan shall not apply, except where the proposed consent is to recreate an existing lot of record that has merged in title;
- (f) within the Serviced Lakeshore Residential Area there are a number of properties in the Roches Point/Brighton Beach Area which are identified on Schedule 'J' as an "Area Partially Serviced with Municipal Water Only". These are properties which due to the increased lot area were not originally required to be connected to municipal water and sewers. However municipal water was extended to this area and property owners have the option of connecting to the municipal water supply. In this regard, expansions to dwellings existing as of April 14, 2009, and, the construction of new dwellings on lots of record existing as of April 14, 2009 within the "Area Partially Serviced with Municipal Water" may occur on the basis of private water and sanitary sewage supply.

However, in order to maintain consistency with the remaining Serviced Lakeshore Residential designation, any approval for consent shall be conditional upon: (a) the owner agreeing that all proposed lots, as well as the existing lot/dwelling on the land to be severed, shall be connected to full municipal services, and, (b) any infrastructure and servicing connections or any road upgrades required for the lands shall be provided at the owner's sole expense.

And further, notwithstanding the provisions of subsection 7.5.2.10(e) above, any lots to be created by consent within the "Area Partially Serviced with Municipal Water Only" shall have a minimum lot area of 1.2 hectares (2.5 acres).

7.5.2.11 If an application for an official plan amendment within the Serviced Lakeshore Residential Area land use designation is received to create more than three (3) lots from a single landholding, the following studies and documentation may be necessary in support of the application:

- (i) a Needs and Fiscal Impact Study to assess the need for the proposed development relative to other lands that are available for development in the Town in accordance with the growth management provisions of this Plan, the viability of the proposed development and the long term economic impacts to the community;
- (ii) a Servicing Study to identify that municipal water supply and sewage infrastructure and capacity is available to service the lands;
- (iii) a Planning Report to justify that the form, scale, design and density of the proposed development is appropriate and is compatible with the surrounding development;
- (iv) an Environmental Impact Statement and Landscaping Analysis to determine any environmental impacts, the proposed mitigation measures and the manner in which the development will be landscaped to ensure its compatibility with surrounding development;
- (v) a Traffic Report to assess the adequacy of the existing road system to support the proposed development; and

- (vi) any additional information, studies or reports required by Section 6 – Development Review - that may be deemed relevant to the proposed development.

7.5.3 Special Provisions

Amendment No. 90

- 7.5.3.1 Part of Lot 11, Concession 7 (N.G.), Part 1, Plan 65R-20916; save and except Part 1, Plan 65R-22387

Notwithstanding Section 7.5.2.5, the severance of a residence surplus to a farming operation shall be permitted where the owner has demonstrated that he is a bonafide farmer and owns several farm parcels in York Region, but does not own additional farm parcels within the Town.

7.6 SITE PLAN CONTROL

7.6.1 Site Plan Control Area

- 7.6.1.1 All of the lands within the Town of Georgina are designated as a Site Plan Control Area.

7.6.2 Policies

- 7.6.2.1 All of the lands within the site plan control area may be subject to site plan control by-laws.

- 7.6.2.2 The site plan control provisions of the Planning Act may be used with respect to all uses, or designations within the Plan, however, the following shall not be subject to site plan control:

- (a) single family detached dwellings;
- (b) agricultural and farm-related buildings or structures which are utilized for farming operations except for intensive farms and by their nature do not serve the public. Agricultural, commercial or industrial operations such as farm equipment sales and service, farm supply sales, greenhouse operations and agricultural storage, sales and supply establishments, but excluding a farm produce stand, are not subject to this exemption;
- (c) residential and farm fences.

- 7.6.2.3 In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the

satisfaction of and at no expense to the Town, any or all of the requirements set out in the Planning Act.

7.6.2.4 In accordance with the *Planning Act*, no development shall be undertaken within a site plan control area designated in accordance with Section 7.6.1.1, unless exempt from site plan control under Section 7.6.2.2, until the Town has approved plans, drawings and any necessary coloured elevations, and cross-section views which display the massing and conceptual design of the proposed building, interior walkways and the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access, and any other technical aspects as reasonably required for approval. These plans, drawings and elevations shall address, among other matters:

- (a) matters relating to external building design details, including without limitation, the character, scale, appearance and design features of buildings and their sustainable design;
- (b) sustainable and accessible design elements within, or adjacent to, an adjoining municipal right-of-way, including without limitation, trees, landscaping, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and,
- (c) facilities designed to have regard for accessibility for persons with disabilities.

7.7	DEVELOPMENT CHARGES AND FINANCIAL REQUIREMENTS
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7.7.1 Development Charges

7.7.1.1 The Town shall review and update its development Charges By-law in conformity with the policies of this Plan.

7.7.2 Other Financial Requirements

7.7.2.1 Prior to the approval of any development in the municipality, the Town may require the owner to enter into servicing and other agreements to ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of community services.

7.7.2.2 Prior to the approval of development, the Town and the Region of York shall be satisfied as to the availability of water supply and sewer capacity to accommodate the development.

7.7.2.3 Prior to the registration of any development, where applicable, the owner shall have entered into a servicing agreement that will identify the capital expenditures associated with the servicing of the lands.

7.7.2.4 Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the development, including development phasing, the timing of infrastructure emplacement, and the methods of financing shall be addressed in conjunction with other proponents' developments as required.

7.7.3 Developers Group Agreement

7.7.3.1 Prior to the final approval of any large scale development involving a number of landowners, the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development.

7.8	LAND DEDICATION, ACQUISITION AND SECUREMENT
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7.8.1 The Town shall consider the acquisition, at no or minimal cost, of the lands along the Lake Simcoe waterfront, and lands which form part of the Greenlands System. A wide range of mechanisms would be used to achieve this objective including acquisition in accordance with the Planning Act, negotiation as a condition of development approval, development bonusing, property tax exemptions for non-usable land areas, easements registered on title, land exchanges, donations, gifts, bequests and lease agreements.

7.8.2 In order to preserve and restore the forest resources, the Town will actively participate in Region of York initiatives, such as the "Greening of York Strategy". In addition, the long term securement of forested land by various Land Trusts, the Nature Conservancy of Canada or other agencies such as the Lake Simcoe Region Conservation Authority will be encouraged and supported.

7.8.3 The Town shall generally acquire other lands required to implement the policies of this Plan in accordance with the provisions of the

Planning Act, the Municipal Act, the Development Charges Act or any other statute.

- 7.8.4 In the event of the donation of Environmental Protection Area lands to the Town, Region or an environmental group, the provision of an environmental easement across some or all of the lands, or the creation of a stewardship agreement shall be encouraged. Where such lands have been donated to the Town or other public agency, they shall be maintained in accordance with the policies of this Plan.

7.9	GEORGINA HERITAGE COMMITTEE
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- 7.9.1 The Town shall continue to maintain a citizens' heritage advisory committee known as the Georgina Heritage Committee pursuant to the Ontario Heritage Act, to advise and assist Town Council on all heritage matters that affect the Town.

- 7.9.2 The responsibilities of the Georgina Heritage Committee include:
- (a) recommending properties worthy of designation under Parts IV and V of the Ontario Heritage Act;
 - (b) preparing and maintaining a list of properties, features and areas worthy of monitoring for conservation;
 - (c) encouraging and facilitating the retention of documentation that is of architectural and historical significance to the Town of Georgina;
 - (d) establishing guidelines for the conservation of heritage resources including individual structures, heritage conservation districts and features of natural heritage;
 - (e) reviewing planning documents, development applications, building permits and sign permits as they pertain to identified heritage resources;
 - (f) reviewing municipal, provincial and federal heritage legislation.

7.10	ENVIRONMENTAL ADVISORY COMMITTEE
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- 7.10.1 The Town will establish an Environmental Advisory Committee (EAC) to provide the opportunity to obtain environmental and community input into its land use planning activities. The EAC is a source of independent advice and expertise from the local community. Council will appoint members of the Committee based

on their environmental expertise to assist Town staff and Council on environmental planning matters.

- 7.10.2 Prior to the appointment of the EAC, Council will approve the Terms of Reference for the Committee that will identify the expertise sought, the mandate of the Committee, the term of the appointment and the Committee's reporting policies and procedures.

7.11	AGRICULTURAL ADVISORY COMMITTEE
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- 7.11.1 The Town will establish an Agricultural Advisory Committee (AAC) to obtain agricultural and community input into its land use planning activities. The AAC is a source of independent advice and expertise from the local agricultural community. Council will appoint members of the Committee based on their expertise, to assist Town staff and Council on agricultural planning matters.

- 7.11.2 Prior to the appointment of the AAC, Council will approve the Terms of Reference for the Committee that will identify the expertise sought, the mandate of the Committee, the term of the appointment and the Committee's reporting policies and procedures.

7.12	COMMITTEE OF ADJUSTMENT
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- 7.12.1 The Committee of Adjustment shall be guided by the intent and purpose of this Plan and implementing Zoning By-law in making decisions on applications pursuant to the Planning Act.

- 7.12.2 A minor variance, or an extension or enlargement of a legal non-conforming use shall not aggravate any problem created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law.

7.13	PUBLIC CONSULTATION
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- 7.13.1 Council, or a Committee of Council delegated with the appropriate authority, shall, when considering a proposed Official Plan Amendment, Zoning By-law or Zoning By-law Amendment, ensure that adequate information and an opportunity to comment are made available to the public with respect to the proposal by holding one or more public meetings.

- 7.13.2 Notification to the residents of public meetings held by Council/Committee of Council shall be done in accordance with the procedures detailed in the Planning Act.
- 7.13.3 Council/Committee of Council may forgo public notification and public meetings for a technical or housekeeping amendment to the Official Plan or Zoning By-law which seeks the following:
- (a) to change the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections;
 - (b) to consolidate previously approved Official Plan or Zoning By-law amendments in a new document without altering any approved policies or maps;
 - (c) to correct grammatical or typographical errors which do not affect the intent or affect the policies, regulations or maps;
 - (d) to correct grammatical or typographical errors which do not affect the intent or affect the policies, regulations or reword policies or re-illustrate mapping to clarify the intent and purpose of the Plan or By-law making it easier to understand without affecting the intent or purpose of the policies or maps;
 - (e) to translate measurement to different units of measure;
 - (f) to change reference to legislation or to changes to legislation, where the legislation has changed;
 - (g) to add base information to maps to show existing and approved infrastructure;
 - (h) to alter language or punctuation to obtain a uniform mode of expression.

7.14	MAINTENANCE AND OCCUPANCY BY-LAWS
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- 7.14.1 By-law 98-106(BU-1), as amended, prescribes the standards for the maintenance and occupancy of property within the Town.
- 7.14.2 This by-law is intended to establish minimum standards of maintenance and occupancy to conserve, sustain and protect existing and future development within the Town for the following:
- (a) the physical condition of buildings and structures;
 - (b) the physical condition of lands;
 - (c) the adequacy of sanitation;
 - (d) the fitness of buildings and structures for occupancy.

7.15	MUNICIPAL ACT BY-LAWS
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- 7.15.1 By-laws governing uses such as waste disposal sites, salvage yards and signs will be enacted and periodically reviewed and considered to ensure that such uses are continuously regulated and controlled.

7.16	CAPITAL WORKS PROGRAM
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- 7.16.1 The Town shall prepare a capital works program in conformity with the designations and policies of this Plan, in order to assess immediate and long-term requirements and plan major expenditures within the financial resources of the Town. The program will be reviewed annually during the budget process.

7.17	PUBLIC WORKS CONSTRUCTION
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- 7.17.1 The construction of public works within the Town will be carried out in accordance with the policies of this Plan.

8. INTERPRETATION

8.1 LAND USE BOUNDARIES AND ROADS

- 8.1.1 It is intended that the boundaries of land use designations on Schedule A - Land Use Plan be considered as approximate and exact only where bounded by roads, railways, rivers or streams or other similar geographical demarcations. It is also intended that the location of proposed roads, as indicated on Schedule I, Roads Plan, be considered as approximate and not exact.
- 8.1.2 Amendments to the Official Plan will not be required to permit minor adjustments to such approximate land use boundaries or to such approximate location of roads, provided that the general intent of the Plan is preserved. Such minor deviations will not be reflected in Schedules A and I.

8.2 STATED MEASUREMENTS AND QUANTITIES

- 8.2.1 It is intended that all figures and quantities herein shall be considered as approximate only and not exact. Amendments to the Official Plan will not be required to permit a minor variance from any of the proposed figures.

8.3 LEGISLATION

- 8.3.1 Where this Plan makes reference to an Act of the Legislature or an Ontario Regulation, such reference shall include its successor upon amendment or replacement.

8.4 DEFINITIONS

- 8.4.1 **Adjacent Lands or Lands in Close Proximity:**
means those lands subject to a development proposal, where the natural functions, attributes or linkages of the identified lands can reasonably be expected to be impacted by the development activities.

- 8.4.2 Adverse Effects:
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 and 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 use by humans;
 - (g) loss of enjoyment of normal use of property;
 - (h) interference with normal conduct of business.
- 8.4.3 Built Heritage Resources:
means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history, and identified as being important to a community.
- 8.4.4 Cultural Heritage Resources:
means archaeological remains or prehistoric and historic habitation areas, containing archaeological potential, cemeteries and burials, buildings and structural remains of historical and architectural value, and human-made villages or landscapes of historic interest.
- 8.4.5 Development:
means the creation of a new lot, change in land use designation or in the permitted uses; or the construction, erection, placement or replacement of one or more buildings or structures on land; or the making of an addition or alteration to a building or structure that increases the horizontal size of the ground floor area of the structure by more than 50% or the usability thereof, where any such activity above requires an approval under the Planning Act or an exception to a Tree By-law approved in accordance with the Forestry Act and/or the Municipal Act.
- 8.4.6 Ecosystem:
means an ecological system that is composed of air, land, water and living organisms including humans and the interactions between them.
- 8.4.7 Ecosystem Approach:
means an approach to planning that is intended to ensure that: balanced decisions are made taking into consideration environmental, health, economic and social implications; that all

components of the ecosystem are considered as a whole; and that decisions focus on the inter-relationship among the elements.

- 8.4.8 Existing:
means legally existing as of the date of the adoption of this Plan and which has continued to exist to present.
- 8.4.9 Flood Plain (for river and stream systems):
means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.
- 8.4.10 Licensed Pit:
means land or land underwater, from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated in accordance with a license to operate that has been granted under the Aggregate Resources Act.
- 8.4.11 Limited Infilling:
means that residential development may be permitted between two houses *existing* on January 1, 1979, provided that the houses are not more than 100 metres apart on the same side of an assumed road or around a corner on an intersecting road, and that the depth of the residential development is not more than 200 metres.
- 8.4.12 Natural Heritage Features and Areas:
means features and areas which are important for their environmental and social values as a legacy of the natural landscapes of an area.
- 8.4.13 Negative Impact:
means
- (a) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity;
 - (b) in regard to other Natural Heritage Features and Areas, the loss of the natural features or ecological functions for which an area is identified.
- 8.4.14 Peat:
means the non-decayed or partially decayed organic deposits chiefly from sphagnum moss and often accumulated in fens and bogs.

- 8.4.15 Portable Asphalt Plant:
means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process. These facilities are not of permanent construction and are dismantled at the completion of the construction project.
- 8.4.16 Recreational Vehicle Park:
means land either commercial or private, used on an overnight or short term basis by providing two or more sites for recreational vehicles.
- 8.4.17 Significant:
means
- (a) in regard to wetlands and Areas of Natural and Scientific Interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
 - (b) in regard to woodlands, encompasses all old growth forest (more than 100 years of age) and mid- to late-successional forest (60 to 100 years of age) that is greater than 4 hectares in size; **(note: Section 8.4.17(b) is subject to Deferral 4)**
 - (c) in regard to other features and areas that are 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;
 - (d) in regard to other matters, important in terms of amount, content, representation or effect.
- 8.4.18 Site Alteration:
means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but do not include;
- (a) the construction of facilities for transportation, infrastructure and utilities uses, as described in Section 3.2.1(a) and (b), by a public body, or
 - (b) the reconstruction, repair or maintenance of a drain approved under the Drainage Act.
- 8.4.19 Sustainable:
means activities that meet present needs without compromising the ability of future generations to meet their own needs.

- 8.4.20 Sustainable Resource Uses:
means activities that meet present needs and are based on an *ecosystem approach* that minimizes the disruption of natural resources while ensuring the long term health of the natural, social and economic systems.
- 8.4.21 Wayside Pit:
means a pit that has a permit to operate for a temporary project. Permits are only granted to a public authority or any person who has a contract with a public authority. The aggregate is to be required for a project of road construction or road maintenance and the aggregate is to be obtained from outside the limits of the right of way of the road.
- 8.4.22 Wetlands:
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.
- 8.4.23 Wetlands - Evaluated:
means wetlands that have been evaluated by the Ministry of Natural Resources.
- 8.4.24 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.
- 8.4.25 Woodlands:
means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

9. SECONDARY PLANS

- 9.1 THE KESWICK SECONDARY PLAN**
- 9.2 THE SUTTON SECONDARY PLAN**
- 9.3 THE PEFFERLAW SECONDARY PLAN**
- 9.4 THE KESWICK BUSINESS PARK SECONDARY PLAN**

Note: The text and schedules of the above Secondary Plans are not included within this Office Consolidation. They are available under separate cover from the Town or can be viewed on the Town's website.

10. SCHEDULES

- Schedule A - Land Use Plan
- Schedule B - Greenlands System
- Schedule B1 - Core Conservation Lands and Waters
- Schedule B2 - Lake Simcoe and its Tributaries
- Schedule B3 - Significant Woodlands
- Schedule B4 - Evaluated Wetlands
- Schedule B5 - Areas of Natural and Scientific Interest
- Schedule B6 - Environmentally Significant Areas
- Schedule B7 - Significant Natural corridors and Other Woodlands

- Schedule C - Aquifer and Recharge Area

- Schedule D - Aggregate Resource Priority Area

- Schedule E1* - Pefferlaw Land Use Plan

- Schedule F1* - Keswick Land Use Plan

- Schedule G1* - Sutton Land Use Plan

- Schedule H - Hamlet Area

- Schedule I - Roads Plan

- Schedule J - Willow Beach and Surrounding Lakeshore Residential Service Area
- Schedule J1 - Sibbald Point Provincial Park Service Area Boundary
- Schedule K - Community Improvement Areas
- Schedule L1* - Keswick Business Park Land Use and Transportation Plan

***Note: These schedules marked with an asterisk (E1, F1, G1 and L1) are not included within this document. They form part of the Secondary Plans identified in Section 9.**

OFFICIAL PLAN AMENDMENTS

(Approved between October 17, 2002 and October 1, 2010)

AMENDMENT NUMBER	IN FORCE AND EFFECT	AFFECTED PLANNING DOCUMENT
OPA 89	May 29, 2003	Sutton Secondary Plan
OPA 90	July 14, 2003	Official Plan
OPA 91	August 8, 2003	Keswick Secondary Plan
OPA 92	November 5, 2003	Keswick Secondary Plan
OPA 93	October 26, 2004 (KSP) April 6, 2005 (Bus. Park Study Area)	Keswick Secondary Plan & Business Park Study Area
OPA 94	July 19, 2005	Official Plan
OPA 95	April 28, 2005	Official Plan
OPA 96	April 28, 2006	Official Plan
OPA 97	July 15, 2008	Keswick Business Park Secondary Plan
OPA 98	March 7, 2007	Sutton Secondary Plan
OPA 99	May 28, 2008 (OMB)	Sutton Secondary Plan
OPA 100	July 11, 2008	Sutton Secondary Plan
OPA 101	December 1, 2008 (OMB)	Sutton Secondary Plan
OPA 102	October 24, 2008	Official Plan
OPA 103	August 6, 2009	Official Plan
OPA 104	September 18, 2009	Official Plan
OPA 105	July 28, 2009	Official Plan
OPA 106	July 28, 2009	Keswick Secondary Plan
OPA 107	July 28, 2009	Keswick Business Park Secondary Plan
OPA 108	July 28, 2009	Sutton Secondary Plan
OPA 109	July 28, 2009	Pefferlaw Secondary Plan