



The Regional Municipality of York
Official Plan
2019 Office Consolidation



April 2019

York Region







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Chapter

1

Introduction



In this chapter:

- 1.1 A Snapshot of the Region
- 1.2 Towards a Sustainable Region
- 1.3 The Provincial Context
- 1.4 Purpose and Organization

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



Introduction | 1.0

1.0 | Introduction



In this chapter:

- 1.1 A Snapshot of the Region
- 1.2 Towards a Sustainable Region
- 1.3 The Provincial Context
- 1.4 Purpose and Organization

► 1.1 A Snapshot of the Region

York Region and its nine local municipalities are part of a broader economic region where over 6 million people live, work and play. Over one million people in York Region, from a variety of cultural backgrounds, live across 1,776 square kilometres (686 square miles) stretching from Steeles Avenue in the south to Lake Simcoe and the Holland Marsh in the north.

York Region's diverse communities, emerging urban centres, competitive industries, attractive natural environment, and strategic location in the Greater Toronto and Hamilton Area continue to attract dynamic growth. By 2031, it is anticipated that York Region will reach 1.5 million residents, 780,000 jobs, and 510,000 households.

Originally a First Nations hunting, gathering and foraging society, York Region evolved into an agricultural-based economy and has, over time, attracted a broad spectrum of business activity and over 29,000 businesses. Growth in recent years has seen an increase in service-oriented employment and the emergence of a strong knowledge-based economy.

Sixty-nine per cent of York Region's land base is within the Oak Ridges Moraine and the Greenbelt. Woodlands cover more than 23 per cent of the Region and an extensive network of trails provide quality outdoor recreation for walking and cycling. The Region also has 32 small lakes and over 50 kilometres of shoreline on Lake Simcoe.

York Region's natural beauty is complemented by a rich cultural heritage, including First Nations and Métis heritage sites, art galleries, museums and wineries. The Region's agricultural industry produces a wide-variety of locally-grown fruit, vegetables, livestock, and dairy products.

The 1994 Regional Official Plan defined the structure of York Region which was rooted in the Region's Vision 2026: Creating Strong, Caring, Safe Communities. The Oak Ridges Moraine and Greenbelt legislation further defined the Region by protecting 69 per cent of its land base. It is now time to take the next step by refocusing on city building, maintaining a dynamic economy, providing integrated and responsive human services and enhancing the Regional Greenlands System.

York Region's Vision 2026: Creating Strong, Caring, Safe Communities Goal Areas

- Quality Communities for a Diverse Population
- Enhanced Environment, Heritage and Culture
- A Vibrant Economy
- Responding to the Needs of Our Residents
- Housing Choices for Our Residents
- Managed and Balanced Growth
- Infrastructure for a Growing Region
- Engaged Communities and a Responsive Region 



► 1.2 Towards a Sustainable Region

Sustainability is the lens through which York Region formulates, enhances and implements policy. The award-winning York Region Sustainability Strategy: Towards a Sustainable Region, provides a long term framework for making smarter decisions about all municipal responsibilities that fully evaluates economic, environmental and community considerations. This “triple bottom line approach” will be used to evaluate a number of key emerging trends facing York Region, including:

- an aging and diverse society
- an urbanizing region defined by vibrant centres
- the impact of the built environment on social cohesion among and within communities
- climate change, energy conservation and renewable sources of energy
- societal health issues such as obesity, mental illnesses, and cardiovascular and respiratory diseases

Sustainable Communities

- *Promote active lifestyles*
- *Meet the diverse needs of residents of all ages, cultures, and abilities*
- *Include a diversity of jobs and affordable housing*
- *Provide quality schools, public spaces, recreation facilities and other amenities*
- *Achieve the highest standard in urban design and green building*
- *Provide safe, accessible mobility systems that prioritize pedestrian and cycling connections, public transit and streets* ■■■

This Official Plan represents York Region’s ongoing collaboration with its partners and stakeholders to rethink the way communities are designed, serviced and supported. Key elements of this Plan include:

1. City building, focusing on Regional Centres and Corridors and including innovation in urban design and green building.
2. A minimum of 40 per cent residential intensification within the built-up area.
3. New community areas, designed to a higher standard that includes requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design.
4. The protection of employment lands from non-employment uses.
5. Promotion of a well-designed and intensified built form for new commercial, industrial and institutional developments.
6. Updated York Region Master Plans for transportation and transit, water and wastewater, and pedestrian and cycling.
7. Enhanced mobility systems using a “people and transit first approach” to connect land use and transportation planning.
8. Progressively higher standards in energy and water efficiency, renewable energy systems and waste reduction.



9. Urban development and infrastructure projects that contribute enhancements to the Regional Greenlands System.
10. A natural heritage legacy based on a linked and enhanced Regional Greenlands System.
11. A minimum 25 per cent affordable new housing units.
12. A full-cost accounting approach to financial management that considers the economic, environmental and social costs.
13. Protection of the rural and agricultural countryside.

The policies in this Plan will strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. Making these connections will also foster citizen participation in the economic, social and cultural development of the Region's communities.

York Region Triple Bottom line Objectives

Sustainable Natural Environment:

- Identify, protect and enhance the Regional Greenlands System
- Ensure a healthy system, rich in native biodiversity
- Ensure that significant environmental features and functions are protected and natural hazards avoided
- Integrate with infrastructure delivery and urban development

Healthy Communities:

- Promote a mix and range of housing types
- Promote the health and well-being of residents in accessible and safe communities
- Work with partners to provide adequate and quality human services
- Recognize, conserve and promote cultural heritage
- Improve air quality, the health of communities and address climate change

Economic Vitality:

- Balance job creation with population growth
- Encourage entrepreneurship
- Retain and attract highly skilled labour
- Promote economic diversity and resilience
- Deliver context sensitive and efficient infrastructure 



▶ 1.3 The Provincial Context

Since 2001, the Province of Ontario has approved several key plans that affect where and how York Region and other municipalities in the Greater Golden Horseshoe will grow.

The Province enacted the Oak Ridges Moraine Conservation Plan in 2002. The Plan protects, restores and enhances the Oak Ridges Moraine's ecological and hydrological features and functions. Approximately 31 per cent of York Region is within the Oak Ridges Moraine.

In 2005, the Greenbelt Plan, affecting an additional 38 per cent of the Region, was approved by the Province. The Greenbelt Plan identifies where urban development should not occur and provides permanent protection for the agricultural land base and ecological features and functions.



In 2006, the Province enacted Places to Grow: Growth Plan for the Greater Golden Horseshoe, and the Places to Grow Act, 2005, which guide decisions on a wide range of issues, including transportation, infrastructure and land use planning, urban form, housing, natural heritage and resource protection in the interest of promoting economic prosperity.

In 2009, the Province approved the Lake Simcoe Protection Plan which identifies measures required to restore the ecological health of Lake Simcoe. Provisions of the Plan will impact the way future growth occurs in the watershed.

As well, the Metrolinx Regional Transportation Plan: The Big Move is the 25-year blueprint to achieve a transportation system for the Greater Toronto and Hamilton Area that is effective, integrated and multi-modal. The Province's Parkway Belt West Plan also continues to apply within York Region wherein the Region and its municipalities continue to implement provincial policy regarding the protection of major linear infrastructure (such as transportation, power dissemination, and communications) and natural heritage corridors (such as major river valleys).

Under the Planning Act, the Province is the approval authority for this Regional Official Plan. Amendments to this Plan following the approval of the parent document may be exempt from provincial approval. The Province is also a major funding contributor in the Region's infrastructure investments and human services programs. During the planning horizon of this Plan, the Province and the Region will work together to ensure successful implementation of the governing Provincial Plans and legislation.

All planning decisions under the York Region Official Plan shall conform with provincial plans and be consistent with the Provincial Policy Statement.

The Provincial Growth Plan for the Greater Golden Horseshoe together with the Provincial Policy Statement, the Greenbelt Plan, and other provincial plans provide a policy framework and direction that York Region and its municipalities use to formulate new plans to accommodate additional population and employment growth to 2031 in more compact, complete communities and protect and enhance the environment and strengthen the economy. Future updates of the Growth Plan will extend the planning horizon beyond the 2031 period.

In order to accommodate future growth beyond the planning horizon, York Region may redesignate additional rural and agricultural lands outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area for urban uses through Regional Official Plan Amendments, provided the redesignation meets the tests and policies of the Growth Plan and the Provincial Policy Statement and is undertaken through a Regional municipal comprehensive review of the York Region Official Plan. The Growth Plan outlines a series of tests and criteria to ensure expansions occur when necessary and where most appropriate, and in a way that ensures that infrastructure is in place and the natural environment is protected.



Key Provincial Initiatives:

- *The Oak Ridges Moraine Conservation Plan*
- *The Greenbelt Plan*
- *Places to Grow: Growth Plan for the Greater Golden Horseshoe*
- *The Lake Simcoe Protection Plan*
- *Metrolinx Regional Transportation Plan: The Big Move*
- *The Clean Water Act, 2006*
- *The Parkway Belt West Plan*
- *The Green Energy Act, 2009*
- *The Provincial Policy Statement* ■■■

► 1.4 Purpose and Organization

The policies of this Plan will guide economic, environmental and community building decisions to manage growth. A series of regional strategies, plans and guidelines will support and implement the policies in this Plan.

The policies in this Plan will help co-ordinate and set the stage for more detailed planning by local municipalities. This Plan will also provide a framework for co-ordinated planning with adjacent municipalities, as well as with other jurisdictions. These efforts can provide certainty on how to approach environmental, economic and community issues when creating sustainable communities.

All the policies in this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation. The Plan **is intended to be read in its entirety** and the relevant policies are to be applied to each situation.

The goals, objectives, policies, Tables 1, 2 and 3, Definitions and Maps constitute the York Region Official Plan. Chapter 1, Figures 1, 2 and 3, other tables, graphics, text preceded by a blue vertical bar and introductory text are intended to be illustrative and are provided for information only. ***Italicised*** terms contained in this Plan are included in the definition section.

This Plan consists of three main sections: Towards a Sustainable Region, Growth Management and Implementation.

How to Read this Plan

Functional Part of the Plan

Goals; Objectives; Policies; Tables 1, 2 and 3; Definitions, Maps

For Illustrative Purposes Only

Chapter 1; Figures 1 and 2; Introductory text; Graphics; Illustrative content; Other tables



Towards a Sustainable Region

This section details the policies as they relate to this Plan's triple bottom line objectives:

Chapter 2: A Sustainable Natural Environment provides direction on enhancing a linked Regional Greenlands System and the treatment of its components.

Chapter 3: Healthy Communities sets out policies to improve the health and well-being of the people who live and work in the Region by planning and developing sustainable and active communities.

Chapter 4: Economic Vitality establishes a framework to create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities.

Growth Management

This section sets a new standard for development in York Region's communities and presents a co-ordinated and integrated approach to growth management and infrastructure delivery.

Chapter 5: An Urbanizing Region: Building Cities and Complete Communities outlines the Regional Structure and provides development direction on:

- city building in Regional Centres and Corridors, linked by rapid transit
- planning for a minimum target of 40 per cent intensification in key strategic areas
- new community areas planned to a higher standard in urban design, sustainable buildings, mobility and sense of place

Chapter 6: Agricultural and Rural Areas sets out policies that preserve the rural character of many York Region communities.

Chapter 7: Servicing Our Population focuses on:

- reducing the demand for services
- mobility: pedestrian and cycling connections, transit, and streets
- efficiency and savings in water and wastewater
- composting, recycling and waste diversion
- efficient and renewable energy systems

Implementation

Chapter 8: Implementation provides direction on the implementation of the policies in this Plan with respect to public engagement, monitoring progress, clarity in review processes, and interpretation.

Using this Plan's integrated approach to growth, infrastructure, environment and community, York Region is committed to a sustainability approach in addressing its challenges and building on its successes. This includes creating jobs, protecting and enhancing natural heritage and culture, creating well-designed communities and providing quality human services.



Over the next 25 years and beyond, York Region will continue to evolve as it experiences rapid growth. By embracing change and making smarter decisions, York Region will mature into a more attractive community in which to live, work and play.

To resolve some site-specific challenges in implementation as identified through appeals to this Plan, time-limited and area-specific Minutes of Settlement have been entered into between York Region and certain appellants to this Plan. Details of these Settlements are on file with the Office of the Regional Clerk of York Region.

York Region Official Plan Sustainability Framework







Chapter 2 | Sustainable Natural Environment



In this chapter:

- 2.1 **Regional Greenlands System:** A sustainable natural environment legacy
- 2.2 **Natural Features:** Components of the Greenlands System
- 2.3 **Water Systems**

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



2.0 | Sustainable natural environment



In this chapter:

- 2.1 Regional Greenlands System: A Sustainable Natural Environment Legacy
- 2.2 Natural Features: Components of the Greenlands System
- 2.3 Water Systems

York Region is rich in natural features, from the shores of Lake Simcoe to the major valleys of the Humber, Don, Rouge, Black, Holland and Maskinonge rivers; to the extensive woodlands, wetlands and the rolling hills of the Oak Ridges Moraine. These provide habitat for a variety of species and play an important role in the Region's ecology and native biodiversity. Many of the Region's natural areas are dependent upon and contribute to a system of surface and sub-surface water that goes beyond local municipal and Regional boundaries.

The natural environment influences and shapes the Region's history and structure and contributes to Regional identity. It dictated early settlement patterns such as the alignment of major streets and the location of settlements. The distribution of resources such as forests, arable land and aggregate resources influenced the economic development of the Region.

Sustainability Benefits of the Regional Greenlands System

Sustainable Natural Environment

- Provides habitat for plant and animal species*
- Maintains native biodiversity*
- Supports species richness and ecosystem complexity*
- Improves air quality*
- Contributes to water management*
- Mitigates the impacts of climate change*

Healthy Communities

- Contributes to liveable neighbourhoods, feeling of well-being, health and quality of life, community identity and sense of place*
- Provides educational and research opportunities*
- Provides active and passive recreation for healthier lifestyles*

Economic Vitality

- Encourages eco- and agri-tourism*
- Enhances property values, creating desirable communities for investment*
- Helps to prevent disease, resulting in reduced healthcare costs*
- Reduces infrastructure costs; reduces peak flows and flooding*
- Helps make York Region an attractive place for businesses*

York Region contains some of the most significant and environmentally sensitive geological landforms in Ontario, of which the most predominant is the Oak Ridges Moraine.

The policies in **Chapter 2** are fundamental to ensuring the Region retains its distinct identity; remains an attractive place to invest; ensures economic prosperity; enhances liveability in communities; provides opportunities for active and passive recreation; and contributes to health and a high-quality of life for residents and workers.

- ▶ **A Sustainable Natural Environment Goal: To protect and enhance the natural environment for current and future generations so that it will sustain life, maintain health and provide an improved quality of life.**



Why a Greenlands System?

Urbanization introduces new stresses on the native plants and animals, and many species which could breed and move freely through a natural or agricultural landscape cannot easily persist in an urban landscape. The ability for plants and animals to migrate, disperse and forage among multiple habitats is critical. A connected system of features and linkages provided by the Regional Greenlands System is essential to preserve the Region's biota in perpetuity. ■■■

► 2.1 Regional Greenlands System: A Sustainable Natural Environment Legacy

The policies of this section are designed to identify, protect, and enhance a linked Greenlands System as a permanent legacy for York Region. The Regional Greenlands System on Map 2, and the policies of Section 2.1 of this Plan, protect *key natural heritage features* and *key hydrologic features* and the adjacent lands necessary to maintain these features in a linked system. York Region's Greenlands are connected to a larger landscape system that extends across the Greater Toronto and Hamilton Area, Ontario and North America.

The original Regional Greenlands System was established in 1994, and there have been a number of successes in identifying, protecting and securing elements of the System through the Regional Greening Strategy partnerships and programs. The Province's Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and Lake Simcoe Protection Plan have expanded the System. These policy areas cover 69 per cent of York Region's land area, and have provided limits to growth and permanent protection for a number of significant natural areas. The focus of this Plan is on connecting and enhancing the Regional Greenlands System through continued partnerships and investment.

The Region's Greenlands System policies take a natural heritage system approach to preserving natural heritage features. This approach reflects current practice in conservation ecology and is supported by the Provincial Policy Statement. The Regional Greenlands System policies preserve and enhance natural features within a connected natural heritage system.

The primary function and vision of the Regional Greenlands System, and the policies of Section 2.1 of this Plan, is the protection of natural heritage features in a system of cores connected by corridors and linkages. The Regional Greenlands System also provides opportunities for passive recreation in a future Regional Trails System, such as hiking and nature appreciation. Urban uses and infrastructure projects should contribute ecological gains to greenlands systems through enhancement and restoration, and the strategic creation of natural habitat.

The Regional Greening Strategy implements the vision for the System. The continued successful implementation of this vision lies in creating new and nurturing existing partnerships, and seizing every opportunity to invest in enhancing the Greenlands System.

► **Objective: To identify, protect and enhance the Regional Greenlands System and its functions to ensure a healthy system rich in native biodiversity.**



It is the policy of Council:

2.1.1 To protect and enhance the Regional Greenlands System and its functions shown on Map 2 and to control new *development* and *site alteration* within the vicinity of the System in accordance with the policies of this Plan.

2.1.2 That the Regional Greenlands System consists of cores, corridors, and linkages. These include the Oak Ridges Moraine Conservation Plan Natural Core Area and Natural Linkage Area designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, *key natural heritage features*, *key hydrologic features* and functions, and the lands necessary to maintain these features within a system.

2.1.3 That the Regional Greenlands System includes regional linkages and will be the focus of enhancement and land securement initiatives. The Greenlands System Vision identified on Map 2 of this Plan is intended to conceptually identify, with broad arrows, the general location of corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives.

2.1.4 That local official plans shall include policies and mapping to establish and protect greenlands systems from *development* and *site alteration*. These systems shall incorporate, complement and build on the Regional Greenlands System, and include the identification of enhancement areas and linkages.

2.1.5 That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design. These plans shall contain policies and detail initiatives that encourage remedial works and enhancement opportunities within the Regional Greenlands System.

2.1.6 That Figure 3 of this Plan illustrates the overall greenlands system within the Region. This includes the Regional Greenlands System as shown on Map 2 and local greenlands systems from local official plans approved after the date of approval of this Plan. Figure 3 will be modified periodically to include newly approved or updated local greenlands systems.

2.1.7 That the boundaries and the extent of the Regional Greenlands System on Map 2 outside of the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area are approximate. Refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate technical studies including Subwatershed studies, master environmental servicing plans or *environmental impact studies*. These refinements will be incorporated into this Plan through periodic updates by the Region and will not require an amendment to this Plan.

2.1.8 That enhancements to greenlands systems shall be the responsibility of all stakeholders and may include Regional and local greening initiatives, public and private sector partnerships, infrastructure projects and urban development to achieve ecological gains for the systems.

Ecological gain means achieving an ecological benefit or improvement in the Regional Greenlands System. This could include improvement in the ecological services or functional capacities, providing trails and passive recreational amenities, or enhancing a degraded part of the System and providing linkages. ■■■



The Regional Greenlands System has been assembled with data from the Province, the Toronto and Region Conservation Authority and Lake Simcoe Region Conservation Authority, and local municipal natural heritage studies.

The Regional Greenlands System is composed of cores, corridors, and linkages. Core areas have the highest concentration of significant natural features on the landscape including significant woodlands and wetlands, Life Science Areas of Natural and Scientific Interest, and Environmentally Significant Areas. Corridors include existing significant valleylands, and watercourses. Linkages connect core areas, and will be enhanced through restoration. ■■■

It is the policy of Council:

2.1.9 That *development* and *site alteration* be prohibited within the Regional Greenlands System and that *development* and *site alteration* applications within 120 metres of the Regional Greenlands System shall be accompanied by an *environmental impact study*. The requirement for, content and scope of the study will be determined through the pre-consultation meeting and a terms of reference shall be submitted to the approval authority early in the application process. The *environmental impact study* shall also address any requirements of the local municipality. Within the Oak Ridges Moraine, the Greenbelt and the *Lake Simcoe watershed*, *environmental impact studies* shall meet the requirements of those Plans.

2.1.10 That notwithstanding policy 2.1.9, within the Regional Greenlands System, the following uses may be permitted subject to meeting the requirements of applicable Provincial Plans:

- a. stormwater management systems/facilities, and passive recreational uses, such as non-motorized trails and community gardens in accordance with an approved *environmental impact study* which demonstrates that they can be constructed without negative impact, and a Greenlands System Plan, as required in policy 2.1.11 of this Plan;
- b. legally existing land uses, that conform with in-force local official plans, zoning by-laws and *Ministerial Zoning Orders*, at the time this Plan is approved, may be permitted to continue to the extent provided for in local official plans, zoning by-laws and *Ministerial Zoning Orders*;
- c. the full range of existing and new *agricultural, agricultural-related* and *secondary agricultural uses* and *normal farm practices* is permitted;
- d. new buildings or structures for *agriculture, agricultural-related* and *secondary agricultural uses* subject to Section 2.2 of this Plan; and,
- e. new infrastructure required to service the community including water and wastewater systems, and streets if:
 - i. no other reasonable alternative location exists and if an approved *environmental impact study* demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the Greenbelt Plan, where applicable; or,
 - ii. authorized through an *Environmental Assessment*.



Regional Greenlands System ecological services include:

- Climate Regulation
- Soil Retention
- Habitat for Flora and Fauna
- Recreation
- Water Management
- Nutrient Cycling
- Genetic Resources
- Food Production 

It is the policy of Council:

2.1.11 To require a Greenlands System Plan as a component of secondary plans that is consistent with policy 5.6.14 of this Plan.

2.1.12 That infrastructure design and construction be sensitive to the features and functions of the greenlands system, and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid *key natural heritage features* and *key hydrologic features* where possible and shall be subject to the policies of applicable Provincial Plans.

2.1.13 That the planning, design and construction of infrastructure projects within the Regional Greenlands System shall enhance the Regional Greenlands System, including providing passive recreational amenities and environmental restoration where appropriate.

2.1.14 To undertake land securement, with partners, focused primarily within the Regional Greenlands System. Land securement can include conservation easements, donations, or land purchases, and education and stewardship promotion.

2.1.15 That where lands within the Regional Greenlands System are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, York Region Council is not obligated to purchase lands identified as part of the Regional Greenlands System.

2.1.16 To update the Regional Greening Strategy, including the land securement criteria, to ensure implementation complementary to the policies of this Plan.

2.1.17 That land securement initiatives assist in implementing the Regional Greenlands System trails network.

2.1.18 To work with local municipalities, conservation authorities and trail organizations on initiatives that contribute to, or complement, the creation of a Regional Greenlands System trails network.

2.1.19 That, for the portions of the Region that are within the Oak Ridges Moraine, applications for *development* or *site alteration* will only be approved if they comply with the provisions of the Oak Ridges Moraine Conservation Plan. On the Oak Ridges Moraine, the following land use designations and permitted uses apply:

- a. The Natural Core Area, as identified on Map 1, has a high concentration of *key natural heritage features*, *key hydrologic features*, and/or landform conservation areas and is critical to maintaining and improving the integrity of the Moraine as a whole. New permitted uses are very limited and may include conservation and resource management, low intensity recreation, or agriculture uses, as detailed in the Oak Ridges Moraine Conservation Plan; and,



- b. The Natural Linkage Area forms part of a corridor system that supports, or has the potential to support, the movement of plants and animals between the Natural Core Area, Natural Linkage Area, river valleys and stream corridors. Limited new uses may include those permitted in the Natural Core Area designation as well as mineral aggregate operations and wayside pits, as detailed in the Oak Ridges Moraine Conservation Plan.

There are 32 recreational trails in York Region.

These include the: Oak Ridges Trail, Nokiidaa Trail, Sutton-Zephyr Rail Trail, Humber Trail, Rouge Park Trails Network and the Bartley Smith Greenway.

In addition, there are 120 km of Regional Forest Trails in 18 publicly owned Regional Forest Tracts across the Region. ■■■

It is the policy of Council:

2.1.20 To ensure that within the portions of the Regional Greenlands System that are identified as the Natural Heritage System of the Protected Countryside within the Greenbelt:

- a. the full range of existing and *new agricultural, agricultural-related and secondary agricultural uses* and *normal farm practices* is permitted;
- b. new buildings or structures for *agriculture, agricultural-related and secondary agricultural uses* are not subject to policy 2.1.20.c, but are subject to Section 2.2 of this Plan;
- c. new *development or site alteration* permitted by the Greenbelt Plan shall demonstrate that:
 - i. there will be no negative effects on key natural heritage features or key hydrologic features or their functions;
 - ii. connectivity between *key natural heritage features* and *key hydrologic features* is maintained or where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and,
 - iv. the disturbed area of any site does not exceed 25 per cent, and the impervious surface does not exceed 10 per cent, of the total developable area, except where otherwise permitted within the Greenbelt Plan. With respect to golf courses, the disturbed area shall not exceed 40 per cent of the site.



- d. where permitted non-agricultural uses are proposed within the Natural Heritage System of the Protected Countryside, applicants shall demonstrate that:
 - i. at least 30 per cent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation;
 - ii. connectivity between *key natural heritage features* or *key hydrologic features* located within 240 metres of each other is maintained or enhanced; and,
 - iii. buildings or structures do not occupy more than 25 per cent of the total developable area and are planned to optimize the compatibility of the project with the natural setting.

York Region's Greening Strategy

The Regional Greening Strategy has had a number of successes between 2001 and 2008 including:

- Over 750,000 trees and shrubs planted with annual planting numbers ranging from 50,000 to 100,000 trees and shrubs
- Environmental education provided to over 10,000 participants, with approximately 1,000 participating every year
- Partnerships with over 50 government and non-government organizations, stakeholders and community groups
- Public programs and stewardship initiatives, which include support for private rural reforestation projects, urban private-yard tree planting, community engagement, and more ■■■



It is the policy of Council:

2.1.21 To prohibit batching/asphalt plants and new waste disposal sites within the Regional Greenlands System as identified on Map 2. Mineral aggregate operations or wayside pits or quarries are permitted within:

- a. those portions of the Regional Greenlands System designated as Natural Linkage Area and Countryside Area on Map 1, excluding lands identified as an *Environmentally Significant Area* or *Life Science Area of Natural and Scientific Interest* on Map 3 of this Plan, and are subject to all applicable provisions of the Oak Ridges Moraine Conservation Plan;
- b. the portions of the Regional Greenlands System within the Natural Heritage System of the Protected Countryside, and are subject to the applicable policies of the Greenbelt Plan; and,
- c. the portions of the Regional Greenlands System within the Protected Countryside but outside of the Natural Heritage System, subject to policy 2.2.4 of this Plan. Within this area, such uses are prohibited in:
 - i. provincially significant wetlands; and,
 - ii. the significant habitat of endangered or threatened species.



Land Securement in York Region

Between 2001 and 2008, over 879 hectares of conservation lands have been protected in perpetuity.

Securement depends on successful partnerships. York Region's securement partners include:

- Local Municipalities
- York Environmental Stewardship
- Ontario Streams
- Nature Conservancy of Canada
- Oak Ridges Moraine Land Trust
- Toronto and Region Conservation Authority
- Lake Simcoe Region Conservation Authority
- The Province
- University of Toronto
- Oak Ridges Moraine Foundation
- Natural Resources Canada
- GTA Clean Air Committee



It is the policy of Council:

2.1.22 That outside of the Oak Ridges Moraine and Greenbelt, in the *Lake Simcoe watershed*, no new mineral aggregate operations, wayside pits, quarries, ancillary or accessory uses are permitted in *key natural heritage features* or *key hydrologic features* or related *vegetation protection zones*, except as provided in the Lake Simcoe Protection Plan.

2.1.23 That, when local municipal official plans are brought into conformity with the Greenbelt Plan, the boundaries of the Natural Heritage System may be refined with greater precision, consistent with the provisions of the Greenbelt Plan and the system shown on Schedule 4 of the Greenbelt Plan. Such refinements may be reflected in this Plan through on-going consolidations without an amendment.

2.1.24 To examine the feasibility of undertaking studies complementary to the Regional Greenlands System, such as wildlife and terrestrial linkage plans.

2.1.25 To work with conservation authorities, local municipalities and the Province in establishing, maintaining and improving a database on the Regional Greenlands System.

2.1.26 To work with municipal partners and stakeholders in implementing and monitoring the Rouge North Management Plan.

► 2.2 Natural Features: Components of the Greenlands System

Key natural heritage features and *key hydrologic features* are the building blocks of York Region's natural systems. Many of these features are cores and corridors and can function as potential linkages.

Key natural heritage features and *key hydrologic features* within York Region are subject to four policy regimes: the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and the Provincial Policy Statement. The four policy regimes contain minor differences in terminology. For consistency in terminology, natural features within York Region are identified as "*key natural heritage features*" and "*key hydrologic features*."



Key natural heritage features and *key hydrologic features* can exist within the Regional Greenlands System or outside of the System. Key features within the System are subject to the policies in Section 2.1 and 2.2. Key features outside of the System shall be protected subject to the policies of Section 2.2.

The following sections contain specific requirements for *key natural heritage features* and *key hydrologic features* throughout the Region, including those within the plan areas of the Oak Ridges Moraine, Greenbelt and *Lake Simcoe watershed*.

Key Natural Heritage Features and Key Hydrologic Features

Policies of this section identify the *key natural heritage features* and *key hydrologic features* within York Region, and provide general policy requirements for all features. More specific feature policies can be found in the sections following.

Objective: To ensure that *key natural heritage features* and *key hydrologic features* and functions are protected and enhanced where possible.

It is the policy of Council:

2.2.1 That *key natural heritage features* and *key hydrologic features* within York Region include:

- a. *significant habitat of endangered and threatened species;*
- b. *fish habitat;*
- c. *wetlands;*
- d. *Life Science Areas and Earth Science Areas of Natural and Scientific Interest;*
- e. *Environmentally Significant Areas;*
- f. *significant valleylands;*
- g. *significant woodlands;*
- h. *significant wildlife habitat;*
- i. *sand barrens, savannahs and tallgrass prairies;*
- j. *lakes and their littoral zones;*
- k. *permanent and intermittent streams;*
- l. *kettle lakes;*
- m. *seepage areas and springs deemed vulnerable or sensitive surface water features; and,*
- n. *Lake Simcoe Shoreline.*

2.2.2 That *key natural heritage features* and *key hydrologic features* in policies 2.2.1.c through 2.2.1.e, and 2.2.1.l above, are shown on Maps 3 and 4 of this Plan. The addition or deletion of features on Maps 3 and 4 shall be updated periodically through amendments to this Plan. The remaining *key natural heritage features* and *key hydrologic features* in policy 2.2.1 shall be identified in accordance with criteria contained within this Plan or, where Regional criteria are not provided, using procedures established by the Province, where applicable.



2.2.3 That *key natural heritage features* and *key hydrologic features* shall be precisely delineated on a site-by-site basis using procedures established by the Province, where applicable. Such delineation shall occur through the approval of *Planning Act* applications supported by appropriate technical studies such as master environmental servicing plans, *environmental impact studies*, natural heritage or hydrological evaluations. Where such delineation refines boundaries shown on Maps within this Plan, refinements to these Maps can occur without an amendment to this Plan.

2.2.4 To prohibit *development* and *site alteration* within *key natural heritage features*, *key hydrologic features*, and *adjacent lands*, unless:

- a. it is demonstrated through a natural heritage evaluation, hydrological evaluation, or *environmental impact study* that the *development* or *site alteration* will not result in a negative impact on the natural feature or its ecological functions; or,
- b. authorized through an *Environmental Assessment*.

2.2.5 That an application for *development* and *site alteration* within 120 metres of a *key natural heritage feature* or *key hydrological feature* shall be accompanied by an *environmental impact study*. The requirement for, content and scope of the study will be determined through the pre-consultation meeting and a terms of reference shall be submitted to the approval authority early in the application process. The *environmental impact study* shall also address any requirements of the local municipality. Within the Oak Ridges Moraine, the Greenbelt and the *Lake Simcoe watershed*, *environmental impact studies* and natural heritage and/or hydrologic evaluations shall meet the requirements of the applicable Provincial Plans.

2.2.6 That passive recreational uses, such as trails, may be permitted within *key natural heritage features* and *key hydrologic features* and their associated vegetation protection zones subject to the requirements of policy 2.2.4 of this Plan and, if applicable, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the Lake Simcoe Protection Plan.

2.2.7 To prohibit removal, in whole or in part, of a *key natural heritage feature* or a *key hydrologic feature* by unauthorized *development* or *site alteration*. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of this Plan as if the feature was still in place. Impacted areas shall be restored.

2.2.8 That notwithstanding policy 2.2.4 of this Plan *development* and *site alteration* is not permitted within *fish habitat* except in accordance with federal and provincial requirements.

2.2.9 To require local municipalities to identify *key natural heritage features* and *key hydrologic features* in local official plans and zoning by-laws; and to provide appropriate policies for their protection, including: requirements for *environmental impact studies* and *vegetation protection zones*, and the definition of permitted uses.

2.2.10 That where a *woodland*, *wetland*, or *Life Science Area of Natural and Scientific Interest* identified for protection is located both within and outside the boundary of the Oak Ridges Moraine, the *Lake Simcoe watershed*, or the Natural Heritage System of the Protected Countryside in the Greenbelt, and more than 50 per cent of the feature is located within that boundary, the *vegetation protection zone* that is most protective of

the feature shall generally apply to the portion outside of the Provincial Plan area unless an *environmental impact study* demonstrates that a lesser buffer is appropriate. The *vegetation protection zone* outside of the Provincial Plan area shall not be less than that required by Section 2.2 of this Plan.

2.2.11 To co-operate with conservation authorities, the Province and local municipalities in order to further define and better understand *key natural heritage features*, *key hydrologic features* and their functions, and to promote improved stewardship and protection strategies.

2.2.12 To encourage private and public landowners with lands containing *key natural heritage features* and *key hydrologic features* to manage the lands in a manner that conserves and enhances the features in accordance with the policies of this Plan.

Oak Ridges Moraine, Greenbelt and Lake Simcoe Watershed Features

The Province has established specific policies for the protection of *key natural heritage features* and *key hydrologic features* in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the Lake Simcoe Protection Plan.

A Natural Heritage System has been identified for the Protected Countryside of the Greenbelt Plan. *Key natural heritage features* within the Protected Countryside but outside of the Greenbelt Natural Heritage System are protected through the policies in the Provincial Policy Statement and the policies within this Plan. Only *key natural heritage features* within this Natural Heritage System are protected by the policies of the Greenbelt Plan. All *key hydrologic features* are protected by the policies of the Greenbelt Plan regardless of their inclusion within this Natural Heritage System.

This section of this Plan addresses the protection requirements for these three Provincial Plans.





- **Objective:** To ensure that the *key natural heritage features and key hydrologic features on the Oak Ridges Moraine, Greenbelt and the Lake Simcoe Watershed are protected in accordance with Provincial Plans.*

It is the policy of Council:

2.2.13 That for the purposes of policies 2.2.14 through 2.2.29 of this Plan, key natural heritage features and key hydrologic features are as defined in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan, as applicable.

2.2.14 That notwithstanding policy 2.2.4 of this Plan, *development or site alteration* is not permitted in key natural heritage features and key hydrologic features or associated *vegetation protection zone* on the Oak Ridges Moraine, in the Greenbelt, and in the *Lake Simcoe watershed*, except as provided in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan.

2.2.15 That on the Oak Ridges Moraine the *vegetation protection zone* shall be a minimum of 30 metres for *wetlands, seepages areas and springs, fish habitat, permanent streams, intermittent streams, significant valleylands, significant woodlands, sand barrens, savannahs and tallgrass prairies and kettle lakes.*

2.2.16 That in the *Lake Simcoe watershed*, outside of existing settlement areas as defined by the Lake Simcoe Protection Plan, the *vegetation protection zone* shall be a minimum of 30 metres for *wetlands, significant woodlands, significant valleylands, permanent streams, intermittent streams, lakes other than Lake Simcoe and natural areas abutting Lake Simcoe.*

2.2.17 That the minimum *vegetation protection zone* for the Lake Simcoe Shoreline within a shoreline built-up area is 30 metres from the shoreline, and for areas of Lake Simcoe Shoreline outside of existing settlement areas, as defined in the Lake Simcoe Protection Plan, and outside of shoreline built-up areas, shall be 100 metres from the shoreline.

2.2.18 That within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan, the *vegetation protection zone* shall be a minimum of 30 metres for *wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands.*

2.2.19 That significant alteration of the Lake Simcoe Shoreline, or the shore of a fresh water estuary of a stream connected to Lake Simcoe, is not permitted except as provided in the Lake Simcoe Protection Plan.

Oak Ridges Moraine

The Oak Ridges Moraine is one of Ontario's most significant landforms.

Located north of and parallel to Lake Ontario, the Moraine in York Region divides the watersheds draining south into Lake Ontario from those draining north into Lake Simcoe.

The Moraine shapes the present and future form and structure of the Greater Toronto Region. The Moraine's ecological and hydrological features and functions are critical to the Region's continuing health. ■■■



It is the policy of Council:

2.2.20 That an application for *development* or *site alteration* in the *Lake Simcoe watershed* that is within 120 metres of a key natural heritage feature, a key hydrologic feature or the Lake Simcoe Shoreline outside of existing settlement areas as defined by the Lake Simcoe Protection Plan, shall provide for the establishment and maintenance of natural self-sustaining vegetation to the extent and width of the associated *vegetation protection zone* required by the policies of the Lake Simcoe Protection Plan, except in relation to uses and structures in the vegetation protection zone that are permitted by the policies of Chapter 6 of the Lake Simcoe Protection Plan.

For the purposes of applying policies 2.2.13 through 2.2.29 of this Plan, the following identifies which features are considered key natural heritage features, or key hydrologic features in the Lake Simcoe Protection Plan (LSPP), the Oak Ridges Moraine Conservation Plan (ORMCP) and the Greenbelt Plan.

Feature	LSPP	ORMCP	Greenbelt Plan
Significant habitat of endangered and threatened species	◇	◇ + rare (which includes Special Concern)	◇ Special Concern
Fish habitat	◇	◇	
Wetlands	◇	◇	◇
Life Science Areas of Natural and Scientific Interest	◇	◇	
Significant valleylands	◇	◇	◇
Significant woodlands	◇	◇	◇
Significant wildlife habitat	◇	◇	
Sand barrens, savannahs and tallgrass prairies	◇	◇	◇
Lakes and their littoral zones	◇	◇	◇
Alvars		◇	
Permanent and intermittent stream	◇	◇	◇
Kettle lakes	◇		
Seepage areas and springs	◇	◇	
Lake Simcoe Shoreline	◇		





It is the policy of Council:

2.2.21 That outside existing settlement areas as defined by the Lake Simcoe Protection Plan, a proposal for *development* or *site alteration* within 240 metres of the Lake Simcoe Shoreline must demonstrate that it will maintain, enhance or restore functional wildlife movement corridors between key natural heritage features or key hydrologic features.

2.2.22 That within the *Lake Simcoe watershed*, an application for *development* or *site alteration* within settlement and rural settlement areas, as defined by the Lake Simcoe Protection Plan, where applicable, shall:

- a. increase or improve *fish habitat* in streams, lakes and *wetlands*, and any adjacent riparian areas;
- b. include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;
- c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*; and,
- d. establish or increase the extent and width of a self-sustaining *vegetation protection zone* adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

2.2.23 That refinements to the extent or presence of *key natural heritage features* and *key hydrologic features* resulting from site-specific studies conducted in accordance with the requirements in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and updated information from the Province or the appropriate conservation authority, will not require an amendment to this Plan.

However, where there is a boundary refinement to a *wetland*, *Life Science Area of Natural and Scientific Interest*, *Earth Science Area of Natural or Scientific Interest*, or significant habitat of *endangered or threatened species*, confirmation will be required from the Province prior to any *development* or *site alteration* occurring in these areas. In regard to changes to *Environmentally Significant Areas*, approval will be required from the appropriate conservation authority.

2.2.24 That *Environmentally Significant Areas* on the Oak Ridges Moraine or within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan, which have been identified by a conservation authority, are also considered to be *key natural heritage features*, subject to the same requirements for protection and study as those identified in the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for *Life Science Areas of Natural and Scientific Interest*.

Existing Settlement Area – Lake Simcoe Protection Plan

Existing Settlement Areas subject to the Lake Simcoe Protection Plan are defined by the community plan boundaries that existed June 2, 2009 for the following communities: Aurora, Ballentrae-Musselman’s Lake, Holland Landing, Kettleby, Keswick, Maple Lake Estate, Mount Albert, Newmarket, Pefferlaw, Pottageville, Queensville, Schomberg, Sharon, Snowball, Sutton, and Vandorff.

Lake Simcoe Shoreline Settlement Areas within Georgina include: Sutton, Keswick, Pefferlaw, Hamlet of Virginia, Serviced Lakeshore Residential, Moores Beach, McRae Beach and Duclos Point. ■■■



It is the policy of Council:

2.2.25 That within the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan Areas, no new *agricultural uses, agriculture-related uses, or accessory uses* shall be permitted within key natural heritage features and key hydrologic features and their associated minimum *vegetation protection zones* if the lands were not being used for that use on November 15, 2001, and February 28, 2005 respectively.

2.2.26 That in the Urban Area and Towns and Villages, as designated on April 22, 2002, where secondary plans, official plans, zoning by-laws, or Master Environmental Servicing or Functional Servicing Plans are approved based on environmental studies that have identified minimum *vegetation protective zones* that are different from those identified in the Oak Ridges Moraine Conservation Plan, then the standards established within those plans shall prevail.

2.2.27 That in the Urban Area, Towns and Villages, and Hamlets designated on February 28, 2005, where secondary plans, official plans, zoning by-laws, or Master Environmental Servicing or Functional Servicing Plans are approved based on environmental studies that have identified minimum *vegetation protective zones* that are different from those identified in the Greenbelt Plan, then the standards established within those plans shall prevail.

2.2.28 That every application for *development or site alteration* on the Oak Ridges Moraine shall identify planning, design and construction practices that ensure that no buildings or other *site alterations* impede the movement of plants and animals between key natural heritage features, key hydrologic features and *adjacent lands* within the Natural Core Area and the Natural Linkage Area as identified on Map 1.

2.2.29 That the technical papers associated with the Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Greenbelt Plan be consulted to provide clarification in implementing the policies related to key natural heritage features and key hydrologic features within the Provincial Plans.

Species at Risk and their Habitats

Habitats of endangered, threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic areas, or are threatened by human activities such that their continued presence in Ontario is a matter of conservation concern. The actual species falling into categories of threatened or endangered vary from region to region throughout the Province, and can change over time.

Endangered, threatened and special concern species are listed in regulations under the Endangered Species Act. Current lists of endangered, threatened and species of special concern are designated by the Committee on the Status of Species at Risk in Ontario and are placed on the Species at Risk in Ontario List.

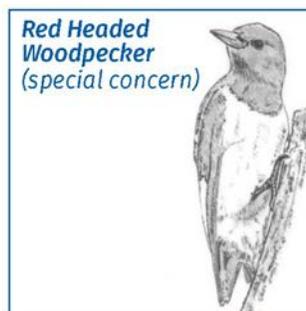
- **Objective:** To protect endangered, threatened and special concern species and their habitats to ensure that biological diversity within the Region is not diminished.

It is the policy of Council:

- 2.2.30** That notwithstanding policy 2.2.4 of this Plan, *development and site alteration* is not permitted within *significant habitat of endangered and threatened species*.
- 2.2.31** That notwithstanding policy 2.2.4 of this Plan, within the Oak Ridges Moraine *development or site alteration* is not permitted within the *significant habitat of special concern species* or Provincially rare species.
- 2.2.32** That notwithstanding policy 2.2.4 of this Plan, within the Natural Heritage System of the Protected Countryside of the Greenbelt, *development or site alteration* is not permitted within *significant habitat of special concern species*.
- 2.2.33** To encourage private land stewardship which protects and enhances the habitat of *species at risk*.
- 2.2.34** To work with the Province, as appropriate, on the preparation of recovery strategies or management plans for *species at risk* in York Region.

Species at Risk in Ontario List Categories

- *Extirpated* - a native species that no longer exists in the wild in Ontario, but still exists elsewhere
- *Endangered* - a native species facing extinction or extirpation
- *Threatened* - a native species at risk of becoming endangered in Ontario
- *Special Concern* - a native species that is sensitive to human activities or natural events which may cause it to become endangered or threatened

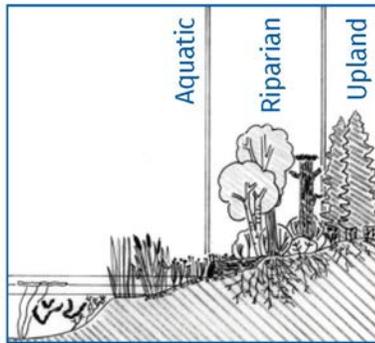


Wetlands

Wetlands are essential natural elements of the Regional ecosystem, providing environmental, economic and social benefits. These lands, which are seasonally or permanently covered by shallow water or where the water table is close to or at the surface, are characterized by hydric soils and hydrophytic or water-tolerant plants. Among other functions, wetlands control and store surface water to assist in flood control and groundwater recharge. Wetlands also act as sediment traps to improve water quality and act as habitat for a wide variety of plant and animal species.

The Province has enacted a policy statement under the Planning Act that prohibits development in provincially significant wetlands. Other wetlands that have not been identified as provincially significant, but which have been formally evaluated by the Ministry of Natural Resources, also exist within the Region. Map 4 shows the general location of all evaluated wetlands, as well as identified wetlands within the Oak Ridges Moraine, Greenbelt and *Lake Simcoe watershed*. More detailed information, as well as more recent wetland evaluations are available from the Province.

Typical Wetland



Other environmental approvals may be required in conjunction with **Planning Act** approvals, or if works are proposed prior to receipt of Planning approvals. Examples include:

- Forest Conservation By-law Permits (Regional)
- Tree By-law Permits (Local Municipal)
- Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permits (Conservation Authority)
- Site Alteration or Fill Permits (Local Municipal) ■ ■ ■

Objective: To ensure no loss of wetland function or area in the Region.

It is the policy of Council:

2.2.35 That notwithstanding policy 2.2.4 of this Plan, *development* and *site alteration* is prohibited within evaluated wetlands and all identified wetlands within the *Lake Simcoe watershed*, on the Oak Ridges Moraine and within the Greenbelt Natural Heritage System, as shown on Map 4 of this Plan. Due to the scale of the mapping in this Plan, smaller wetlands may not be visible. More detailed mapping is available from York Region.

2.2.36 That a *vegetation protection zone* be required for wetlands identified on Map 4 of this Plan. The width of the *vegetation protection zone* shall be determined through an *environmental impact study*, but shall be no less than 30 metres from any part of the feature for provincially significant and Provincial Plan Area wetlands as identified on Map 4 of this Plan, and generally no less than 15 metres from other evaluated wetlands as identified on Map 4 of this Plan.

2.2.37 To permit *development* and *site alteration* within 120 metres of *wetlands* identified on Map 4, but not within the *vegetation protection zone*, subject to an approved *environmental impact study* that demonstrates no negative impacts to the wetland feature or its ecological functions. Notwithstanding the aforementioned, within the *vegetation protection zone*, *development* and *site alteration* may be permitted in accordance with policies 2.1.10.a and 2.1.10.e of this Plan.

2.2.38 To encourage private landowners to work with local municipalities and public agencies to protect *wetlands*, create new *wetlands* and restore existing *wetlands*, where appropriate.



2.2.39 That applications for *development* and *site alteration* within 120 metres of *wetlands* not shown on Map 4 of this Plan shall be accompanied by an *environmental impact study* that determines their importance, functions and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the approval authority.

2.2.40 That Provincial boundary refinements or reclassification of *wetlands* as shown on Map 4 will not require an amendment to this Plan.

2.2.41 That where new *wetlands* are evaluated and/or approved by the Province, the Region may amend this Plan to include updated information.

2.2.42 That where newly identified *wetlands* are determined to be provincially significant, they will be subject to policies 2.2.35, 2.2.36 and 2.2.37 of this Plan, where they are not provincially significant they will be subject to policy 2.2.39 of this Plan. Where newly identified *wetlands* are within the Oak Ridges Moraine, the Greenbelt, or the *Lake Simcoe watershed*, they will be subject to the requirements of those plans.

Woodlands

Woodlands are significant components of York Region's natural systems and provide a variety of important environmental, social and economic benefits. These benefits include clean air and water, erosion prevention, water retention, provision of wildlife habitat, recreation and the sustainable harvest of woodland products.

At the time of settlement by Europeans, woodlands covered 90per cent of the Region. Woodland cover has dwindled to 22.5per cent today. Because much of the remaining woodland cover is fragmented and lacking in interior habitat areas, maintaining and enhancing *significant woodlands* and integrating them into the Region's communities is extremely important.

York Region has a Forest Conservation By-law that restricts and regulates the removal of trees on private lands through the issuance of permits. There are many tools available to private landowners to assist in the sustainable management of woodlands, including the Managed Forest Tax Incentive Program and the Ontario Stewardship Program.

York Region manages 21 Regional Forest tracts, totalling over 2,200 hectares. These areas undergo silvicultural management (tree planting, tending and harvesting activities) and hazard tree management, and are important for educational initiatives. The York Regional Forest is the first publicly owned forest in Canada to be certified by the Forest Stewardship Council. This third party audit process ensures that the Region is maintaining the forest in a sustainable manner.

The policies of this section of this Plan are supported by the York Region Significant Woodlands Study. This section provides policies for the identification, management and improvement of woodlands to ensure that the Region will maintain or increase the area of woodlands, have woodlands in the future that support greater biodiversity, and that the Region will continue to recognize the importance of the urban forest.

 **Objective: To protect *significant woodlands* and their biodiversity and encourage reforestation to provide environmental, social and economic benefits for the residents of York Region.**



It is the policy of Council:

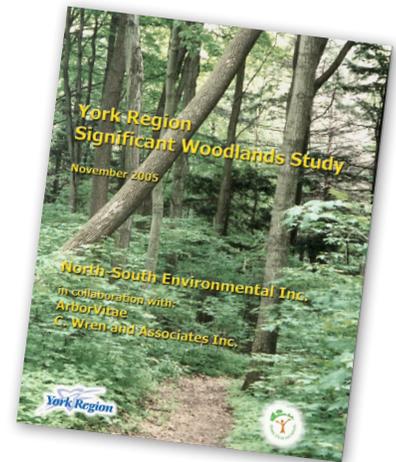
2.2.43 To increase woodland cover to a minimum of 25 per cent of the Region's total land area.

**York Region Continues to Work Towards
25 per cent Woodland Cover**

Since 2001, York Region has been working to increase forest cover through initiatives including:

- the York Natural Planting Partnership, delivered by the conservation authorities, which provides subsidized tree planting on private lands
- support of community naturalization initiatives on public and private land
- large-scale reforestation of public lands (e.g., Rouge Park)
- acquiring strategic lands for reforestation

Reforestation of existing public lands will help achieve a portion of the Region's woodland cover target. Private land reforestation and stewardship are essential to achieving this target. ■■■



It is the policy of Council:

2.2.44 That notwithstanding policy 2.2.4 of this Plan, development and site alteration is prohibited within *significant woodlands* and their associated *vegetation protection zone* except as provided for elsewhere within this Plan.

2.2.45 That *significant woodlands* be verified on a site-by-site basis and shall include those *woodlands* meeting one of the following criteria:

- a. is 0.5 hectares or larger and:
 - i. directly supports *globally or provincially rare plants, animals or communities* as assigned by the Natural Heritage Information Centre; or,
 - ii. directly supports *threatened or endangered species*, with the exception of specimens deemed not requiring protection by the Province (e.g. as is sometimes the case with Butternut); or,
 - iii. is within 30 metres of a provincially significant *wetland or wetland* as identified on Map 4, *waterbody, permanent stream or intermittent stream*;
- b. is 2 hectares or larger and:
 - i. is located outside of the Urban Area and is within 100 metres of a *Life Science Area of Natural and Scientific Interest*, a provincially significant *wetland or wetland* as identified on Map 4, *significant valleyland, Environmentally Significant Area, or fish habitat*; or,
 - ii. occurs within the Regional Greenlands System;
- c. is south of the Oak Ridges Moraine and is 4 hectares or larger in size;
- d. is north of the Oak Ridges Moraine and is 10 hectares or larger in size;



- e. on the Oak Ridges Moraine the *woodland* will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or,
- f. on lands in the Greenbelt Natural Heritage System, the *woodland* will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers; or,
- g. on lands in the *Lake Simcoe watershed*, outside of the Greenbelt, the Oak Ridges Moraine Conservation Plan, and existing settlement areas, the *woodland* will be evaluated for significance based on the requirements of the Lake Simcoe Protection Plan and associated technical papers.

Evaluation of “Directly Supports”

When determining whether a *woodland* directly supports a species, the following may be considered:

- Is the species dependent on the *woodland* for a portion of its life cycle?
- Does the species occurrence depend on the *woodland*?
- Will the species occurrence persist in the context of a change in the surrounding land use?
- Does habitat for the species exist within the *woodland*?

It is the policy of Council:

2.2.46 That Map 5 identifies *woodlands* in York Region based on best available information and data. The determination of *woodland* significance will rely on site-specific studies per policies 2.2.45 and 2.2.48 of this Plan. Due to the scale of the mapping in this Plan, not all *woodlands* are visible. More detailed mapping is available from York Region.

2.2.47 That a *vegetation protection zone* be required for *significant woodlands*. The width of the *vegetation protection zone* shall be determined through an *environmental impact study* but shall be no less than 30 metres from the dripline of *significant woodlands* within the Oak Ridges Moraine, the Greenbelt and the *Lake Simcoe watershed* as detailed in policies 2.2.15, 2.2.16 and 2.2.18 of this Plan, and no less than 10 metres from the dripline of *significant woodlands* outside of those plan areas.

2.2.48 That within the Urban Area or within the existing settlement areas as defined in the Lake Simcoe Protection Plan, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, a *woodland*, or portions thereof, which would be defined as *significant woodland* in accordance with policy 2.2.45 of this Plan, is not considered significant if all of the following are met:

- a. the *woodland* is located outside of the Regional Greenlands System as shown on Map 2 of this Plan;
- b. the *woodland* is located in an area strategic to the achievement of the community objectives of Section 5.2 and 5.6 of this Plan or is identified within an intensification area detailed in a local municipal intensification strategy, and is evaluated through an official plan amendment process, or other appropriate study;
- c. the *woodland* does not meet the criteria in policy 2.2.45.a of this Plan; and,



- d. the *woodland* is a *cultural* and *regenerating woodland* to the satisfaction of York Region, in consultation with the conservation authority and local municipality.

Good Forestry Management is the proper implementation of woodland harvest, renewal and maintenance activities which are known to be appropriate for the forest and environmental conditions under which they are being applied. These practices minimize injury to significant ecosystems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health, and the aesthetic and recreational values. ■■■

It is the policy of Council:

2.2.49 That should policy 2.2.48 apply, *development* and *site alteration* may be permitted within all or part of the *woodland* if the *development* or *site alteration* does not affect the ability of the retained portion of the *woodland* to remain significant in accordance with the criteria in policy 2.2.45 of this Plan. A *woodland* compensation plan shall be required for removed *woodland* deemed not significant, that would otherwise have been significant in accordance with policy 2.2.45 of this Plan. The *woodland* compensation plan shall be prepared to the satisfaction of York Region in consultation with the conservation authority and the local municipality and shall demonstrate a net gain in woodland area.

Considerations for Developing a Woodland Compensation Plan (policy 2.2.49)

1. *Achieve a net gain in woodland area through woodland restoration*
2. *Preference is for compensation to be located in proximity to removal area; the order of priority for locating compensation initiatives will be within development area, the subwatershed/local municipality, watershed, Region*
3. *Landscape ecology principles including size, patch shape, connectivity, edge to area ratio should be considered*
4. *Compensation sites may include:*
 - *Tableland linkages within a planned Natural Heritage System*
 - *Tableland enhancement areas within a planned Natural Heritage System*
 - *Expansions to existing woodlands (excluding buffers)*
 - *Rural land*
 - *Woodland additions adjacent to publicly owned woodlands*
5. *Mechanisms for implementation may include:*
 - *Conservation Easements on rural/agricultural land*
 - *Conveyance of land*
 - *Woodland compensation implementation plan and securities*
 - *Cash in lieu based on the cost to create a compensation woodland (including land)* ■■■

It is the policy of Council:

2.2.50 That local municipalities shall develop an Urban Forest Management Plan, together with York Region, that may include additional locally significant woodlands.



i-Tree Eco (formerly known as the Urban Forest Effects Model or “UFORE”), is an evaluation tool that can be used in urban forest management to measure the type, value and extent of the economic and environmental benefits of the urban forest. Urban forests provide more than aesthetic values, they assist in increasing energy efficiency and pollution abatement. The data generated from the i-Tree Eco analysis is key to an urban forest management plan. ■■■

It is the policy of Council:

2.2.51 That York Regional Forests shall be sustainably managed in a manner that enhances their ecological, educational and recreational functions to ensure their health in perpetuity.

2.2.52 To encourage and work with the Province and other stakeholders involved in woodlands management to maintain and enhance publicly and privately owned forested lands, and to encourage landowners through stewardship initiatives to use good forestry practices.

Landform Conservation

Significant landscapes exist throughout York Region, providing scenic views and vistas, and a sense of place. Such significant landscapes include many portions of the Oak Ridges Moraine, the former Lake Algonquin shoreline, major river valleys, Earth Science Areas of Natural and Scientific Interest and the Lake Simcoe shoreline.

Landform features help define the Regional character and play a vital role in surface and groundwater hydrology, biodiversity, and micro climate. The policies of this Plan encourage appropriate treatment of these areas during development and incorporate these features into the Regional Greenlands System.

► **Objective: To encourage and support the conservation of significant landscapes, views and vistas.**

It is the policy of Council:

2.2.53 To prohibit *site alteration* prior to the approval of development applications, and to require local municipalities to adopt *site alteration* by-laws in conformity with the Municipal Act and the Lake Simcoe Protection Plan to prevent runoff, sedimentation, and the removal of topsoil or vegetation, and to control erosion.

2.2.54 That landform conservation areas within the Oak Ridges Moraine are shown on Figure 1. Figure 1 is to be consulted whenever *development* or *site alteration* is proposed to determine whether the landform conservation policies of this Plan and the Oak Ridges Moraine Conservation Plan apply.

2.2.55 That within the Oak Ridges Moraine, applications for *development* or *site alteration* in a landform conservation area shall be accompanied by the appropriate study as required by the Oak Ridges Moraine Conservation Plan. Planning, design and construction practices for any *development* or *site alteration* are required to satisfy the Oak Ridges Moraine Conservation Plan.



2.2.56 To require local municipalities to incorporate the Oak Ridges Moraine landform conservation mapping and policies into local official plans in applicable areas. Policies in the local plans shall require that applications for *development* or *site alteration* in a landform conservation area identify planning, design and construction practices that will keep disturbance to landform character to a minimum, subject to the requirements established in the Oak Ridges Moraine Conservation Plan.

2.2.57 That mineral aggregate operations are exempt from certain landform conservation requirements in accordance with the Oak Ridges Moraine Conservation Plan.

2.2.58 That in considering *development* and *site alteration* applications in the Urban Area and Towns and Villages on the Oak Ridges Moraine, local municipalities shall consider the importance of adopting planning, design and construction practices that will keep disturbance of landform character to a minimum, so as to satisfy the requirements of the Oak Ridges Moraine Conservation Plan.

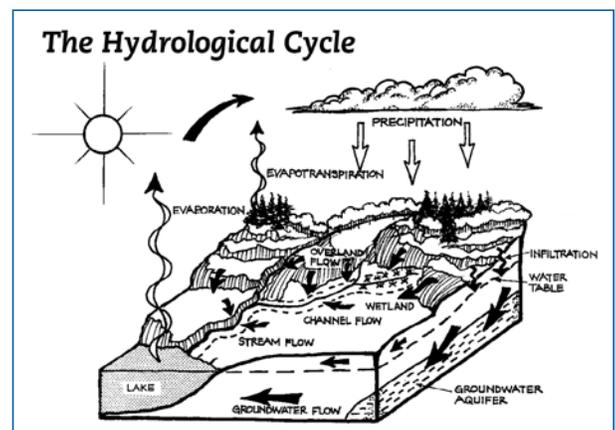
2.2.59 That applications for *development* or *site alteration* in an *Earth Science Area of Natural and Scientific Interest* on the Oak Ridges Moraine as identified on Map 3, or within the related minimum area of influence, shall be accompanied by an earth science heritage evaluation that meets the requirements of the Oak Ridges Moraine Conservation Plan.

▶ 2.3 Water Systems

York Region's water systems and key hydrologic functions include underground aquifers as well as rivers, streams, ponds, wetlands and lakes, including Lake Simcoe. Although Lake Ontario is not located in York Region, rivers and drinking and wastewater systems connect the Region to the lake. These systems are part of the hydrological cycle and interact through rain, runoff, percolation and evaporation. These systems are not static, but are constantly evolving and changing elements of a broader ecosystem and can continue to be a sustainable, renewable resource for the Region if protected, conserved and enhanced.

Groundwater is important as a supply of drinking water, and provides significant quantities of cool water to the Region's streams and rivers as base flow. Water systems play a crucial role in ecological function and are also important for recreation, agriculture and industrial purposes.

River drainage basins, known as watersheds, provide an ecological basis for the protection of land and water resources. This Plan recognizes the watershed as the basic ecological unit upon which planning should be based. The Oak Ridges Moraine is the origin of headwaters for the watersheds in York Region, and is also a significant source of groundwater recharge and discharge.





Water balance must be managed to maintain the ecological integrity of *key hydrologic features* and hydrologic function. Changes in land use must take into account immediate impacts and cumulative changes to watersheds, and off-site impacts, such as increased stormwater runoff or water contamination.

Because water resources are part of a more complex system and are essential to ecosystem and human function, policies relating to water resources are also contained elsewhere in this Plan, specifically Chapters 5 and 7. These chapters collectively articulate the Region's objectives for water resources.

► **Objective: To maintain and enhance water system health to ensure water quality and quantity, and to maintain the natural hydrologic function of water systems.**

It is the policy of Council:

2.3.1 To prepare a Regional water strategy for both piped services and surface and groundwater sources that will include long term protection and conservation strategies, enhancement guidelines and monitoring requirements for streams, lakes, wetlands, groundwater, kettle lakes, Lake Simcoe, and other natural aquatic systems.

York Region's water strategies include the York Region Water and Wastewater Master Plan, watershed plans prepared with our partner conservation authorities, as well as groundwater and stream studies.

The York Region Water and Wastewater Master Plan's action areas address:

- *the provision of safe and clean drinking water*
- *healthy watersheds*
- *respect for natural and cultural heritage*
- *the wise use of water*
- *community well-being*
- *full and equitable funding and value for money*
- *timely and integrated service delivery*
- *climate change and energy efficiency*
- *communications, consultation and engagement*
- *monitoring, performance measurement and adaptive management*

It is the policy of Council:

2.3.2 That *development* and *site alteration* be designed with the goal of protecting, improving or restoring ground and surface water quality and quantity and biological and hydrological characteristics of *key hydrologic features*. Efforts to maintain these characteristics and functions shall be demonstrated through master environmental servicing plans, or other appropriate technical studies, which include strategies and techniques to address the goal.

2.3.3 To maintain linkages and related functions among surface water features, groundwater features, hydrologic function and *key natural heritage features*.

2.3.4 To implement Source Protection Plans as required by Provincial legislation, with the Province, local municipalities, and conservation authorities to protect the quality and quantity of Regional water supply from incompatible uses and sources of contamination.

2.3.5 To amend mapping and policies to reflect new requirements, assessments and recommendations from the Assessment Reports, Source Protection Plans and Oak Ridges Moraine Conservation Plan by amendment to this Plan.



2.3.6 That *significant groundwater recharge areas* are identified on Map 13.

2.3.7 That in *significant groundwater recharge areas* development will maintain pre-development recharge rates to the fullest extent possible.

2.3.8 An application for major development within *significant groundwater recharge areas* shall be accompanied by an *Infiltration Management Plan* that demonstrates pre-development recharge rates will be maintained for industrial, commercial, institutional, medium and high density residential development, as deemed necessary by the local municipality.

2.3.9 That *highly vulnerable aquifers* are identified on Map 14.

2.3.10 An application for *major development* within *highly vulnerable aquifers* (as shown on Map 14) involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a *Contaminant Management Plan*, as deemed necessary by the local municipality.

2.3.11 That in *wellhead protection areas, intake protection zones, significant groundwater recharge areas* and *highlight vulnerable aquifers* best management practices are encouraged for all development proposals that involve:

- a. manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquid (DNAPLs); and
- b. application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

2.3.12 To continue the partnership with the Regions of Peel and Durham, the City of Toronto and the conservation authorities to study, analyze and monitor regional groundwater and surface water resources to ensure a unified approach to protecting and enhancing water quality and quantity.

The York, Peel, Durham, Toronto (YPDT) and Conservation Authorities Moraine Coalition (CAMC) Hydrogeology Program

Established in 2001, the YPDT and CAMC program is focussed on compiling and managing groundwater resource information, including the long-term management of groundwater-related data, maps, reports and resource knowledge for the purposes of effective resource stewardship and management. The program builds, maintains and provides partner agencies with the regional geological and hydrogeological context for ongoing groundwater studies and management initiatives within the partnership area.

The primary objectives of the program are to:

- collect, analyse and maintain data;
- develop and coordinate consistent approaches to water management across political boundaries; and,
- liaise with federal and provincial governments to share data, promote an overall water management approach to upper levels of government, and to seek sources of funding. ■■■



It is the policy of Council:

2.3.13 To continue monitoring the quantity and quality of groundwater and surface water systems in York Region, in co-operation with local municipalities and conservation authorities, in order to:

- a. assess the sustainability of current activities and land uses; and,
- b. identify those areas that are susceptible to, or currently experiencing, water quality and quantity problems.

2.3.14 To protect, improve or restore aquatic and riparian habitats in co-operation with the Province and conservation authorities through the implementation of Fisheries Management Plans, watershed plans and other resource management plans.

2.3.15 To require local municipalities to establish policies and programs to protect, improve or restore surface and groundwater systems.

2.3.16 To work with the Province, local municipalities, conservation authorities and other relevant agencies within the Permit to Take Water process to ensure the conservation, protection and wise use and management of the water resources in the Region.

2.3.17 To require the preparation of comprehensive master environmental servicing plans as part of secondary plans to protect, improve or restore water quality and quantity including hydrologic function of water systems. Such plans will incorporate best management practices with a goal that water balance and hydrologic functions will be maintained as much as possible. These plans will emphasize water conservation and may include water reuse and innovative technologies.

2.3.18 To encourage agricultural land management practices that minimize the application of pesticides and nutrients.

Lake Simcoe Protection Plan

The Province has released the Lake Simcoe Protection Act, 2008 and the Lake Simcoe Protection Plan to restore and protect the ecological health of the lake. The Lake Simcoe Plan is a watershed-based plan to improve the quality of the water in the lake, protect the watershed's natural heritage resources, and manage the effects of climate change and invasive species.

This Plan recognizes the importance of restoring and protecting the health of Lake Simcoe and includes relevant policies of the Lake Simcoe Protection Plan.

► **Objective: To protect and restore the ecological health of Lake Simcoe, consistent with the provisions of the Lake Simcoe Protection Plan.**

It is the policy of Council:

2.3.19 To work with the Province, local municipalities, conservation authorities and other agencies to implement the Lake Simcoe Protection Plan.

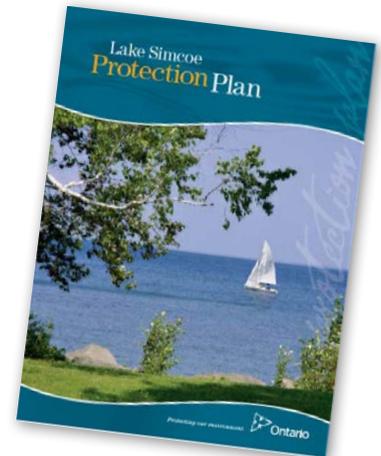


2.3.20 To work with the Province, local municipalities, conservation authorities and other agencies to develop and support monitoring programs, identify emerging issues, support the adaptive management approach of the Lake Simcoe Protection Plan and to implement a phosphorus reduction strategy for the *Lake Simcoe watershed*.

2.3.21 To amend this Plan as necessary to ensure consistency with the recommendations of Lake Simcoe subwatershed evaluations and shoreline management strategy.

Lake Simcoe Protection Plan policies are dispersed throughout this Plan, specifically within the following sections:

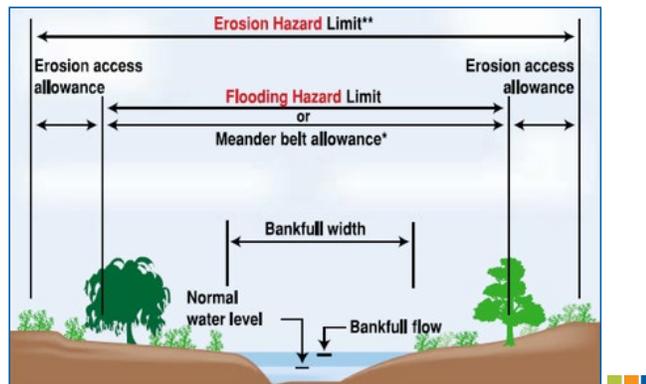
- 2.1 *Regional Greenlands System: A Sustainable Natural Environment Legacy*
- 2.2 *Natural Features: Components of the Greenlands System*
- 2.3 *Water Systems*
- 6.4 *Rural Area*
- 6.5 *Mineral Aggregate Resource Areas*
- 7.3 *Water and Wastewater Servicing*
- 8.3 *The Planning Process* 



Natural Hazards

Natural hazards such as flooding, erosion, unstable soils and slope failures pose a risk to human health and safety, as well as property. It is important to reduce the potential risks and costs associated with natural hazards by ensuring that development is directed away from these areas.

Hazard Plan Cross-Section





► **Objective:** To minimize risks to human health and safety and property associated with natural hazards.

It is the policy of Council:

2.3.22 To direct *development* and *site alteration* away from *hazardous lands* and *hazardous sites*.

2.3.23 To support conservation authorities in the management of floodplain areas and *Special Policy Areas*. The identification of a new *Special Policy Area* and any change or modification to the site-specific policies, designation or boundaries applying to an existing *Special Policy Area* shall be approved by the Province, prior to the approval authority issuing its approval.

2.3.24 That *development* be planned and designed to minimize flooding and erosion impacts.

2.3.25 That *development* and *site alteration* are generally prohibited within defined portions of the floodplain, subject to conservation authority regulations.

Approved Floodplain Special Policy Areas in York Region

- Woodbridge Special Policy Area
- Unionville Special Policy Area
- Lake Wilcox Special Policy Area
- Schomberg Special Policy Area

It is the policy of Council:

2.3.26 To prohibit new lot creation in *hazardous lands* and *hazardous sites*.

2.3.27 To require setbacks, buffers and/or access allowance from *hazardous lands* and *hazardous sites* based on a minimum buffer where defined by the local municipality in consultation with the conservation authority, or such distance as may be determined through technical studies or to conform to provincial regulations. Where *hazardous lands* and *hazardous sites* have been defined to include setbacks, buffers and/or access allowance, this Plan shall not require additional lands.

2.3.28 That the dedication of *hazardous lands* and *hazardous sites* to public agencies through the development approvals process be encouraged. Where *hazardous lands* and *hazardous sites* are held in private ownership, nothing in this Plan requires that these lands be free and available for public use.

2.3.29 To require local official plans and zoning by-laws to contain policies and/or mapping to:

- a. address floodplains, *hazardous lands*, *hazardous sites* and regulated lands;
- b. identify permitted uses and the requirement for setbacks or buffers;
- c. address land use within and adjacent to *hazardous lands* and *hazardous sites*; and,
- d. identify approved *Special Policy Areas* and include their associated site-specific policies related to development and redevelopment.



2.3.30 To work with conservation authorities and local municipalities to update floodplain, *hazardous lands* and *hazardous sites* mapping.

2.3.31 To work with the conservation authorities and local municipalities to identify remediation and mitigation opportunities for *hazardous lands* and *hazardous sites*.

2.3.32 To work with the Province, local municipalities and conservation authorities to prepare for climate change impacts by ensuring public health and safety, infrastructure security, emergency services, and that evacuation routes are maintained during flood events.

2.3.33 That emergency management plans be updated regularly and reflect disaster response best practices for severe weather events, including flooding.

2.3.34 To work with local municipalities, conservation authorities and other partners to develop tools and strategies to address impacts on infrastructure and hazard land management resulting from the effects of climate change.

2.3.35 To work with the Lake Simcoe Region Conservation Authority, local municipalities, and the agricultural industry within the Holland Marsh to ensure floodplain management for *development* and *site alterations*.

Watershed Planning

Watershed plans emphasize the importance of managing both ground and surface water systems in a comprehensive way that support more sustainable land use planning decisions. This is particularly important in new and intensifying areas of growth. The Region works closely with the Toronto and Region Conservation Authority and the Lake Simcoe Region Conservation Authority in the preparation of watershed plans for York Region.

► **Objective: To protect and enhance water resources through the implementation of watershed plans.**

It is the policy of Council:

2.3.36 To support the updating of watershed plans at appropriate intervals, and that the information from those plans be used to guide and inform activities of the Region and local municipalities

2.3.37 To work in partnership with local municipalities, conservation authorities, adjacent municipalities and other agencies to co-ordinate watershed planning initiatives and implement watershed plan objectives that:

- a. protect, improve or restore river system function and linkages;
- b. achieve water quality and quantity objectives for the watershed;
- c. address the long term cumulative impact of *development* on the watershed through regional monitoring, reporting and adaptive management as necessary;
- d. protect, improve and restore *key natural heritage features, key hydrologic features* and their functions;
- e. provide guidelines for sustainable development, design and construction; and,
- f. provide retrofits of existing neighbourhoods to ensure better hydrologic function.

2.3.38 To increase public awareness, foster stewardship and the understanding of watershed health and protection in partnership with local municipalities, conservation authorities and other stakeholders.

2.3.39 That *major development* on the Oak Ridges Moraine shall conform with the applicable watershed plan.

Stormwater Management

Stormwater is the runoff that occurs in urbanized areas, increasing downstream watercourse erosion, pollution and increased water temperatures. Stormwater can intensify flooding during storm events. Stormwater should be managed as a resource. The use of sustainable stormwater planning and practices will help ensure the continued health of the streams, rivers, lakes, fisheries and terrestrial habitats in our watersheds.

► **Objective: To ensure the careful management of stormwater through the use of innovative techniques.**

It is the policy of Council:

2.3.40 To work in partnership with local municipalities, the Province, conservation authorities and other agencies in the implementation of stormwater management initiatives.

2.3.41 To require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

2.3.42 That local municipalities require that stormwater management works be inspected and maintained to ensure that they function as designed.

2.3.43 To work with local municipalities and the Lake Simcoe Region Conservation Authority in the preparation and implementation of comprehensive stormwater management master plans for each settlement area within the *Lake Simcoe Watershed* by June 2014.

Integrated Stormwater Management Approach





Chapter **3** | **Healthy**
Communities



In this chapter:

- 3.1 Human Health and Well-Being
- 3.2 Air Quality and Climate Change
- 3.3 Provision of Human Services
- 3.4 Cultural Heritage
- 3.5 Housing Our Residents

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



3.0 | Healthy Communities



In this chapter:

- 3.1 Human Health and Well-Being
- 3.2 Air Quality and Climate Change
- 3.3 Provision of Human Services
- 3.4 Cultural Heritage
- 3.5 Housing Our Residents

Healthy communities are places where people can live, work, play and learn in an accessible and safe environment. Communities that provide a strong sense of belonging and identity contribute to a high-quality of life, health and well-being. Healthy communities offer affordable housing choices and access to transit, a range of quality human services, schools, public spaces, and local amenities. The natural environment, including clean air, land and water, is an essential component of a healthy community. A vibrant economy offers meaningful employment and opportunities for local business to thrive. York Region has a wide variety of communities, Regional Centres, Hamlets, and Agricultural and Rural areas. As York Region continues to grow there is a unique opportunity to create healthier, more sustainable and, compact communities.

The definition of a healthy community as adopted by the World Health Organization is one that is “continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.” ■■■

York Region reflects the Canadian cultural mosaic and continues to attract an increasingly diverse population that contributes to a rich and changing cultural landscape. Accessible and responsive human services play an important role in developing a sense of community.

▶ **Healthy Communities Goal: To improve the health and well-being of residents and workers in the Region by planning and developing sustainable active communities.**

▶ 3.1 Human Health and Well-Being

Human health is strongly related to the built and natural environments. Personal health and well-being is linked to opportunities to live, work, play and learn within the same community.

Designing and building communities to encourage active lifestyle choices, protecting the natural environment and ensuring access to clean air, water, and healthy food can significantly improve overall health and well-being and can prevent or delay the onset of diseases and premature death.

Community design has an important role to play in increasing levels of physical activity. Reducing the amount of automobile dependency helps prevent obesity and other physical and mental health diseases related to physical inactivity, adverse air and environmental quality.



Key Elements of Healthy Communities

- Opportunities to live, work and play in the same community
- Acceptable and affordable housing
- Linked natural heritage system
- A range of quality human services
- Sustaining a vibrant and competitive economy
- Community design that promotes active lifestyles, human interaction, safety and accessibility
- Protection of heritage and culture
- Public transit
- Clean air, land and water
- Safe, efficient infrastructure
- Access to locally grown food

York Region plays an important role in promoting health and well-being. This includes increasing public understanding and attitudes towards health and lifestyle choices, as well as providing human services.

 **Objective: To promote human health and well-being in York Region, where people can live, work, play and learn in accessible and safe communities.**

It is the policy of Council:

- 3.1.1** To recognize that the design of communities is directly related to human health.
- 3.1.2** To promote healthy active lifestyle choices and disease prevention through education, information and supportive communities.
- 3.1.3** To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.
- 3.1.4** To encourage citizen engagement and shared responsibility in decisions affecting individual and community health and well-being.
- 3.1.5** That public health and other human services be incorporated into the design and evaluation of *new community areas* and Regional Centres and Corridors.
- 3.1.6** To work with local municipalities to understand the impacts of climate change on the health and well-being of residents.
- 3.1.7** To design communities to be more resilient to the effects of climate change.
- 3.1.8** To support locally grown and produced agricultural products.
- 3.1.9** To encourage a strong sense of community and belonging through volunteerism.
- 3.1.10** To support local municipal dark sky or light pollution abatement initiatives and investigate the creation of Regional light pollution abatement standards.

The World Health Organization defines health as “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity.”



York Region recognizes that the health of a community is based on the following social factors defined as the determinants of health:

- Income and social status
- Social support networks
- Education and literacy
- Employment/working conditions
- Social environments
- Physical environments
- Personal health practices and coping skills
- Healthy child development
- Biology and genetic endowment
- Health services
- Gender equality
- Culture

Count me in! Ontario Prevention Clearinghouse, 2006

▶ 3.2 Air Quality and Climate Change

The release of air pollutants and greenhouse gases into the atmosphere contributes to poor air quality, with far-reaching impacts on health and the environment. Human activities and the use of fossil fuels for transportation, manufacturing, electricity generation, heating, and cooling contribute to climate change.

Climate change has significant implications for services that York Region provides. As our climate continues to change and the Region continues to grow, more people, property and infrastructure will be at risk, including air quality, water, wastewater, transportation, energy, and healthcare systems, and emergency response capabilities.

Almost half of York Region’s air pollution comes from sources beyond our borders, however, we can reduce local sources of air pollution. York Region is committed to addressing air quality and climate change by pursuing initiatives that reduce emissions and greenhouse gasses. This will be accomplished through compact urban form, a mix of land uses, active transportation, public transit, energy conservation and renewable energy sources, and by protecting natural areas and agricultural lands.

The York Region Sustainability Strategy: Towards a Sustainable Region contains over 117 action items of which half are underway, including the implementation of the Corporate Clean Air Strategy.

“Preparing for climate change is not a “one size fits all” process. It is... necessary that... government decision-makers take an active role in preparing for climate change, because it is in their jurisdictions that climate change impacts are felt and understood most clearly.”

Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments, 2007





Health and Economic Impacts of Air Pollution:

Ground Level Ozone and Fine Particulate Matter - York Region		
Health Impact	2008	2009
Premature deaths	592	775
Economic Impact (\$ millions)	2008	2009
Pain and suffering	\$0.8	\$1.0
Premature death	\$1,470	\$1,926
Healthcare costs	\$6.6	\$8.7
Lost productivity	\$0.2	\$0.2
Total	\$1,478	\$1,936

Canadian Medical Association



Objective: To improve air quality, and mitigate and adapt to the impacts of climate change.

It is the policy of Council:

3.2.1 To implement the York Region Sustainability Strategy: Towards a Sustainable Region.

3.2.2 To prepare a climate change adaptation action plan in keeping with the York Region Sustainability Strategy: Towards a Sustainable Region.

3.2.3 To reduce vehicle emissions by ensuring that communities are designed to prioritize pedestrians and cyclists, reduce single occupancy automobile use, and support public transit and Transportation Demand Management initiatives.

3.2.4 To establish greenhouse gas reduction targets for York Region in partnership with community stakeholders and local municipalities.

3.2.5 To require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near *sensitive uses* such as schools, daycares and seniors' facilities.

3.2.6 That *sensitive uses* such as schools, daycares and seniors' facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.

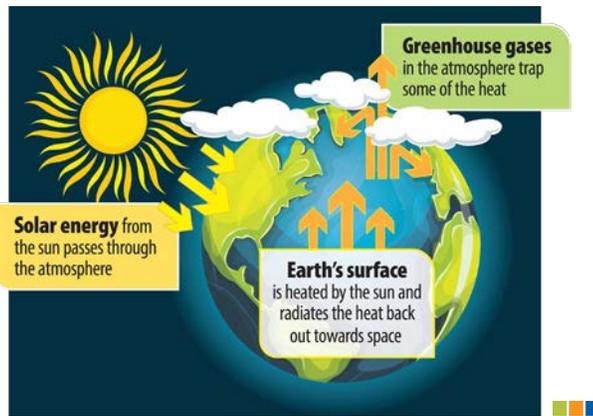
3.2.7 To work with partners such as the GTA Clean Air Council to conduct research, develop toolkits and share information on air quality and climate change impacts.

3.2.8 To work with local municipalities, agencies and stakeholders on the development and implementation of clean air initiatives.

3.2.9 To work with other levels of government, agencies, and stakeholders to identify the links between climate change, community planning and public health.



The Greenhouse Effect



It is the policy of Council:

3.2.10 To work with other levels of government, agencies and stakeholders to develop climate change adaptation measures that address such issues as urban heat island effect, infrastructure resiliency, emergency preparedness, vector-borne diseases, and extreme-weather event responses.

3.2.11 To work with the Province to increase air quality monitoring stations in York Region and to improve air quality monitoring.

3.2.12 To investigate emissions trading and carbon offsets to finance and showcase clean air initiatives in consultation with the Province and Federal government.

3.2.13 To investigate strategies related to reducing the industrial use of toxic materials in consultation with provincial, municipal and business partners.

3.2.14 To work with local municipalities and the building industry to develop best practices in construction to reduce airborne pollutants.

▶ 3.3 Provision of Human Services

Human services such as healthcare, education, community and social services, housing, public safety and transit have a significant impact on the quality of life of York Region's residents and workers. It is important that these services, which address social, physical, mental health, cognitive and spiritual needs, are accessible and responsive.

York Region delivers many human services, including policing, health, housing, family and children's services, and employment and financial support. In addition, over 1,000 other agencies also provide a host of required human services.

The needs of individuals and families vary with age, abilities, skills, background and interests. As a result, expectations for basic material needs, learning, recreation, public safety, health, well-being and social supports change over time. Implementation of this Plan must be co-ordinated with the provision of quality community and human services to meet the needs of the residents and workers of York Region.



► **Objective:** To ensure that human services are provided to meet the needs of residents and workers.

It is the policy of Council:

3.3.1 To implement, update and monitor the York Region Human Services Strategy, in conjunction with other growth management initiatives to ensure the integration of human services planning with land use, infrastructure and fiscal planning.

3.3.2 To provide leadership in human services planning and to support integrated human services planning initiatives that are consistent with the Region's strategic plans.

3.3.3 To direct the location of major human service facilities to Regional Centres and Regional Corridors.

3.3.4 To encourage the co-location or campusing of human services with other uses such as recreational, public buildings and arts and cultural facilities.

3.3.5 To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems.

3.3.6 To attract new educational and skills training facilities, including community college campuses and a university.

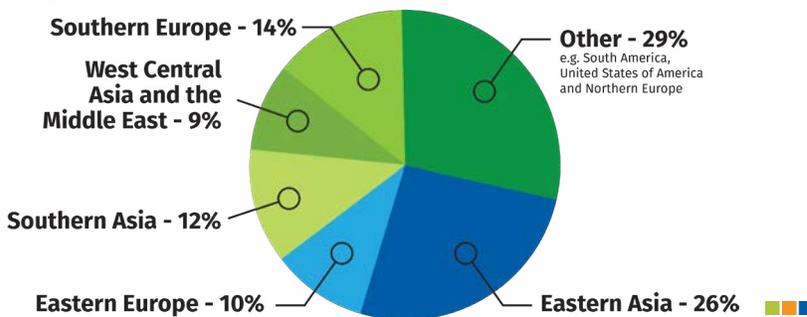
3.3.7. To prepare and regularly update a Community and Health Services multi-year plan.

3.3.8 To develop guidelines, criteria and policies for human services needs for consideration in the development review process.

3.3.9 To advocate for adequate funding of human services from senior levels of government to meet the needs of York Region's residents.

3.3.10 To support and encourage the delivery of human services in a manner that respects the diverse needs of residents and workers.

Top Five Places of Birth, Total Immigrants, 2006



It is the policy of Council:

3.3.11 That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors.



3.3.12 To promote inclusivity and awareness of diversity to encourage respect, trust and a sense of belonging in communities.

3.3.13. To consider the introduction of social housing and hospital development charges.

Inclusion Means: *A society where everyone belongs creates both the feeling and the reality of belonging and helps each of us reach our full potential.*

The feeling of belonging comes through caring, cooperation, and trust. We build the feeling of belonging together.

The reality of belonging comes through equity and fairness, social and economic justice, and cultural as well as spiritual respect. We build the reality of belonging together by engaging our society to ensure it.

Count Me In! Ontario Prevention Clearinghouse, 2006

Diversity Means: *Respecting, valuing and responding to the evolving cultural diversity of the municipalities, communities and groups that make up York Region.*

Accessibility Means: *Providing programs, services and facilities that are available to all, regardless of location or personal mobility.* ■■■

▶ 3.4 Cultural Heritage

York Region has a rich cultural heritage. It is believed that aboriginal hunting bands first arrived in the area approximately 11,000 years ago. The vibrant history of these and subsequent First Nations and the Métis Nation are found in the Region's significant archaeological resources. Today, the Chippewas of Georgina Island First Nation is located both on and off the east shore of Lake Simcoe on Snake, Fox and Georgina islands and celebrates a number of cultural events including Aboriginal Day Celebrations, an Annual Pow Wow and a Mother Earth Music Festival.

York Region's more recent European influenced cultural heritage is evident in buildings like the Sharon Temple in East Gwillimbury, Hillary House in Aurora, Newmarket's Quaker Meeting House and the Village of Maple's octagonal Jacob Rupert House. This legacy is also reflected in heritage streetscapes like Main Street in Old Unionville, Yonge Street in downtown Richmond Hill and in Thornhill (Markham/Vaughan) as well as other resources such as waterways and rail lines. A number of festivals celebrate the Region's heritage and culture, such as the Kleinburg Binder Twine Festival and the Schomberg Agricultural Fair. Elements of the Region's cultural heritage, including archaeology, are documented in the Whitchurch-Stouffville and Georgina Village museums.

This diverse cultural heritage enhances quality of life and helps make York Region unique. Some of this legacy has been lost. The policies of this section are designed to promote cultural heritage activities and to conserve *cultural heritage resources*.



► **Objective: To recognize, conserve and promote cultural heritage and its value and benefit to the community.**

It is the policy of Council:

3.4.1 To encourage local municipalities to compile and maintain a register of significant *cultural heritage resources*, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

3.4.2 To ensure that *cultural heritage resources* under the Region's ownership are conserved.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources*.

3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.

3.4.5 To ensure that identified *cultural heritage resources* are evaluated and conserved in capital public works projects.

3.4.6 To require that *cultural heritage resources* within secondary plan study areas be identified, and any significant resources be conserved.

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve *cultural heritage resources*.

3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.

3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources* and ensure that *development* and *site alteration* on *adjacent lands* to *protected heritage properties* will conserve the *heritage attributes* of the *protected heritage property*.

A Brief History of York Region

People first inhabited a tundra-like York Region about 11,000 years ago, hunting caribou and large animals, such as mastodon, at the end of the last ice age. When the climate warmed by 9,000 years ago people began to exploit the rich plant and animal resources native to the Region today. Their camps, hunting and trapping territories, and long portage routes linking the lower and upper Great Lakes, through the Schomberg and Black Rivers to the Humber and Don Rivers, provide the beginnings of the Region's rich cultural heritage.

Approximately 2,000 years ago, corn and other crops were introduced from the Mississippi valley to Great Lakes region Algonquian (Anishnabek) speaking peoples.



In York Region, large communities of Iroquoian-speaking ancestors of the Huron-Wendat formed, surrounded by hundreds of acres of cornfields.

The dispersal of the Huron-Wendat to Wendake (Huronie) at the end of the 16th century led to occupation of the north shore of Lake Ontario by Seneca and Cayuga peoples in the mid-17th century for a half century. They were then replaced by Anishnabek Mississauga people who had migrated southward from northern Ontario.

European settlers began arriving in the late 1600s and 1700s (including French, Pennsylvania Germans, United Empire Loyalists and Quakers), settling along the river and trail systems that followed the ancient Aboriginal settlement patterns. In 1792, Lieutenant Governor John Graves Simcoe established the original limits of York County. The Region's early pattern of community development was influenced by the river and trail systems which followed ancient Aboriginal patterns.

Also during the 17th and 18th centuries, the growth of the fur trade led to an increase in mixed offspring of First Nation women and European fur traders. This population established communities along the fur trade routes, and a new Aboriginal people emerged – the Métis.

Euro-Canadian communities grew around saw and grist mills situated along the Region's rivers. Yonge Street was cleared by 1800, linking communities between Lake Simcoe and Lake Ontario. And three rail lines built in the mid-1800s encouraged significant growth in the communities through which they passed.

In the twentieth century, mechanization, which increased manufacturing, encouraged the rural population to migrate to urban centres in search of work. The car replaced the railway as the major mover of people, encouraged growth throughout the Region and gave rise to suburban development. In the years following the Second World War, natural population growth and immigration from around the world gained momentum.

There was remarkable growth in York Region between 1951 and 1991 and 2008, when the population increased from 59,000 to 525,000 and then to over one million.

Today there is a rich tapestry of cultures found throughout the Region, including the descendents of early First Nations inhabitants and settlers, as well as more recent new Canadians from every corner of the globe. ■■■

Archaeological Resources

First Nations, Métis and European *archaeological resources* contribute to York Region's unique, local identity. They include sites that may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both highly fragile and non-renewable. This Plan recognizes the importance of conserving archaeological resources and the potential to commemorate significant archaeological discoveries in recognition of their contribution to the municipality's unique community identity.



- **Objective:** To ensure conservation of *archaeological resources* occurs *in situ* or in an alternate location by proper excavation, documentation and preservation of recovered cultural materials and site documentation, to the satisfaction of the local municipality in compliance with Provincial requirements, standards or guidelines.

It is the policy of Council:

3.4.12 to require local municipal official plans to contain policies dealing with *archaeological resources* that require their identification, appropriate documentation and/or protection in accordance with the following:

- a. that upon receiving information that land proposed for development may include *archaeological resources* or contain an area of archaeological potential, the proponent of the development shall undertake studies by a provincially licensed archaeologist to:
 - i) Complete the applicable level of *archaeological assessment* of the land in compliance with current Provincial requirements, standards and guidelines for consultant archaeologists;
 - ii) Assess the impact of the proposed development on any *archaeological resources* identified.
- b. That First Nation or Métis *significant archaeological resources* shall be considered resources that are preferably to be protected in place unless it is demonstrated that preservation *in situ* is not reasonable in the circumstances. The consultant archaeologist shall engage those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the site.
- c. That where *archaeological resources* are documented during a Stage 2 *archaeological assessment* and found to be First Nations or Métis in origin, the proponent is encouraged, through their consultant archaeologist, to ensure those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resources* were found receive a copy of the Stage 2 *archaeological assessment* report prior to the development proceeding.
- d. That where First Nations or Métis *significant archaeological resources* are identified during a Stage 2 *archaeological assessment*, and preservation in their current location is not possible, the proponent should engage with the First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource.
- e. The proponent is encouraged, through their consultant archaeologist, to ensure that where a Stage 3 *archaeological assessment* of such an *archaeological resource* is being undertaken to define the nature and extent of the resource, those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resource* is located, be notified in advance of onsite assessment work.



- f. The proponent shall provide the municipality with a copy of the Provincial letters confirming that the reports have been filed into the Provincial Register.
- g. That where *significant archaeological resources* are preserved *in situ* the area subject to on-site preservation shall be excluded from the land development and the municipality shall consider regulatory tools such as zoning restrictions, designation and heritage easements or open space land dedications to protect the resources;
- h. Where human burial sites are encountered during any land-disturbing activity, all work must immediately cease and the site be secured, in accordance with legislated requirements. The appropriate provincial and municipal authorities must be notified and the required provisions under the *Funeral, Burial and Cremation Services Act, 2002*, along with other applicable protocol or policy must be followed.

First Nations with Cultural or Historical Interests in York Region

· Anishinabek · Huron · Iroquois

Areas of archaeological potential means areas with the likelihood to contain archaeological resources.

Provincial Policy Statement, 2005

It is the policy of Council:

3.4.13 That local municipalities encourage the communication of appropriate archaeological discoveries and/or cultural narratives to residents in development proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects.

3.4.14 To encourage local municipalities, with the advice of a provincially licensed archaeologist and the Province, to develop a contingency plan for the protection of *archaeological resources* in urgent situations, this may include a funding resource to be accessed in emergency situations to protect *archaeological resources* that are discovered by chance or are under imminent threat.

3.4.15 That should previously undocumented *archaeological resources* be discovered during undertaking of Regional public works, including but not limited to the construction of streets and ancillary structures, sewer and water mains and associated structures, they may be an *archaeological site* and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the *archaeological resources* must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork in compliance with Section 48 (1) of the Ontario Heritage Act.

3.4.16 To investigate the potential for a secure re-interment site for human remains where preservation in their current location is not possible and an interpretation centre for First Nations and the Métis artifacts recovered from archaeological investigations in the Region.



3.4.17 To review in partnership with First Nations, the Métis Nation and other stakeholders, the Archaeological Management Plan on the same review schedule as this Plan to ensure that archaeological resources information is kept up-to date.

3.4.18 To develop in conjunction with First Nations and Métis having *traditional territories* in or an interest in the cultural heritage of York Region, local municipalities, and the Province, a First Nations and Métis Consultation Tool.

3.4.19 That the York Region Archaeological Management Plan and Archaeological Potential Map provide guidance on addressing the policies of this Section. New *development* and *site alteration* shall meet all items required by this Plan, and shall strive to achieve all items encouraged in this Plan.

Impacts to archaeological resources may include, though not be limited to, development activities such as grading, excavating and building, or natural activities such as erosion. ■■■

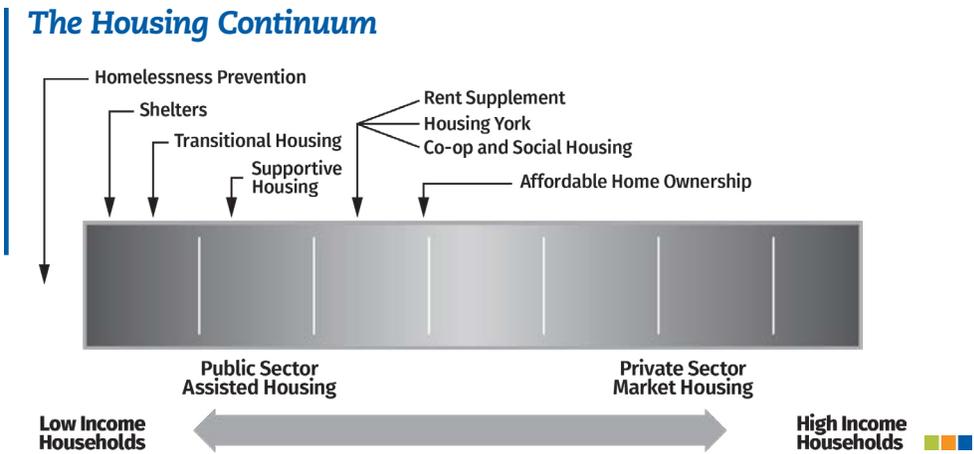
▶ 3.5 Housing Our Residents

Acceptable housing is a key component to quality of life. It contributes to an individual’s sense of belonging, worth and security, and supports sustainable and complete communities.

The housing market is faced with demand for a broader variety of housing types and sizes to meet the diverse range of needs of the Region’s residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life.

The provision of a full mix and range of housing includes emergency shelters, affordable housing for low- and moderate-income families, and special needs accommodations. The Region will promote these types of housing through the use of targets, incentives, partnerships, community education and monitoring.

A full mix and range of housing options in optimal locations allows residents to contribute positively to the economy and society. Encouraging residents to work in and contribute to the area in which they live supports the Region’s urban structure and transportation networks, thus promoting vibrant, healthy communities, a strong economy, and a clean environment.





For all development in York Region, the Region will continue to work with local municipalities, the development industry and other stakeholders to ensure:

- a comprehensive, integrated and collaborative planning process;
- the early identification of capital infrastructure (roads, transit, water and wastewater) and human services requirements;
- the coordination of the delivery of capital infrastructure and human services; and,
- continuous improvement in streamlining the approvals process. ■■■

► **Objective: To promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers.**

It is the policy of Council:

3.5.1 To update the York Region Housing Needs Study on a regular basis.

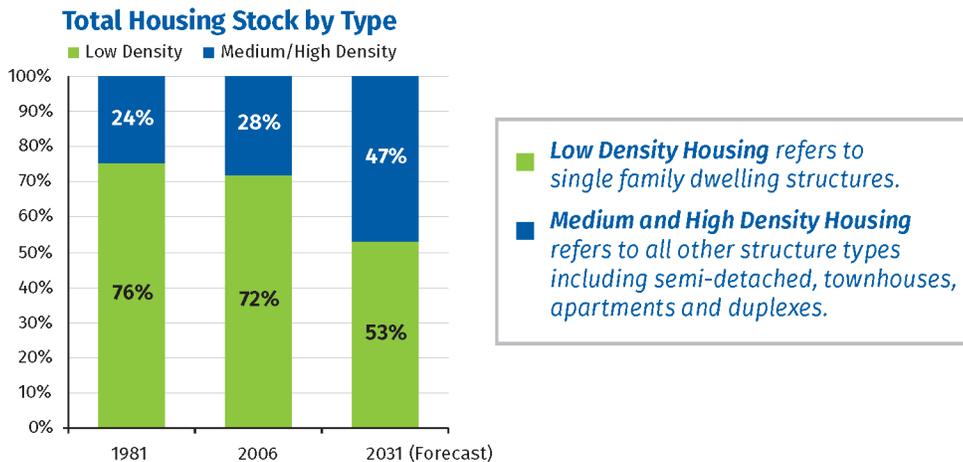
3.5.2 To implement and monitor the York Region Housing Supply Strategy in consultation with local municipalities, the Province and other stakeholders.

3.5.3 To ensure an adequate region-wide supply of housing by:

- a. maintaining a minimum 10-year supply of land designated for housing through intensification and redevelopment and in designated greenfield areas; and,
- b. maintaining a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans.

Average Annual Housing Targets

2006-2011: 10,000 units	2011-2016: 10,000 units	2016-2021: 10,000 units
2021-2026: 9,000 units	2026-2031: 8,000 units	



Housing in the Region should contain a mix and range of:

- **Types** – such as single detached, semi-detached, townhouse, apartment or duplex
- **Unit Sizes** – such as family-sized apartment units
- **Functions** – such as special needs housing
- **Tenures** – rental and ownership
- **Costs** – such as housing that is affordable to low- and moderate-income residents and workers ■■■

It is the policy of Council:

3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.

3.5.5 To require that all new secondary plans include a strategy to implement the *affordable* housing policies found in this Plan. The strategy shall include:

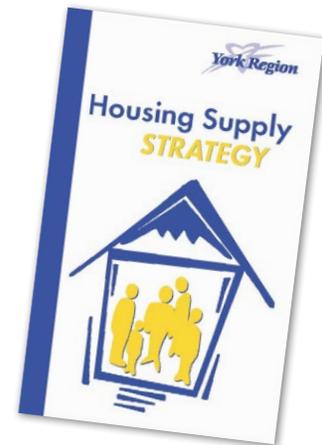
- a. specifications on how the *affordable* housing targets in this Plan will be met;
- b. policies to achieve a mix and range of housing types within each level of affordability;
- c. policies to ensure *affordable* larger sized family units; and,
- d. consideration of locations for social housing developments.

3.5.6 That a minimum 25 per cent of new housing units across the Region be *affordable*, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. *Affordable* housing units should include a mix and range of types, lot sizes, unit sizes and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.

3.5.7. That in addition to policy 3.5.6, a minimum 35 per cent of new housing units in Regional Centres and *key development areas* be *affordable*, offering a range of affordability for low and moderate income households.

Achieving the 25 per cent and 35 per cent Housing Affordability Targets: Examples of how we get there

- Inherently affordable townhouse and apartment units
- Second suites (and consideration of the primary units which may become affordable when factoring in the rental income from the accessory unit)
- Ensuring that lands are identified and designated for future high density residential development
- Consideration of the recognition of projected savings in household operating costs (i.e. lower water and utility bills) achieved through sustainable building elements
- Alternative community design standards
- Provision of lands for social housing (e.g. government/community sponsored housing, non-profit rental, rent-geared-to-income, seniors housing) 





It is the policy of Council:

3.5.8 To encourage the development of intrinsically *affordable* housing, which includes modest amenities, standard materials, minimal details and flexibility within units.

3.5.9 To develop an *affordable* housing implementation framework in partnership with local municipalities and the development industry to achieve the targets in this Plan.

3.5.10 To work with local municipalities, the private sector and other stakeholders to consider innovative financial arrangements to encourage and support the development and maintenance of non-profit and *affordable* housing, such as:

- a. height and density incentives;
- b. Community Improvement Plans;
- c. grants in lieu of development charges; and,
- d. reduced municipal fees and charges.

3.5.11 That *affordable* housing initiatives be given priority on publicly owned lands with a focus on locations on or near transit corridors.

3.5.12 That Housing York Inc. continue to pursue the objective of providing affordable housing units by:

- a. managing and expanding the housing portfolio over time;
- b. making maximum use of provincial and federal funding opportunities; and,
- c. fostering community linkages and partnerships.

3.5.13 To encourage the construction of new non-profit housing.

3.5.14 To encourage that *special needs housing*, emergency, *affordable*, and seniors' housing be located in proximity to rapid transit and other human services.

3.5.15 To encourage local municipalities to adopt policies for an equitable distribution of social housing types, including:

- a. municipal and private non-profit and co-operative developments;
- b. *special needs housing*; and,
- c. group, rooming, boarding and lodging homes.

3.5.16 To prepare education and awareness programs with community stakeholders, other levels of government, the building industry and the business community to highlight the economic and social advantages of incorporating *affordable* housing into our communities.

3.5.17 To identify optimal sites for *affordable* housing early in the development process, particularly in centres and corridors, to maximize *affordable* housing funding opportunities in consultation with the building industry, non-profit agencies and other stakeholders.

3.5.18 To encourage building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites.



3.5.19 To encourage accessibility features in all new housing.

3.5.20 To encourage the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units.

3.5.21 To require local municipalities to adopt official plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, including provisions that would prohibit demolitions or conversions resulting in a rental vacancy rate of less than 3 per cent in the local municipality.

3.5.22 To require local municipalities to adopt official plan policies and zoning by-law provisions that authorize secondary suites as follows:

- a. the use of two residential units in a house if no ancillary building or structure contains a residential unit; and,
- b. the use of a residential unit in a building or structure ancillary to a house if the house contains a single residential unit.

3.5.23 To prohibit the approval of local municipal official plan and zoning by-law amendments that would have the effect of reducing the density of a site in areas that have been approved for medium- or high-density development, unless the need is determined through a municipal comprehensive review.

3.5.24 To advocate the Province and Federal government to:

- a. commit to integrated and sustainable provincial and national housing strategies;
- b. provide long term, stable and flexible funding for the provision and maintenance of *affordable* housing; and,
- c. reinstate programs to support and promote the development of affordable housing options such as co-operative housing projects and rental housing developments.

Acceptable Housing

“Acceptable housing” refers to housing that is:

- *Affordable – dwellings that cost less than 30 per cent of before tax household income*
- *Adequate – dwellings that do not require major repairs*
- *Suitable – dwellings that have enough bedrooms for residents according to National Occupancy Standard requirements*

Canada Mortgage and Housing Corporation

Examples of accessibility features include:

- *An accessible washroom on the entry level*
- *Zero-step entrance*
- *Wide interior doorways*



Chapter

4

Economic Vitality



In this chapter:

- 4.1 Supporting the York Region Economic Strategy
- 4.2 City Building
- 4.3 Planning for Employment Lands
- 4.4 Planning for Retail
- 4.5 Financial Management

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



4.0 | Economic Vitality



In this chapter:

- 4.1 Supporting the York Region Economic Strategy
- 4.2 City Building
- 4.3 Planning for Employment Lands
- 4.4 Planning for Retail
- 4.5 Financial Management

A strong and stable economy is essential to a healthy and prosperous Region. Strengthening the links between the natural environment, healthy communities and the economy is required to improve the overall well-being of York Region's residents and businesses in a sustainable manner. The Region's natural heritage and diverse communities attract a skilled labour force and progressive employers that help to maintain a high-quality of life.

The Region's economy continues to head in a new direction; one that encourages entrepreneurship and investment, protects the natural environment and local markets, and attracts a high-quality, and diverse workforce. The Region's economy will depend more in the future on well-educated and trained people, new technologies, and the exchange of ideas and information.

This Plan is intended to promote innovation, economic diversity and resilience. Its policies are intended to encourage investment and prosperity in a way that creates a competitive business environment. In an increasingly competitive world, the Region must offer employers and employees the highest level of liveability, as well as high quality public services and infrastructure systems. The Region will continue to leverage its diversity, strategic location and investment in infrastructure to respond to an ever-changing business environment.

▶ **Economic Vitality Goal: To create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities.**

York Region Economic Strategy Strategic Directions

- Create an environment to share information and ideas
- Sustain a high-quality and diverse workforce
- Strengthen entrepreneurship and industry clusters
- Enhance the quality of place
- Encourage the efficient movement of goods and people
- Protect strategic employment areas 



► 4.1 Supporting the York Region Economic Strategy

York Region is located in one of the most attractive and vibrant economic areas on the continent. As of 2009, over 490,000 people were employed in approximately 30,000 businesses across the Region. Employment in the Region is distributed across a diverse economy within a broad range of industry sectors. Prominent high growth sectors are anticipated to play a more important role in the Region's economy, including information and communication technologies, health and life sciences, the building and land development industry, transportation and logistics, and advanced manufacturing. There are also a number of emerging sectors in York Region including green industries, such as sustainable agriculture and alternative energy, as well as an increase in knowledge based creative industries.

The York Region Economic Strategy provides an action plan to maintain and support a vibrant economy. Industry needs will increasingly be tied to continuous improvement and education, cultural, environmental, recreational and tourism opportunities and the development of a greener economy. In an increasingly competitive world, vibrant, liveable and healthy communities that offer high-quality services and infrastructure will attract employees and employers to York Region.

► **Objectives: To encourage and accommodate economic activities that diversify and strengthen the Region's economic base, employment opportunities for residents and competitive advantage for its businesses.**

To encourage and support cultural, recreational, institutional and tourism opportunities that enhance the Region as a place to work, live and visit.



It is the policy of Council:

4.1.1. To invest in infrastructure to support job creation, strengthen the Regional economy and ensure an equal integration between economic vitality, the natural environment and healthy communities.

4.1.2 To create high-quality employment opportunities for residents with the goal of 1 job for every 2 residents.

4.1.3 To create vibrant and healthy communities that attract and retain youth, a highly skilled labour force, and quality employers.

4.1.4 To annually monitor the location, type and characteristics of business and the supply of serviced employment lands with local municipalities.

4.1.5 To work with local municipalities to create a business friendly environment that includes:

- a. a diverse range, size and mix of available employment lands;
- b. state-of-the-art communications facilities and networks, including broadband technology;

- c. advanced infrastructure;
- d. a range of quality human services facilities and programs;
- e. a protected and enhanced natural environment; and,
- f. employment areas that are well designed and include business support services.

4.1.6 To work with local municipalities to promote the Region as a location for knowledge-based activities by leveraging existing employment clusters and the Region's highly skilled diverse workforce, and establishing and maintaining strong links to educational and research institutions and companies.

4.1.7 To continue working with local municipalities and the agricultural community through policies and initiatives that support:

- a. the Greater Toronto Agricultural Action Plan; and,
- b. local agricultural production and diversification.

4.1.8 To encourage and support the development of a green industry cluster through training programs, business attraction, export development, and other support programs.

4.1.9 To research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses in partnership with local municipalities.

Major environmental features and policy areas that support economic vitality:

- Lake Simcoe
- The Holland Marsh Specialty Crop Area
- The Oak Ridges Moraine
- The Greenbelt
- The Regional Greenlands System

It is the policy of Council:

4.1.1. To invest in infrastructure to support job creation, strengthen the Regional economy and ensure an equal integration between economic vitality, the natural environment and healthy communities.

4.1.10 To work with local municipalities to encourage telecommuting where appropriate.

4.1.11 To work with local municipalities to promote work-at-home through the adoption of enabling zoning provisions that allow for live-work units where appropriate.

4.1.12 To work with local municipalities, the Province and Federal government to ensure that the Region is a high-priority location for major sporting, trade and convention facilities, natural heritage interpretive centres, and venues for showcasing arts and entertainment activities.

4.1.13 To work with local municipalities to establish and promote destinations for recreation and tourism and implement York Region's Long Term Tourism Destination Development Strategy.

4.1.14 To work with local municipalities to leverage Community Energy Plans as a tool to promote economic development.

4.1.15 To demonstrate leadership in corporate sustainability to York Region’s businesses through the implementation and annual monitoring of the York Region Sustainability Strategy: Towards a Sustainable Region and associated programs.

4.1.16 To review and implement the York Region Economic Strategy at least every 5 years, concurrent with the 5-year review of this Plan.

Top Employers in York Region

- Magna International
- IBM Canada
- American Express
- Canada’s Wonderland
- AMD Technologies

4.2 City Building

Regional Centres and Corridors are a focal point of commerce, business and cultural activities in the Region. The Region and local municipalities will continue to support the development of Regional Centres and Corridors by encouraging attractive, compact community design and the clustering of economic activities. This will promote creativity, the exchange of ideas, ease of business transactions and an increased opportunity for economic spin-offs. Regional Centres and Corridors are planned to become the economic hubs of the Region and have the highest concentration of *major office*, mixed-use commercial and high-density residential development.

Objective: To support Regional Centres and Corridors as a focus of economic activity and culture in York Region.

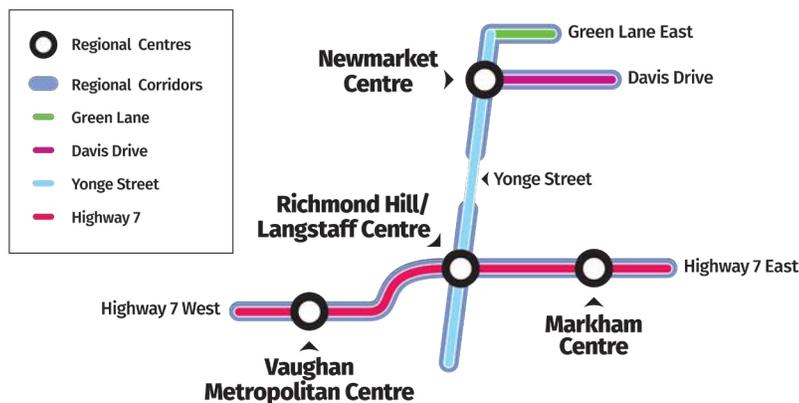
It is the policy of Council:

4.2.1 To recognize Regional Centres and Corridors as hubs of commerce, business and entertainment activities.

4.2.2 To recognize Regional Centres and Corridors as the preferred location for *major office* uses and to develop incentives to attract *major office* uses to these locations.

4.2.3 To encourage the Province and Federal government to provide incentives to attract *major office*, institutional, educational, cultural and entertainment facilities to Regional Centres and Corridors.

York Region Centres and Corridors





4.2.4 To require a mixed-use pedestrian environment in Regional Centres and Corridors that promotes transit use and enhances these areas as destinations for business, entertainment and recreation.

4.2.5 That government, educational, institutional, *major office*, cultural, entertainment and other commercial uses be located and designed to support the Regional Centres and Corridors structure of this Plan.

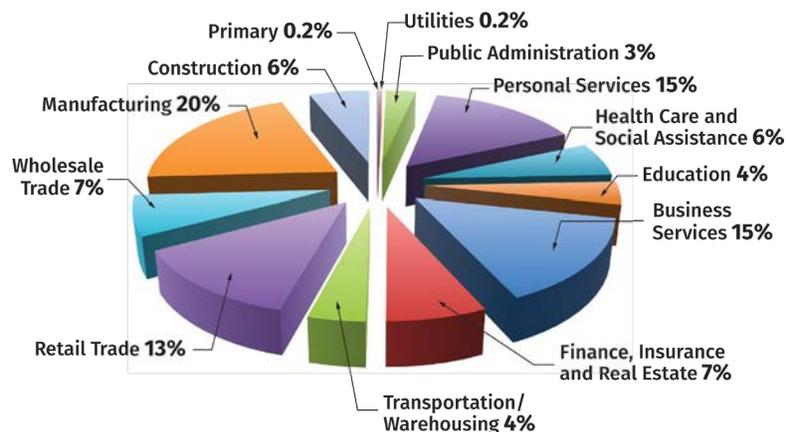
4.2.6 To work with local municipalities to ensure that Regional Centres and Corridors include a significant amount of mixed-use, pedestrian-oriented, and street-related uses including retail.

4.2.7 To ensure the efficient movement of goods and services in Regional Centres and Corridors through effective planning, urban design and infrastructure planning.

► 4.3 Planning for Employment Lands

York Region is committed to maintaining and enhancing the long term viability of employment lands. Employment lands are major drivers of economic activity, and contain over 50 per cent of the Region’s employment. These lands are forecasted to continue to play a significant role in the Region’s economy, primarily accommodating industrial and business uses. The ongoing viability of these lands is contingent upon long term protection, effective planning and design, and a shift towards increasingly sustainable and innovative industrial processes.

York Region Employment by Industry, 2008



► **Objective:** To ensure the long term supply and effective planning and design of employment lands.

It is the policy of Council:

4.3.1 That the employment forecasts in Table 1 of this Plan be used as the basis for planning for employment lands.

4.3.2 That a sufficient supply of employment lands based on the applicable *municipal comprehensive* review will be maintained to accommodate the employment growth forecasts in Table 1 of this Plan.

4.3.3 To recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region.

4.3.4 To require local municipalities to designate and protect employment lands in local municipal official plans.

4.3.5 To protect, maintain and enhance the long term viability of all employment lands designated in local municipal official plans for employment land uses.

4.3.6 To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans.

4.3.7 To require local municipalities to give priority to the strategic employment lands identified in Figure 2 when considering additional employment land designations.

4.3.8 That the conversion of employment lands to non-employment land uses is not permitted. For the purposes of this policy:

- a. employment lands are lands that are designated for employment uses including land designated as industrial and business park in local official plans; and,
- b. uses not permitted on employment lands include residential, *major retail* and other retail and commercial *non ancillary uses*.

4.3.9 That notwithstanding policies 4.3.6, 4.3.8, 4.3.13 and 4.4.6 of this Plan, the conversion of employment lands to non-employment land uses may only be considered, at the time of a *municipal comprehensive review* in accordance with the applicable policies and population/employment forecasts of the Region.

4.3.10 To require local municipalities to include employment land conversion policies within local official plans and secondary plans that are consistent with the employment land conversion policies of the Province and the Region.

4.3.11 To allow a limited amount of *ancillary uses* on employment lands, provided that the proposed uses are intended to primarily service businesses in the employment lands and that *ancillary uses* collectively do not exceed 15 per cent of an employment area as defined in the local official plan.

4.3.12 To require local municipalities, through local official plan policies, to determine the location, amount and size of *ancillary uses* on employment lands that is commensurate with the planned function, size and scale of the overall employment land area.

4.3.13 That local municipalities include official plan and secondary plan policies and zoning provisions to allow only employment and *ancillary uses* on Local Corridors and other major streets within employment lands.

4.3.14 That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new employment lands that are consistent with the applicable policies in Sections 5.2 and 5.6 of this Plan.

4.3.15 That employment land development be designed to be both walkable and transit accessible where possible.

4.3.16 That development on fully serviced employment lands be compact and achieve a region-wide average minimum density of 40 jobs per hectare in the *developable area*. This target is expected to be higher for lands adjacent to centres and corridors.



4.3.17 To work with local municipalities to provide a diverse mix of lot sizes on employment lands.

4.3.18 To require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and *intensification*.

4.3.19 To work with local municipalities to review and monitor opportunities for employment land *intensification*.

4.3.20 To require local municipalities to conduct 5-year reviews of employment lands to accommodate employment *intensification*.

4.3.21 To encourage employment intensification and higher density employment uses in Regional Centres and Corridors, in support of the policies in Section 5.4 of this Plan.

4.3.22 That industries on private services be limited to existing approved sites.

4.3.23 That the employment land designation policies and transportation corridor policies in ROPA 52 continue to apply to these lands.

4.3.24 Lands located in the vicinity of Highway 48, Donald Cousens Parkway and the GO commuter rail line may have the potential to support future employment uses.

▶ 4.4 Planning for Retail

Retail trade is an essential component of a healthy economy. York Region is home to significant retail uses that are continually evolving. The Region, in partnership with local municipalities, is committed to providing an appropriate amount of retail activities in suitable locations. Local retail areas are key components of mixed-use communities and should incorporate effective urban design to ensure the integration of retail uses within the community. Well-designed and strategically located retail allows residents, workers and visitors to purchase goods and services locally by walking, cycling or taking public transit. Shopping locally reduces travel times and congestion, and supports the Region's economy.

Retail facilities should be designed and located to serve the needs of the community and support the Region's urban structure.

York Region's historical main streets include:

- Aurora Main Street
- King City Main Street
- Jackson's Point Main Street
- Kleinburg Main Street
- Langstaff Main Street
- Markham Main Street
- Markham Unionville Main Street
- Mount Albert Main Street
- Newmarket Main Street
- Old Richmond Hill Main Street
- Pefferlaw Main Street
- Sharon Main Street
- Stouffville Main Street
- Sutton Main Street
- Thornhill Main Street
- Woodbridge Main Street

► **Objective:** To ensure retail is well-designed and appropriately integrated into communities in a manner that encourages walking, cycling, and transit.

It is the policy of Council:

- 4.4.1** To require that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.
- 4.4.2** To work with local municipalities to improve urban design in new retail developments and to identify opportunities for the intensification and revitalization of existing retail.
- 4.4.3** To work with local municipalities to identify and protect the historical main streets in the Region.
- 4.4.4** To direct a significant amount of mixed-uses, including street-related retail, to Regional Centres and Corridors.
- 4.4.5** To require local municipalities to define major retail uses within the context of the local commercial hierarchy.
- 4.4.6** That *major retail* is not permitted on designated or strategic employment lands.
- 4.4.7** That *major retail* sites should be designed to support redevelopment or retrofitting.
- 4.4.8** To work with local municipalities to plan comprehensively for all retail uses, including *major retail* uses, that are integrated and provided for within the community. Planning should include the identification and designation of lands to accommodate these uses. In this regard, a mixed use designation, or designations, that provides for *major retail* will serve to meet the intent of the policy.

*Policy 4.4.8 of this Plan directs local municipalities to plan comprehensively for retail uses including **major retail**. It is recognized that each of the local municipalities will choose to adopt various approaches in their retail planning. The Region encourages all retail uses be provided in a manner that is integrated within the community. A mixed use designation, or designations, that provides for **major retail** is one possible approach that will serve to meet the intent of the policy.* ■■■

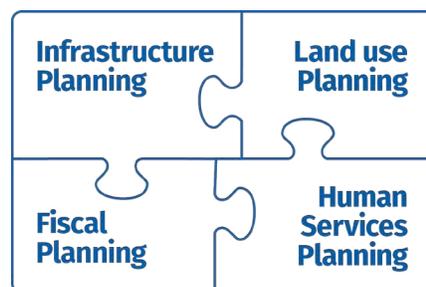
It is the policy of Council:

- 4.4.9** That new retail facilities in excess of 30,000 gross leasable square metres shall require a Regional impact analysis that addresses the following:
 - a. transportation requirements;
 - b. the impact on existing and approved future retail facilities;
 - c. pedestrian, cycling and transit access to the facilities; and,
 - d. the manner in which the proposal is supportive of the centres and corridors policies of this Plan.
- 4.4.10** To undertake a study of the Region’s retail sector.



► 4.5 Financial Management

York Region is dedicated to implementing the policies of this Plan in a fiscally efficient and effective manner. This includes co-ordinating and streamlining service delivery, optimizing service levels, eliminating duplication and seeking innovative and efficient approaches to implementing this Plan. The Region will need the support of the Province and Federal government in funding major infrastructure including transit, 400-series highways and interchanges, housing and human services. This Plan promotes a comprehensive full cost accounting approach, the equitable distribution of costs, and ensuring that the funds required to provide the necessary services for growth are paid by the proponents of growth.



► **Objective:** To ensure that growth is fiscally responsible.

It is the policy of Council:

- 4.5.1** To implement a full cost accounting approach to financial management that considers the economic, environmental and social costs.
- 4.5.2** To ensure that development proponents provide the funds required to deliver the additional services and costs related to growth consistent with Regional plans and policies.
- 4.5.3** To ensure that the non-growth share of servicing costs is funded from the municipal tax base and municipal user rates.
- 4.5.4** To use financial mechanisms such as development charges, tax increment financing and user rates to offset the financial impact of development and to ensure that development proceeds in a fiscally responsible manner.
- 4.5.5** To consider innovative infrastructure financing initiatives including public/private partnerships and tax increment financing.
- 4.5.6** To update the York Region 25-Year Fiscal Impact Study at least every 5 years, concurrent with the 5-year review of this Plan.
- 4.5.7** To co-ordinate the York Region 10-Year Capital Plan with the phasing policies in Section 5.1 of this Plan.
- 4.5.8** To update the York Region 10-Year Capital Plan annually to adjust for variations in the timing and location of development.

4.5.9 To regularly update the Development Charges By-law to reflect adjustments in Regional forecasts and costs related to growth.

4.5.10 To advocate the Province and Federal government to examine a new funding formula for expanding Regional funding sources to accommodate growth.

4.5.11 To advocate for revisions to the Development Charges Act for the recovery of costs that place greater emphasis on projected service levels, particularly for those service areas that are maturing or have had historically lower levels of capital investment, such as transit and emergency medical services.

4.5.12 To encourage local municipalities and school boards to provide a 10-year forecast of capital expenditures.

4.5.13 To review and co-ordinate the delivery of Regional services with local municipalities, school boards and agencies to ensure infrastructure and operational efficiencies.

4.5.14 To require that an economic/fiscal impact analysis be completed for secondary plans, comprehensive plans and any other significant proposal, as determined by Council. This analysis shall be co-ordinated between the Region and local municipalities, boards and agencies and shall include but not be limited to:

- a. an assessment of Regional service costs including transportation, water, wastewater, police, community and health services;
- b. the impact on operating and capital budgets, and the financing implications related to the impact on tax levy, user rates and development charges; and,
- c. the ability to financially and technically provide for the required servicing infrastructure in order to allow the development to proceed on a timely basis.

4.5.15 That all agreements required to provide servicing infrastructure, including financial and development agreements, be in place before any development proceeds.

4.5.16 To monitor and report annually on the effectiveness of the policies in Section 4.5 of this Plan in achieving fiscally responsible financial management.

4.5.17 To ensure the most efficient and effective use of infrastructure, and to design and implement the urban services to meet the capacity requirements of the Urban Area, and where it can be demonstrated that there are long term social, environmental or economic benefits, permit the oversizing of services where it is deemed prudent by Council and it is financially feasible.

4.5.18 To promote long term financial viability of infrastructure, through preparation of infrastructure master plans which plan beyond the 20-year planning horizon and to recognize, based on infrastructure planning, that the lands outside the boundary of the Urban Area and outside the Greenbelt Plan area boundary as identified on Map 2, may be required to accommodate future growth, as determined through future Regional *municipal comprehensive reviews*.



Chapter

5

An Urbanizing Region: Building Cities and Complete Communities



In this chapter:

- 5.1 Forecasting and Phasing Growth
- 5.2 Sustainable Cities, Sustainable Communities
- 5.3 Intensification
- 5.4 Regional Centres and Corridors
- 5.5 Local Centres and Corridors
- 5.6 Building Complete, Vibrant Communities

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



An Urbanizing Region: | 5.0

Building Cities and Complete Communities

5.0 | An Urbanizing Region: Building Cities and Complete Communities



In this chapter:

- 5.1 Forecasting and Phasing Growth
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- 5.3 Intensification
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- 5.6 Building Complete, Vibrant Communities

In the next 25 years, York Region faces significant growth. It is anticipated that the Region will reach a population of 1.5 million people, 780,000 jobs, and 510,000 households by 2031. The Region is committed to plan for this growth in a sustainable way while providing a high-quality of life for its residents.

The Region's urban structure has evolved and is composed of a series of centres and corridors surrounded by the Urban Area, and a number of rural towns, villages, and hamlets. All of these areas will play a part in accommodating the forecasted growth while still maintaining their character. This chapter focuses on the enhancement of the Regional structure to achieve a more sustainable urban form.

York Region Land Affected by Provincial Plans

Provincial Plan	Area in Square Kilometres	Percent of Regional Area
<i>Oak Ridges Moraine Conservation Plan</i>	558	31%
<i>Greenbelt Plan</i>	667 <i>(excluding the Oak Ridges Moraine Conservation Plan)</i>	38%
<i>Lake Simcoe Protection Plan</i>	1,256 <i>(overlaps the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan)</i>	70%
<i>Parkway Belt West Plan</i>	26	2%
<i>York Region</i>	1,776	100%

York Region will be a role model for sustainability and enter into a new era of city building, while protecting natural heritage and agricultural lands. Intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region. Regional Centres and Corridors will be prominent locations for the highest levels of intensification. Growth will also occur in new community areas, Towns and Villages throughout the Region.

While the form and character of growth will vary across the Region, all development will be held to high standards. Each community will have a unique sense of place and an integrated and linked natural heritage system, and each will promote active lifestyles through pedestrian-oriented environments.

This chapter lays the foundation for creating the next generation of communities within York Region. The policies set new standards to ensure that growth is based on innovation, place making, and decision making that integrates the environment, community and economy.



An Urbanizing Region Goal: To enhance the Region’s urban structure through city building, *intensification*, and compact and complete communities.

York Region Land Base Continuum



► 5.1 Forecasting and Phasing Growth

York Region continues to experience rapid population and employment growth. Since its creation in 1971, the Region’s population has increased from 169,000 to over one million in 2008. Employment growth has increased tenfold, from 49,000 in 1971 to 490,000 in 2008. This dramatic growth makes York Region one of the fastest-growing municipalities in Canada.

The population and employment forecasts contained in this Plan are intended to be used as a guideline for growth in the Region. These forecasts aid in designating settlement and land use boundaries, planning for future transportation requirements, calculating water and wastewater capacity needs, determining housing needs and associated land requirements, estimating the need for social programs and new schools, and providing a basis for other services and program planning in the Region. These forecasts are also used by industry and business in making investment decisions.

Table 1 identifies the population and employment forecasts for York Region and its nine local municipalities to the year 2031. These forecasts were developed using an integrated and comprehensive approach. This approach included an analysis of human services, water and wastewater, transportation, environmental and fiscal impacts.

The forecast is based on several assumptions. Unexpected changes to these assumptions, such as shifts in federal immigration levels or the strength of the economy, could alter the outlook. York Region will continue to carefully monitor and update its forecasts and phasing to ensure a pace of growth that creates complete communities.

To achieve the forecast, new communities will be required in the Region. Complete communities require a variety of services to provide structure and create healthy, liveable places. These include human services and capital infrastructure, such as streets and wastewater systems. While the timing of delivery for these services can vary, the phasing policies of this Plan and co-ordination with agencies will ensure the effective delivery of services and encourage orderly, sustainable growth.

Urban Area Expansions 2010

In 2010, the Region initiated three amendments to consider urban boundary expansions within East Gwillimbury, Vaughan and Markham. These expansion amendments were a result of the Region’s land budget analysis undertaken as part of its Regional Municipal Comprehensive Review and followed the policy requirements of policy 5.1.12 of this Plan.





► **Objective:** To ensure that growth in York Region occurs in an orderly and sustainable manner.

It is the policy of Council:

5.1.1 That the land use planning horizon for York Region is the year 2031.

5.1.2 That the population and employment forecasts in Table 1 be used as the basis for planning of new *development*.

5.1.3 That a minimum Region-wide 10-year supply of lands for housing be designated in this Plan and that the York Region 10-Year Capital Plan ensures timely servicing.

5.1.4 That local official plans shall not designate more than a 20-year supply of land for *development*.

Table 1 - York Region Population and Employment Forecast by Local Municipality

Municipality	2006	2016	2021	2026	2031
Aurora Population Employment	49,700 20,300	63,700 29,000	68,100 32,400	69,600 33,500	70,200 34,200
East Gwillimbury Population Employment	22,000 5,900	34,700 11,600	48,100 18,700	66,300 26,700	86,500 34,400
Georgina Population Employment	44,600 8,000	52,800 11,000	57,900 13,900	63,900 17,400	70,300 21,200
King Population Employment	20,300 7,100	27,000 9,700	29,900 11,000	32,500 11,400	34,900 11,900
Markham Population Employment	273,000 144,800	337,800 200,300	370,300 221,500	398,300 231,200	421,600 240,400
Newmarket Population Employment	77,600 42,100	88,700 47,600	91,900 48,700	94,500 49,000	97,100 49,400
Richmond Hill Population Employment	169,800 61,100	216,900 86,100	231,400 94,300	239,100 97,400	242,200 99,400
Vaughan Population Employment	249,300 162,200	329,100 226,000	360,400 248,900	388,800 257,600	416,600 266,100
Whitchurch-Stouffville Population Employment	25,500 10,900	49,400 19,200	55,800 21,900	59,100 22,700	60,600 23,000
York Region Population Employment	931,900 462,300	1,200,100 640,500	1,313,800 711,200	1,412,100 746,900	1,500,000 780,000



Co-ordinating land use approvals with master plans ensures key infrastructure is provided to service forecast population and employment thresholds up to and beyond the current horizon. Key infrastructure includes:

Major Water and Wastewater Infrastructure includes:

- Southeast Collector Sewer
- Duffin Creek Outfall
- Primary Trunk Sewer
- Duffin Creek Wastewater Treatment Plant Expansion
- Upper York Servicing Solution

Major Transit and Transportation Infrastructure includes:

- Active Transportation facilities
- Subways and vivaNext Rapidways
- GO Transit expansion
- 400-Series Highway Improvements and Extensions
- Arterial road improvements including High Occupancy Vehicle lanes
- Mid-Block Crossing of 400-Series Highway

It is the policy of Council:

5.1.5 To maintain a housing supply of 3 to 7 years in registered and draft approved plans of subdivision, condominium plans and/or site plans.

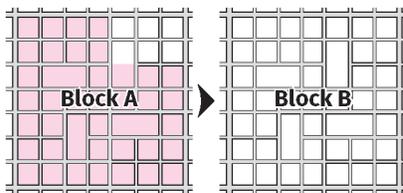
5.1.6 To require local municipalities to develop a phasing plan for *new community areas* that is co-ordinated with the following Regional plans and policies:

- the *new community areas criteria* in Section 5.6 of this Plan;
- the fiscal policies in Section 4.5 of this Plan;
- the York Region 10-Year Capital Plan;
- the York Region Water and Wastewater Master Plan; and,
- the York Region Transportation Master Plan.

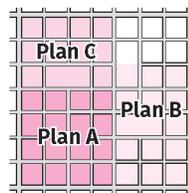
Growth Management Minimum Targets

(further explanation in policy 8.2.3 of this Plan)

- Minimum 40 per cent residential intensification within the built-up area by 2015 and beyond
- Minimum 50 residents and jobs per hectare within the designated greenfield area
- Minimum 25 per cent new affordable housing units
- 2.5 floor space index in the Regional Centres
- 3.5 floor space index in and around major Subway Stations
- 25 per cent Woodland cover
- Sustainable Building Targets in Section 5.2



Phasing: Block A must be generally 75 per cent complete before development of Block B occurs



Sequencing: Within a block, each plan must be developed in an orderly and co-ordinated manner



It is the policy of Council:

5.1.7 To require that local official plans, master plans, capital plans and secondary plans be consistent with phasing plans prepared in accordance with policy 5.1.6.b through 5.1.6.e.

5.1.8 To require, within each local municipality, that development of a phase for a *new community area* be substantially complete (i.e., generally 75 per cent of the residential land area which is available for development be built) before a subsequent phase may be registered.

5.1.9 To require local municipalities to prepare detailed sequencing plans within each secondary plan that provide for an orderly and efficient progression of development to the next sequence, and are supported by water, wastewater, and transportation infrastructure, and the provision of human services.

For all new development in York Region, the Region will continue to work with local municipalities, the development industry and other stakeholders to ensure:

- a comprehensive, integrated and collaborative planning process;
- the early identification of capital infrastructure (roads, transit, water and wastewater) and human services requirements;
- the coordination of the delivery of capital infrastructure and human services; and,
- continuous improvement in streamlining the approvals process. ■■■

It is the policy of Council:

5.1.10 To require the Town of East Gwillimbury to develop a phasing plan for employment land growth based policies 5.1.6.b through 5.1.6.e.

5.1.11 That the forecasts in Table 1 be monitored annually and reviewed at least every 5 years, taking the following into account:

- a. the latest population and employment forecasts for the Region;
- b. the fiscal policies in Section 4.5 of this Plan;
- c. the York Region Water and Wastewater Master Plan;
- d. the York Region Transportation Master Plan;
- e. the York Region 10-Year Capital Plan; and,
- f. the pace of growth and shifts in the marketplace.

Service Delivery in New Communities

Prior to Home Occupation

- Streets
- Energy Utilities
- Transit
- Cable/Communications
- Water
- Wastewater
- Natural Gas

At an Early Stage

- Schools
- Public open space
- Community centres
- Social service support programs ■■■
- Police, fire and ambulance services
- Healthcare facilities
- Libraries
- Preventive health programs



It is the policy of Council:

5.1.12 That expansions of the Urban Area, shall only be initiated by the Region, in consultation with local municipalities, as part of a Regional *municipal comprehensive review* in conformity with Policy 2.2.8 of Places to Grow: Growth Plan for the Greater Golden Horseshoe and the following:

- a. population and employment forecasts for the Region;
- b. the role of the lands proposed for expansion in the context of local municipal growth management;
- c. the protection of and integration with the Regional Greenlands System;
- d. the amendment is large enough (e.g. a concession block) with clear and identifiable boundaries, such as concession streets, major natural features, rail or major utility corridors;
- e. the role of the lands proposed for expansion that is supportive of the Region's urban structure, including centres and corridors, Regional Rapid Transit Corridors, and GO commuter rail line;
- f. that expansions of the Urban Area are contiguous to an existing Urban Area;
- g. the completion of local municipal strategies and policies to phase in and achieve the intensification targets in this Plan;
- h. the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- i. future expansions, to the Urban Area as shown on Map 1 of this Plan, are directed to lands outside the boundary of that Urban Area and outside the Greenbelt Plan Area Boundary;
- j. the Region and local municipalities shall protect for the opportunity for *new community areas* and employment lands within such lands that could be considered through any future *municipal comprehensive review*; and,
- k. other policies of this Plan.

5.1.13 That the land area requirements for an urban expansion are identified as part of York Region's land budget exercise.

► 5.2 Sustainable Cities, Sustainable Communities

By 2031 there will be an additional 577,000 residents, 234,000 households, 318,000 jobs, and over 180 million square feet of employment floor space across the Region. This growth will be accommodated in Regional Centres and Corridors, the Urban Area, Towns and Villages, and new community areas. While each of these areas is unique, they will be knitted together by common principles and policies that set a high standard for development. These complete communities will be designed to be sustainable by incorporating green building technologies, and renewable and alternative energy options,



and over time will evolve into zero carbon and zero waste communities. Standards will help to create well-designed communities that have integrated greenspace, pedestrian and transit networks, and that offer a variety of housing, transportation, human services, and employment options.

► **Objective: To create high-quality, sustainable communities.**

It is policy of Council:

5.2.1 That the policies in this section apply throughout York Region.

5.2.2 That local municipalities, in co-operation with the Region, are required to develop and monitor growth management strategies that implement the policies of this Plan.

5.2.3 That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.

5.2.4 That *development* requiring Regional approval shall be supported by a transportation study that assesses impacts on the Region's transportation system and surrounding land uses. Significant *development* shall prioritize walking, cycling and transit.

5.2.5 That a balance of residential and employment uses shall be provided throughout the Region to improve the possibilities for working and living in close proximity.

5.2.6 To encourage *development* to incorporate live-work opportunities through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.

5.2.7 That communities be designed to ensure accessibility to people of all ages, cultures and abilities.

5.2.8 To employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transition to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement and orientation;
- g. follows the York Region Transit-Oriented Development Guidelines; and,
- h. creates well-defined, centrally-located urban public spaces.

5.2.9 That retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.



5.2.10 That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards that include:

- a. reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses;
- b. shared parking requirements, where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis;
- c. on-street parking;
- d. site design that orients the main building entrance(s) to face the public street(s), provides a pedestrian friendly urban form, and where appropriate, as determined by the local municipality, does not permit the placement of surface parking spaces between the main building entrance and the major street;
- e. the design of surface parking to support redevelopment and retrofitting; and,
- f. preferential locations for carpooling and car-sharing spaces and bicycle storage requirements.

5.2.11 That *development* have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

5.2.12 That *renewable energy projects* and *alternative energy systems* shall be permitted throughout the Region in accordance with provincial and federal requirements, and that these permissions be incorporated into local official plans and zoning by-laws. Local municipalities shall specify in more detail where renewable projects that are not exempt from the Planning Act and alternative technologies will be permitted. Those renewable energy undertakings that are exempted from Planning Act approvals are subject to the Green Energy Act and Green Economy Act, 2009.

Community Energy Plans set out a strategy to help the community reach goals of energy conservation, energy efficiency, and the reduction of greenhouse gas emissions that include:

- *Passive solar gains through design*
- *On-site generation and district energy options such as solar, wind, water, biomass, and geothermal energy*
- *Use of green and white roofs, greening to provide shade and light-coloured surface materials*



It is policy of Council:

5.2.13 To encourage local municipalities to undertake municipal-wide Community Energy Plans. These plans will detail the municipality's energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.

5.2.14 To require that the *designated greenfield area* achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the *developable area*.

5.2.15 That approved secondary plans within the *designated greenfield area* that are not completely built should be re-examined to determine if 50 residents and jobs per hectare in the *developable area* can be achieved.

5.2.16 To encourage that secondary and subdivision plans within the *designated greenfield area* that are not approved, be developed in accordance with policies 5.6.4 through 5.6.16.

5.2.17 That local municipalities shall develop official plan policies and associated procedures for *development* on contaminated or potentially contaminated sites, including the use of community improvement plans where appropriate to promote *brownfield site* redevelopment.

5.2.18 To establish, in co-operation with the Province and local municipalities, common density and *intensification* measurements, definitions and monitoring tools.

5.2.19 That the New Communities *Guidelines* referenced in policy 5.6.17 provide guidance on addressing the policies of this Section. New *development* shall meet all items required by this Plan, and shall strive to achieve all encourage items in this Plan.

Sustainable Buildings

Building sustainable communities includes integrating land use and the built form. The policies of this Plan ensure that sustainable buildings are a key component of York Region's communities. The built form plays a major role in supporting the sustainability vision for the Region, by conserving more energy and water, supporting local industry by buying materials locally, and providing healthier indoor environments. As such, York Region is committed to leadership within the Province, in the areas of energy and water conservation in buildings.

▶ **Objective:** To ensure that buildings throughout York Region achieve a high level of water and energy conservation performance as a key component of sustainable communities.

It is the policy of Council:

5.2.20 To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for non-residential buildings.

5.2.21 To encourage the following energy efficiency and conservation targets for new buildings:

- a. Grade-related (3 storeys or less) residential buildings achieve a performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures.
- b. Mid- and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40 per cent greater efficiency than the Model National Energy Code for Buildings, 1997.
- c. Industrial buildings (not including industrial processes) be designed to achieve 25 per cent greater energy efficiency than the Model National Energy Code for Buildings, 1997.

EnerGuide and ENERGY STAR®

The EnerGuide rating is a standard measure of a home’s energy performance. The energy efficiency level is rated on a scale of 0 to 100. A rating of 0 represents a home with major air leakage, no insulation and extremely high energy consumption. A rating of 100 represents a house that is airtight, well insulated and sufficiently ventilated and requires no purchased energy.



*ENERGY STAR is the best-in-class on the EnerGuide scale.
Currently, an ENERGY STAR home is rated at EnerGuide 80.*

It is the policy of Council:

5.2.22 To work with local municipalities and the development community to achieve 10 per cent greater water conservation than the Ontario Building Code (as amended to O. Reg. 315/11, January 1, 2012) for all new buildings.

5.2.23 To encourage that all new buildings achieve 20 per cent greater water conservation than the Ontario Building Code (as amended to O. Reg. 315/11, January 1, 2012).

5.2.24 To encourage that new buildings be designed and certified to LEED® Silver, Gold or Platinum standards, and to provide complementary incentive programs to achieve the successful implementation of LEED® buildings across York Region.

5.2.25 To regularly review and update sustainable building incentive programs within York Region together with local municipalities. These programs may include water and wastewater servicing allocation credits, density bonusing, expedited processing of development approvals or the use of local municipal community improvement plans and associated financial tools.

5.0 | An Urbanizing Region: Building Cities and Complete Communities



The Model National Energy Code for Buildings (MNECB) establishes minimum requirements for energy efficiency in new buildings. The MNECB applies to all buildings, other than houses of three storeys or less, and to additions of more than 10 m² to such buildings. The document includes detailed information on building envelope, lighting, electrical power, and heating, ventilating and air conditioning systems, which can offer major energy savings. ■■■

It is the policy of Council:

5.2.26 That *development* shall include a *solar design strategy* which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).

5.2.27 To encourage retrofitting of existing buildings within the Urban Area and within Towns and Villages to the targets in 5.2.21 and 5.2.23 of this Plan.

5.2.28 To encourage all new buildings to include on-site *renewable or alternative energy systems* which produce 25 per cent of building energy use. Where on-site *renewable or alternative energy systems* are not feasible, consideration of purchasing grid-source renewable energy is encouraged.

Solar Ready

Natural Resources Canada provides specifications for Solar Ready Homes which are designed to facilitate the installation of roof-mounted solar domestic hot water and photovoltaic systems.

- a roof location of suitable size, pitch and orientation;
- labelled conduits from the mechanical room to the attic;
- extra plumbing valves and fittings on the hot water heater;
- an electrical outlet for the planned solar tank and wall space for PV controls; and,
- identified locations of future components on construction plans. ■■■

It is the policy of Council:

5.2.29 To encourage enhanced indoor air quality in buildings, including the use of low or no volatile organic compound products; minimizing the leakage of combustion gases; reducing exposure to indoor pollutants by ventilating with outdoor air; and indoor moisture controls.

5.2.30 To encourage the use of environmentally preferable materials including low volatile organic compound products, adhesives and finishes, high-renewable and recycled content products and certified sustainably harvested lumber in all new development.

5.2.31 To restrict the use of potable water for outdoor watering.

5.2.32 To require the installation of rainwater harvesting systems on all new residential buildings for outdoor irrigation and outdoor water use.

5.2.33 To encourage the use of water conserving, drought resistant landscaping by:

- a. increasing topsoil depths and/or providing soil scarification;
- b. installing drought resistant sod;



- c. providing landscape features that minimize the demand for water and synthetic chemicals by utilizing native and drought resistant species; and,
- d. installing permeable driveway surfaces.

10 per cent Water Efficiency can be achieved through the installation of the following features:

- 4.85 LPF single flush toilets installed in all bathrooms;
- Low flow lavatory faucets (max flow of 5.87 litres per minute);
- Low flow shower faucets (max flow of 7.5 litres per minute);
- Water efficient Dishwasher (≤ 20.0 litres per cycle); and
- Water efficient Clothes washer (Water Factor of ≤ 7.5)

20 per cent Water Efficiency can be achieved through the installation of the following features:

- 4.1 LPF single flush toilets installed in all bathrooms;
- Low flow lavatory faucets (max flow of 5.60 litres per minute);
- Low flow shower faucets (max flow of 6.6 litres per minute);
- Water efficient Dishwasher (≤ 20.0 litres per cycle); and
- Water efficient Clothes washer (Water Factor of < 5.5)

It is the policy of Council:

5.2.34 To encourage local heat island effects mitigation in all *development* including:

- a. green and/or white roofs;
- b. locating trees or other plantings to provide shading for at least 50 per cent of sidewalks, patios, and driveways, and within 15 metres of buildings; and,
- c. installing light-coloured paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.

5.2.35 To encourage the use of locally/regionally sourced building materials and to support the building and land development industry on the availability of local building materials.

5.2.36 To ensure that all new development reduces construction waste and diverts construction waste from landfill consistent with policy 7.4.14 of this Plan.

5.2.37 To work with local municipalities and the building and land development industry to develop resident, building owner and operator educational materials and training on sustainable buildings.

5.2.38 To work with local municipalities and the building and land development industry to provide each resident, worker, and employer with information on the sustainability features of their communities including water and energy conservation, and mobility options.

5.2.39 To support local municipalities and the building and land development industry with information, resources, and training to implement the sustainable building policies of this Plan.



5.2.40 To require local municipalities to develop programs to ensure the successful implementation of the sustainable building policies of this Plan.

5.2.41 To support local municipal initiatives in sustainable community planning and sustainable building policy and implementation to achieve building standards greater than the policies of this Plan and the Ontario Building Code.

5.2.42 To consider the creation of an awards program to showcase sustainable buildings and communities in York Region.

York Region has two incentive programs: Sustainable Development Through LEED® and the Sustainable House Incentive Program, which provide incentives for high density residential and grade-related residential development constructed to LEED® standards. Development can qualify for water and wastewater Servicing Allocation Credits within the proposed development that can be used to reduce the required allocation from the local municipality and/or to facilitate planning approvals for additional units on a site. ■■■

► 5.3 Intensification

York Region's urban structure will intensify into a new generation of sustainable and quality compact areas, with a focus on the Region's Centres and Corridors. These areas will provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods.

Intensification will occur in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership. These strategic locations are based on an intensification framework that recognizes that the highest density and scale of development will occur in the Regional Centres followed by the Regional Corridors. Local municipalities will identify smaller *intensification areas* within these strategic locations to accommodate a significant portion of future residential and employment growth. Planning effectively for intensification ensures clarity and certainty as to where development should occur.

Planning and design in *intensification areas* will provide well-designed public open spaces that create attractive and vibrant places; support walking, cycling and transit for everyday activities; and achieve an appropriate transition of built form to adjacent areas. It is also essential that human services and affordable housing locate in *intensification areas*. In this way, the services themselves become part of the urban community.

Intensification will further enhance the planned urban structure and advance the Region's city building initiative.

► **Objective: To create vibrant and sustainable urban areas.**

It is policy of Council:

5.3.1 That by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential *development* will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

5.3.2 That the York Region 2031 Intensification Strategy shall be implemented.



5.3.3 That local municipalities shall complete and adopt their own intensification strategies based on the York Region 2031 Intensification Strategy and on the Region’s Intensification Guide. The local municipal intensification strategies, developed in co-operation with the Region, shall:

- a. plan to meet and/or exceed *intensification* targets identified in Table 2.

Table 2 - York Region Residential Intensification Targets by Local Municipality 2006-2031

Municipality	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
York Region	90,720

- b. identify the role for each of the following:
 - i. Regional Centres and Corridors;
 - ii. GO Transit train stations and bus terminals, and subway stations;
 - iii. Local Centres and Corridors;
 - iv. Other major streets;
 - v. Local infill; and,
 - vi. Secondary suites.
- c. identify and map *intensification areas* and provide targets for each area;
- d. identify appropriate density ranges for *intensification areas* that support the Intensification Matrix Framework;
- e. incorporate employment opportunities into *intensification areas*;
- f. plan for a range and mix of housing, taking into account *affordable* housing needs; and,
- g. identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets.

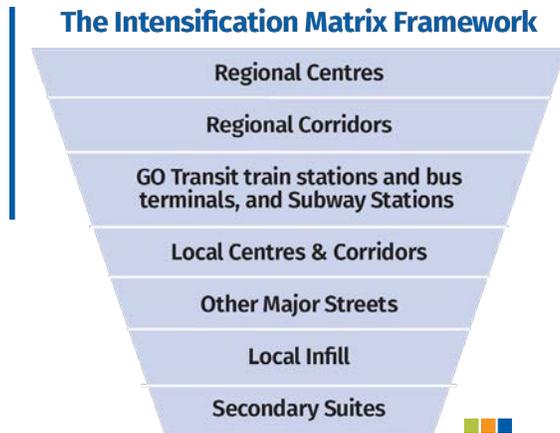
5.3.4 That the distance to a transit stop in the Urban Area is within 500 metres (a 5-to-10-minute walk) for 90 per cent of the residents and no more than 200 metres for 50 per cent of residents.

5.3.5 That *intensification areas* are planned and designed to meet:

- a. the York Region Transit-Oriented Development Guidelines; and,
- b. the Region’s implementation guidelines for Regional Centres and Corridors.



5.3.6 That *intensification areas* be planned and designed to achieve an appropriate transition of built form to adjacent areas.



It is policy of Council:

5.3.7 That open spaces shall be provided that include:

- a. active recreational facilities;
- b. passive parks and open spaces;
- c. meeting places and urban squares that incorporate art, culture and heritage; and,
- d. opportunities for community gardening.

5.3.8 That the Regional Greenlands System shall be protected and enhanced and include pedestrian-accessible green spaces and passive parks, where appropriate.

5.3.9 That parking shall be managed in a manner consistent with policies 5.2.10, 5.4.8, 5.4.9 and 5.4.26.c of this Plan.

5.3.10 That retail, commercial, office, and institutional structures shall be well designed, street-oriented and pedestrian scaled, and shall include, wherever appropriate as determined by the local municipality, mixed-use, multi-storey buildings, and public meeting spaces in order to support the planned urban structure and density targets of this Plan.

5.3.11 That human services facilities be located in close proximity to public transit.

5.3.12 To work with local municipalities to raise awareness on the benefits of intensification with the public and stakeholders.

5.3.13 To encourage the redevelopment of *brownfield sites* to revitalize lands that may be contaminated, underutilized, derelict or vacant.

5.3.14 That floodplain *special policy areas* should not be planned for intensification beyond the level of development that is currently provided for in the local municipal official plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the *special policy area* must be comprehensively assessed by the municipality and in accordance with policy 2.3.19 of this Plan.

► 5.4 Regional Centres and Corridors

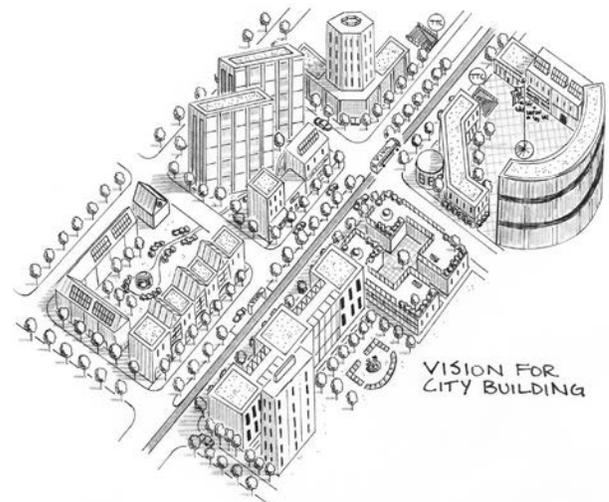
York Region’s evolution into a diverse and robust urban system within the Greater Toronto and Hamilton Area is rooted in the planning and implementation of the Regional Centres and Corridors which form the foundation of the Region’s city building model of development.

A forward-looking and co-ordinated planning approach for the Regional Centres and Corridors is necessary to realize the vision of a vibrant and liveable city. This approach combines the Region’s significant investments in rapid transit with a land use planning system that creates compact, sustainable, and people-oriented places, integrates community needs with effective services, bolsters the Region’s economic competitiveness, and preserves natural heritage and agricultural areas.

The Region is advancing this vision by strategically focusing growth within the Urban Area to conserve resources and to create sustainable and lively communities. The Regional Centres and Corridors are the focus of this city building approach to sustainable growth and place making, and are the foundation of the Region’s urban structure.

City Building

City building is an approach to planning and development in the Urban Area that is socially inclusive, environmentally sustainable, and economically vibrant. City building creates communities that are compact, well-designed and lively, are served by subways and rapid transit, and have exciting opportunities to live, work, and play. This approach is a shift in how growth is accommodated. It is about building “up and not out,” to protect valuable resources and creating a sense of place, for today and tomorrow, and for a growing and changing population. The policies in this section direct how city building will shape the Regional Centres and Corridors, combining a bold vision for the future with practical and adaptable directions to meet community needs in changing times.



► **Objective:** To achieve an urban, integrated and connected system of Regional Centres and Corridors.

It is the policy of Council:

5.4.1 That the Regional Centres and Corridors, as shown on Map 1, serve a critical role as the primary locations for the most intensive and greatest mix of *development* within the Region.

5.4.2 To recognize and support a hierarchy within the system of Regional Centres and Corridors, in keeping with the York Region 2031 Intensification Strategy, wherein Regional Centres are focal points for the highest densities and mix of uses.



5.4.3 To recognize that the Regional Centres and Corridors form part of a larger regional system of urban growth centres and *intensification* corridors, which are vital to the long term prosperity and identity of communities within the Greater Toronto and Hamilton Area.

5.4.4 To work with local municipalities, the Provincial and Federal government, related agencies and the development industry in implementing the Regional Centres and Corridors system.

5.4.5 That *development* within Regional Centres and Corridors be of an urban form and design that is compact, mixed-use, oriented to the street, pedestrian- and cyclist-friendly, and transit supportive.

5.4.6 That comprehensive secondary plans for Regional Centres and *key development areas* along Regional Corridors be prepared by local municipalities and implemented in co-operation with the Region and related agencies. These secondary plans shall include:

- a. minimum density requirements and targets established by the Region and the Province;
- b. the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
- c. an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;
- d. a concentration of the most intensive *development* and greatest mix of uses within a reasonable and direct walking distance of rapid transit stations and/or planned subway stations;
- e. a minimum requirement that 35 per cent of new housing units be *affordable*, offering a range of compact housing forms and tenures, and intrinsically *affordable* units for low and moderate income households;
- f. policies that sequence *development* in an orderly way, co-ordinated with the provision of human services, transit and other infrastructure;
- g. policies to ensure excellence in urban design and sustainable construction methods, including winter design;
- h. requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, greening to provide shade and light-coloured surface materials;
- i. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for on-site greening;
- j. provisions for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture and heritage, and that contribute to a sense of place and clear identity;
- k. policies that encourage the inclusion of public art in all significant private sector developments and that require the dedication of 1 per cent of the capital budget of all major Regional and local municipal buildings to public art;
- l. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;



- m. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse
- n. a mobility plan that addresses the criteria in policy 5.6.12 in this Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;
- o. requirements for new school sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings and shared facilities; and,
- p. provisions for human services that meet local community and Region-wide needs.

5.4.7 To encourage local municipalities to re-examine the policies and design of existing secondary plans within the Regional Centres and Corridors to meet the requirements of policy 5.4.6 in this Plan.

5.4.8 That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards that include:

- a. reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses;
- b. shared parking requirements where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis;
- c. site design that orients the main building entrance(s) to faces the public street(s), provides a pedestrian friendly urban form, and where appropriate, as determined by the local municipality, does not permit the placement of surface parking spaces between the main building entrance and the major street;
- d. an approach that anticipates and plans for the transition of surface parking to structured/underground parking as site *development* evolves; and,
- e. preferential locations for carpooling and car-sharing spaces.

5.4.9 That all new buildings shall front the major street. Reverse lotting on the street is not permitted and site design shall orient the main building entrance(s) to face the public street(s) and provide a pedestrian friendly urban form and where appropriate, as determined by the local municipality, does not permit surface parking between the main building entrance and the major street.

5.4.10 That local municipalities consider innovative implementation strategies for Regional Centres and Corridors that include as-of-right zoning, streamlined development approvals, development permits and other applicable tools.

5.4.11 That Regional Centres and Corridors shall be considered as the primary locations for public facilities and services such as government offices, educational institutions, and hospitals.



5.4.12 To prepare, in consultation with local municipalities, a comprehensive and innovative suite of implementation guidelines for the Regional Centres and Corridors. The guidelines will address:

- a. transit-oriented development;
- b. urban design and built form;
- c. parking management;
- d. *affordable* housing; and,
- e. financial and planning instruments.

5.4.13 To work with local municipalities to regularly monitor and report on planning and *development* activity within the Regional Centres and Corridors.

5.4.14 To require innovative approaches for the delivery of infrastructure that support city building in Regional Centres and Corridors, including:

- a. working with utility providers to ensure appropriate utility design and placement, including burying cables and structures, consistent with Transit-Oriented Design guidelines for Regional Centres and Corridors; and,
- b. transit and surface and sub-surface subway infrastructure, including transformer stations, vent shafts, turning loops, transit stations and emergency exits.

5.4.15 To require local municipalities to adopt official plan policies and related zoning by-law provisions, to provide community benefits in Regional Centres and Corridors in exchange for additional height and density, consistent with the Increased Density provision of the Planning Act. Community benefits shall include consideration of:

- a. transit station improvements, in addition to lands required as a condition of development approval;
- b. social housing;
- c. direct pedestrian connections to transit stations;
- d. Regional community and health facilities;
- e. Regional emergency medical services and police stations;
- f. additional facilities and services identified by local municipalities; and,
- g. appropriate provisions for pedestrian and cycling facilities.

5.4.16 To require, as a condition of development approval, the provision of facilities to encourage an increase in the mode share of cycling trips, such as covered bicycle storage, lockers, and shower facilities.

5.4.17 To consider designating the Regional Centres and segments of the Regional Corridors as Community Improvement Project Areas, in partnership with local municipalities.

5.4.18 To encourage the redevelopment of *brownfield sites* within Regional Centres and Corridors to revitalize lands that may be contaminated, underutilized, derelict or vacant.

Regional Centres

The Regional Centres are planned as the most important and intense concentrations of development within the Region. They are vibrant urban places for living, working, shopping, entertainment, cultural identity and human services. The four Regional Centres are strategically located in Markham, Newmarket, Richmond Hill and Vaughan, and are connected along the Regional Corridors to enhance the mobility of people and goods to, from and within these places.

The Regional Centres will mature throughout and beyond the period of this Plan to become exciting “downtowns,” containing the highest concentration and greatest mix of uses in the Region, including a range of employment and housing opportunities oriented to rapid transit hubs.

Regional Centres meet and expand on the urban growth centre and anchor hub concepts, as detailed in Places to Grow: Growth Plan for the Greater Golden Horseshoe and the Metrolinx Regional Transportation Plan: The Big Move, by including:

- *Minimum density requirements*
- *Multimodal mobility planning*
- *Resident-to-employee ratio targets*
- *Co-ordinated development sequencing*
- *Transitions in built form to adjacent communities*
- *Environmental sustainability requirements*
- *Community services planning*

Objective: To achieve complete, diverse, compact, vibrant, integrated and well-designed Regional Centres that serve as focal points for housing, employment, cultural and community facilities, and transit connections.

It is the policy of Council:

5.4.19 That the Regional Centres, identified on Map 1, will contain a wide range of uses and activities, and be the primary focal points for intensive development, that concentrates residential, employment, live-work, mobility, investment, and cultural and government functions.

5.4.20 That the planning and implementation of Regional Centres will provide:

- a. the greatest intensity of *development* within the Region;
- b. a diverse mix of uses and built form, to create vibrant and complete communities including living, working, shopping and entertainment opportunities;
- c. mobility choices and associated facilities for all residents and employees for walking, cycling, transit, and carpooling, which shall be supported through the preparation of a mobility plan;
- d. the construction of a fine-grained street grid that facilitates the flexible and efficient movement of people and goods;
- e. accessible human services and related facilities, identified by and delivered through a community and human services plan to ensure integration with *development*;



- f. sequencing of *development* that is co-ordinated with infrastructure availability, including transportation, water and wastewater, and human services; and,
- g. a long term resident-to-employee target ratio of 1:1.

5.4.21 That local municipalities shall designate the boundaries of the Regional Centres in Markham, Newmarket, Richmond Hill and Vaughan in a manner generally consistent with the boundaries of the urban growth centres as identified by the Province, and prepare secondary plans consistent with policy 5.4.6 for each Regional Centre.

5.4.22 That secondary plans may include additional lands located adjacent to the boundaries of urban growth centres, on the basis that such lands have an important supportive or transitional role to the Regional Centres in terms of community compatibility, building forms, land uses and connectivity.

5.4.23 That the Regional Centres contain the highest *development* densities and greatest mix of uses in the Region, and shall achieve a minimum density of:

- a. 2.5 *floor space index* per development block. This requirement meets and exceeds the Places to Grow: Growth Plan for the Greater Golden Horseshoe gross minimum density requirement of 200 residents and jobs combined per hectare; and,
- b. 3.5 *floor space index* per development block, at, and adjacent to, the Vaughan Metropolitan Centre Station on the Spadina Subway Extension, and the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension.

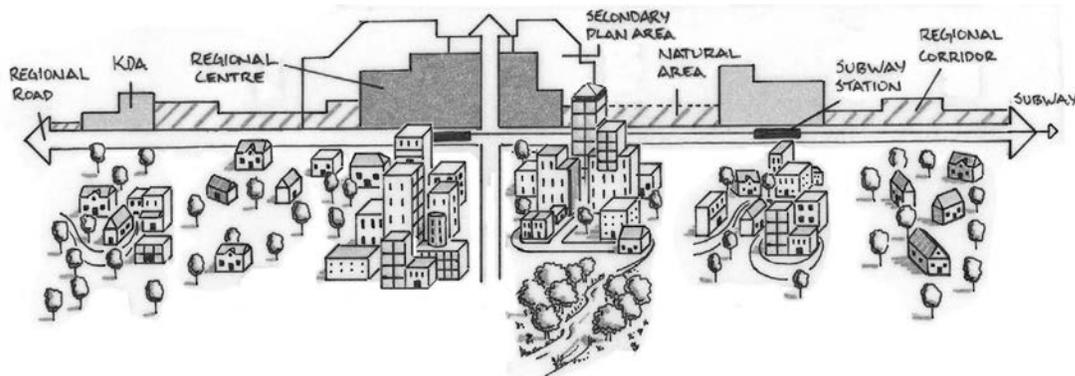
5.4.24 That local municipalities shall develop Community Energy Plans for each Regional Centre.

5.4.25 To encourage the location of Regional-scale hospitals and entertainment and meeting facilities, including stadiums, arenas, and convention centres, in the Regional Centres.

5.4.26 To work with local municipalities in the area of parking management, for the long term establishment of the following within the Regional Centres:

- a. a system of municipal parking authorities to develop and/or operate shared public parking facilities;
- b. cash-in-lieu-of-parking policies; and,
- c. the planning for parking by structured or underground facilities in the final phasing of all site *development*.

5.4.27 To co-ordinate and work with the City of Markham, Town of Richmond Hill, and the neighbouring City of Vaughan, in the planning and implementation of the secondary plans for the Richmond Hill/Langstaff Gateway Centre, to achieve a complete and integrated Regional Centre.



Regional Corridors

The Regional Corridors are more than just the main arteries for moving people and goods between neighbourhoods and the Regional Centres. They are diverse places that support a range and mix of activities that enrich the character and meet the needs of the communities located along the Regional Corridors. The character and pace of development on Regional Corridors may be dramatically different along various stretches, including segments that are historical mainstreets, protected natural areas, or higher-density nodes.

Lands adjacent to these Corridors are at different stages in the land development lifecycle and will be subject to specialized policies and supportive programs that recognize this fact. These policies encourage redevelopment in appropriate areas, while maintaining the character and integrity of areas where little change is expected, thereby supporting and strengthening local community character.

► **Objective:** To achieve attractive and vibrant urban Regional Corridors that link Regional Centres.

It is the policy of Council:

5.4.28 That Regional Corridors are planned to function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form.

5.4.29 That the Regional Corridors shown on Map 1 shall be designated in local official plans and planned for in a comprehensive manner that identifies the role and function of each Corridor segment, consistent with the policies of this Plan.

5.4.30 That the boundaries of the Regional Corridors be designated by the local municipality, based on:

- a. reasonable and direct walking distances between the Regional Corridor street frontage and adjacent lands;
- b. contiguous parcels that are desirable and appropriate locations for *intensification* and mixed-use *development*; and,
- c. compatibility with and transition to adjacent and/or adjoining lands.



Key Development Areas

- Are intensification areas on Regional Corridors
- Are focused on existing and planned rapid transit
- Have the highest densities and mix of uses in the Regional Corridor
- Are identified and planned by local municipalities ■■■

5.4.31 That the most intensive and widest range of uses within the Regional Corridors be directed to specific *intensification areas*, identified by local municipalities as *key development areas*. These areas shall include the following segments of the Regional Corridor:

- lands within a reasonable and direct walking distance from all planned subway stations, and select rapid transit stations as identified by local municipalities;
- major transit station areas immediately adjacent to transit stations and terminals, including GO Transit; and,
- large and/or contiguous properties that are under-utilized, and are appropriate and desirable locations for redevelopment or *intensification*.

5.4.32 That secondary plans, consistent with criteria in policy 5.4.6, shall be prepared by local municipalities for the following *key development areas*:

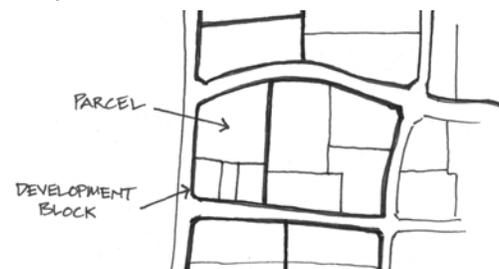
- all planned subway stations outside of the Regional Centres;
- lands immediately adjacent to transit terminals, including GO Transit terminals and gateway hubs; and,
- other *key development areas* identified by local municipalities.

5.4.33 That minimum densities for *key development areas* be established within secondary plans, consistent with:

- a 3.5 *floor space index* per development block at, and adjacent to, the Steeles West Station on the Spadina Subway Extension, and the Steeles Station on the Yonge Subway Extension;
- a 2.5 *floor space index* per development block, at, and adjacent to, the 407 Transitway Station on the Spadina Subway Extension, and the Clark and Royal Orchard Stations on the Yonge Subway Extension; and,
- an appropriate *floor space index* per development block for lands at or adjacent to other rapid transit stations and/or other select areas, as determined by the local municipality, in consideration of community context and character.

Development blocks can:

- be identified by the local municipality
- include a single *parcel* or a collection of smaller, contiguous parcels ■■■



It is the policy of Council:

5.4.34 To require a comprehensive approach to *intensification* along Regional Corridors. Local municipalities will establish *key development areas* and other forms of *intensification* along Regional Corridors. *Key development areas*, once established, will support an overall long term density target of 2.5 *floor space index* for developable areas.

5.4.35 To consider extensions to existing Regional Corridors, and the designation of new Regional Corridors, in consultation with local municipalities and based on the following:

- a. the status and function of existing Regional Corridors;
- b. opportunities for the extension of well-planned and transit-supportive *intensification*; and,
- c. the introduction of new or expanded rapid transit services to Regional streets.

► 5.5 Local Centres and Corridors

Local Centres and Corridors are important components of the local urban structure. Local Centres are focal points for residential, human services, commercial and office activities for the surrounding community and play a supporting role to Regional Centres and Corridors and enhance the network of connectivity throughout York Region. The smaller scale and scope of Local Centres do not diminish their importance to the overall urban structure. Some of these centres include Woodbridge, Downtown Newmarket, Keswick, Old Unionville, and Downtown Richmond Hill. Given the diversity of communities across York Region, Local Centres can vary greatly in size, nature and characteristics. Local Centres are also used to reflect the culture and history of York Region through heritage streetscapes and are the locations for a number of festivals.

Certain Local Corridors, which may be Regional arterial streets, in existing and proposed urban areas, have the potential for intensive and mixed-use land development, supported by public transit services. Local Corridors link Regional and Local Centres and may be identified as routes for transit services and facilities. The appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area.

Local Centres and Corridors have a role to play in achieving the Region's intensification objectives, and will be addressed within local intensification strategies.

- **Objective: To establish Local Centres as focal points of activity and culture for surrounding communities and to enhance Local Corridors as part of the network of connectivity within the urban structure.**

It is policy of Council:

5.5.1 That local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.

5.5.2 To require local official plans to identify and designate the location of Local Centres and Corridors within the Urban Area.



5.5.3 That local municipalities shall address in secondary plans or other appropriate studies the following criteria for Local Centres:

- a. that the specific location and boundaries of the Local Centres are identified;
- b. that a wide range of residential, commercial and institutional uses, including retail uses, offices, mixed-use and human services is provided;
- c. that urban design requirements are consistent with policy 5.2.8 of this Plan;
- d. that Local Centres connect efficiently with and contribute to the vitality of the surrounding area;
- e. that focal points for community activity and civic pride are created;
- f. that pedestrian and cycling systems, and local green spaces, including parks and natural features, are integrated;
- g. that the size and context for *development* should be in relation to the surrounding community and corridors;
- h. that specific employment targets that contribute to live/work opportunities be identified;
- i. that land use and transit is co-ordinated to ensure that Local Centres are focal points for current and/or future public transit services and infrastructure and that they prioritize pedestrian movement, transit use and access; and,
- j. to revitalize and preserve cultural heritage resources within core historic areas through urban design standards which reflect local heritage, character, and streetscape.

5.5.4 That *development*, secondary plans, or other appropriate studies in the Local Corridors address the following criteria:

- a. to identify the function of each section of the corridors, considering the historic function and preservation and revitalization of historic mainstreet areas;
- b. to establish a range of residential and commercial land uses, including retail uses, office, mixed-use, human services and other amenities;
- c. that new employment uses be generally located within 200 metres of transit stops;
- d. to establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
- e. be consistent with the urban design and built form policy 5.2.8;
- f. to encourage pedestrian activity through the arrangement and design of land *development* sites and related streetscaping treatments; and,
- g. be consistent with Regional streetscaping policies.

5.5.5 That the planning and implementation of Local Centres and Corridors shall be consistent with the *intensification* policies of Section 5.3 of this Plan.

5.5.6 That Local Corridors located on existing or planned rapid transit corridors consider the Regional Corridor policies of Section 5.4 of this Plan.



► 5.6 Building Complete, Vibrant Communities

New Community Areas

Communities are fundamental building blocks of this Plan. Communities are much more than the architecture of buildings and the design of neighbourhoods. Communities are places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives. York Region has a history of villages and communities with mainstreets, commercial areas, community activities, and places to work, live, and play. The challenge is to include some of these proven elements in creating new communities.

York Region's new community areas will be state of the art, compact, vibrant, inclusive and diverse. They will prioritize people, sustainability and liveability. A Regional Greenlands System that is connected to a network of parks and open spaces is a key component of new community areas. Each complete community will have a unique sense of place and identity, and offer a variety of housing, employment and mobility choices. They will be mixed-use communities with high-quality urban design, attracting residents and workers alike.

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

Places to Grow: Growth Plan for the Greater Golden Horseshoe

► **Objective:** To ensure the Region's new community areas prioritize people, sustainability, and liveability.

It is the policy of Council:

5.6.1 That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for *new community areas* that meet or exceed the policies of this section of this Plan. The secondary plan preparation should include an innovative approach that involves a multidisciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan.

5.6.2 That each *new community area* shall be planned in a comprehensive and co-ordinated manner.

5.6.3 That *new community areas* shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.

5.6.4 That *new community areas* shall contain a wide range and mix of housing types, sizes and affordability.

5.0 | An Urbanizing Region: Building Cities and Complete Communities



Places to Grow: Growth Plan for the Greater Golden Horseshoe requires a minimum density target of 50 residents and jobs combined per hectare for designated greenfield areas. Some built and approved greenfield areas in York Region have densities lower than the provincial requirement, and others are achieving densities close to the required density.

The new community areas will be built to a minimum density of 20 units per hectare in the developable area which equates to approximately 70 residents and jobs per hectare. While this requirement is higher than what is in *Places to Grow: Growth Plan for the Greater Golden Horseshoe*, it is necessary in order to achieve 50 people and jobs per hectare across the entire designated greenfield area in York Region. ■■■

It is the policy of Council:

5.6.5 That *new community areas* shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.

5.6.6 That within *new community areas*, live-work opportunities be provided through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.

5.6.7 That *new community areas* shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan.

5.6.8 That *new community areas* shall be planned to consider human services needs, including educational, social, health, arts, culture, and recreational facilities.

5.6.9 That *new community areas* shall be designed to maximize passive solar gains, and to ensure that all buildings are constructed in a manner that facilitates future solar installations in accordance with a solar design strategy.

5.6.10 That the local municipality shall develop a Community Energy Plan for each *new community area* to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options including but not limited to solar, wind, water, biomass, and geothermal energy.

5.6.11 That comprehensive master environmental servicing plans shall be prepared and implemented. These plans will examine all water systems in a comprehensive and integrated manner to:

- a. understand the integration of all water systems to increase efficiencies;
- b. maximize water conservation in buildings and municipal infrastructure, including water-efficient landscaping and rainwater collection for reuse; and,
- c. minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.



5.6.12 That mobility plans shall be completed to ensure that:

- a. communities are designed to have interconnected and accessible mobility systems, with a priority on pedestrian movement, and on transit use and access;
- b. communities are designed to include a system of pedestrian and bicycle paths linking the community internally and externally to other areas, and providing access to the transit system;
- c. a transit plan is completed in consultation with York Region Transit, which identifies transit routes and corridors, co-ordinates transit with land use patterns and ensures the early integration of transit into the community;
- d. the distance to a transit stop in the Urban Area is within 500 metres of 90 per cent of residents, and within 200 metres of 50 per cent of residents;
- e. all schools and community centres shall be integrated into the community mobility system and provide the ability to walk, cycle, transit and carpool to these locations;
- f. the street network includes continuous collector streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network;
- g. *new community areas* are designed to meet the York Region Transit-Oriented Development Guidelines;
- h. planned rapid transit corridors, and/or transit terminals that connect to a rapid transit corridor, are included in the community;
- i. parking standards, consistent with policy 5.2.10, encourage and support transit use and include reduced minimum and maximum parking standards; and,
- j. trip-reduction strategies consistent with the policies of Section 7.1 are promoted.

5.6.13 That *new community areas* shall be designed to implement the York Region Pedestrian and Cycling Master Plan.

5.6.14 That a Greenlands System Plan shall be prepared that identifies how the Greenlands System will be managed in an urban environment including:

- a. ensuring the protection and enhancement of all *key natural heritage features* and *key hydrologic features* of the System;
- b. identifying areas and opportunities for enhancement and restoration within the system and management needs to maximize the quality of the entire system;
- c. identifying opportunities for locating necessary infrastructure that minimizes impacts to the system;
- d. identifying how infrastructure projects within the System, including: stormwater management systems/facilities, streets, water and wastewater systems; can contribute to an overall ecological gain by measures such as increasing natural cover, enhancing ecological function, providing recreational access or contributing to off-site enhancements;
- e. developing a trail system, which is integrated as appropriate into the mobility systems of the community;



- f. examining the feasibility of providing local community gardening plots where appropriate, outside of *key natural heritage features* and *key hydrological features*; and,
- g. identifying *hazardous lands* and *hazardous sites*, incorporating them into the Greenlands System, directing development away from these areas and including an appropriate buffer or access allowance if required.

5.6.15 That *new community areas* be designed to include an integrated open space network that includes both active recreational facilities and meeting places, urban squares, parks, outdoor seating and informal gathering spaces generally within 500 metres of all residents.

5.6.16 That *new community areas* be designed so as to reduce urban heat island effects and consider integrating green and white roofs, greening to provide shade, and light-coloured surface materials consistent with policy 5.2.34 of this Plan.

5.6.17 That the policies of this Plan be supported by *New Communities Guidelines*. *New development* shall meet all items required by this Plan, and shall strive to achieve all encourage items in this Plan.

5.6.18 That infrastructure in *new community areas* may be planned to anticipate growth beyond the current planning horizon.

Towns and Villages

York Region has a tradition of tightly knit villages that each have their own unique sense of place and identity, with mainstreets and places to work, live and play. Each Town and Village in York Region will have a role to play in accommodating growth.

Some Towns and Villages act as Local Centres that serve the needs of the surrounding rural settlements, the Agricultural Area and the Rural Area. Historic streetscapes and mainstreet areas within Towns and Villages should be retained and enhanced.

Towns and Villages are identified on Map 1 of this Plan and include the communities of Stouffville, Kleinburg-Nashville, Nobleton, King City, Schomberg, Ballantrae/Musselman Lake, Mount Albert, Sutton, Pefferlaw, and Maple Lakes Estates. ■■■

▶ **Objective:** To ensure the continued vitality of Towns and Villages throughout York Region.

It is the policy of Council:

5.6.19 That the boundaries of Towns and Villages identified on Map 1 of this Plan shall be defined within local official plans.

5.6.20 That the local community plans for Towns and Villages may also include rural and agricultural designations within their boundaries. Any redesignation of agricultural and rural uses within the local community plan boundary to urban uses are subject to the provisions of policy 5.1.12 of this Plan.



5.6.21 That within the Greenbelt Plan Area, the following policies apply to Towns and Villages:

- a. that where Towns or Villages do not currently have Lake Ontario or Lake Simcoe based water and wastewater services, extensions to or expansions of existing lake-based services is prohibited, unless the servicing is required to address failed individual on-site sewage or water services or to ensure protection of public health as determined by the Medical Officer of Health. The capacity of water and wastewater services in this case will be limited to the servicing requirements for the existing settlement plus capacity for potential *development* within the approved settlement boundary as it existed on the date the Greenbelt plan came into effect;
- b. modest expansion of the outer community plan boundary of the Towns and Villages can only be considered at the timing of the review of the Greenbelt Plan, subject to:
 - i. the availability of municipal water and wastewater service;
 - ii. the availability of lands within the community plan boundary;
 - iii. the expansion does not extend into the *Specialty Crop Areas* or the Natural Heritage System of the Protected Countryside;
 - iv. other applicable policies of the Greenbelt Plan; and,
 - v. the urban boundary expansion policies in Section 5.1 of this Plan.

5.6.22 That new development areas within Towns and Villages, be subject to comprehensive secondary plans based on the following:

- a. water and wastewater services are available;
- b. the plan considers the entire Town or Village and integrates the *development* into the existing community;
- c. best efforts to achieve a minimum density requirement of 50 residents and jobs combined per hectare in the *developable area*;
- d. best efforts are made to incorporate policies 5.6.4 through 5.6.16 of this Plan; and,
- e. best efforts to encourage *development* within the built-up area of the Towns and Villages that is consistent with the appropriate policies in Section 5.3 of this Plan.

5.6.23 That Local Centres located within Towns and Villages should meet the following criteria, in addition to the policies of Section 5.5 of this Plan:

- a. identify the area of the commercial core;
- b. protect the significant natural features of the community such as rivers, lakes, etc.;
- c. recognize the potential for commercial and tourist activity;
- d. recognize the servicing capacity of the community; and,
- e. provide human services for surrounding rural and agricultural areas.



Hamlets

A Hamlet is a small settlement of existing residential and limited commercial, industrial or institutional uses. The majority of York Region's Hamlets exist within the Protected Countryside Area designation of the Greenbelt Plan and within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan.

These communities are usually serviced by individual private on-site wastewater systems and drilled wells. Hamlets were often the first settlements in the Region and are valued for their part in retaining the rural character and cultural heritage resources of the past.

Policies on Hamlets in the Oak Ridges Moraine and Greenbelt are included in Chapter 6 Agricultural and Rural Areas. ■■■

► **Objective: To retain the rural character and cultural heritage of Hamlets while permitting limited growth through infilling.**

It is the policy of Council:

5.6.24 That local official plans and zoning by-laws shall designate the boundaries of Hamlets and provide policies that limit future growth to minor infilling, subject to the ability to service growth by individual private on-site water and wastewater systems.

5.6.25 That limited small-scale industrial, commercial and institutional uses may be permitted in local official plans, subject to the ability to service the use by individual private on-site water and wastewater systems.

5.6.26 That *major development* shall not be permitted in Hamlets.

5.6.27 That consents may be permitted in Hamlets, subject to local official plan consents policies and the ability to service the *development* by individual private on-site water and wastewater systems.

5.6.28 That residential infilling shall be encouraged to occur in depth rather than along strips and should complement the historic character of the settlement. Any increase in the number of residents through infilling must not change the rural nature of the Hamlet.

5.6.29 That the expansion of a Hamlet into a *Specialty Crop Area* is prohibited.

5.6.30 That local municipalities may undertake minor rounding out of Hamlet boundaries in accordance with the Greenbelt Plan only at the time of the local municipality's Greenbelt Plan conformity exercise.

5.6.31 That where Hamlets occur in *new community areas*, growth in the Hamlet shall be co-ordinated with new community *development* on the surrounding lands to permit the orderly extension of municipal services to the Hamlet.

5.6.32 That local municipalities are required to update Hamlet policies in accordance with policies of this Plan and applicable provincial policies.



5.6.33 That notwithstanding policy 5.6.24, additional growth and development in the Hamlet of Vandorf in Whitchurch-Stouffville may be permitted in conformity with the Vandorf Preston Lake Secondary Plan, when approved, and an appropriate water and wastewater solution.

Hamlets in York Region include:

- Pottageville
- Lloydtown
- Snowball
- Laskay
- Kettleby
- Ansnorveldt
- Victoria Square
- Dickson Hill
- Cedar Grove
- Locust Hill
- Almira
- Teston
- Purpleville
- Holt
- Brown Hill
- Udora
- Ravenshoe
- Baldwin
- Bellhaven
- Virginia
- Musselman's Lake
- Vandorf
- Bloomington
- Gormley
- Gormley-Richmond Hill





Chapter

6 | *Agricultural* and Rural Areas



In this chapter:

- 6.1 The Greenbelt Plan
- 6.2 The Oak Ridges Moraine Conservation Plan
- 6.3 Agricultural and Holland Marsh Specialty Crop Areas
- 6.4 Rural Area
- 6.5 Mineral Aggregate Resource Areas

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



6.0 | Agricultural and Rural Areas



In this chapter:

6.1 The Greenbelt Plan

6.2 The Oak Ridges Moraine Conservation Plan

6.3 Agricultural and Holland Marsh Specialty Crop Areas

6.4 Rural Area

6.5 Mineral Aggregate Resource Areas

Agricultural and Rural Areas form an important part of the fabric of York Region, supporting a vibrant agricultural community and contributing to the economy, quality of life and natural heritage legacy. The diverse landscape is one of the things that makes the Region attractive to citizens and business. Approximately 38 per cent of York Region's land use is devoted to farming activities.

The Region has some of the most productive agricultural lands in Canada. The black organic soils in the Holland Marsh in King Township and East Gwillimbury areas, other market gardening areas and the equine industry distinguish the Region. Agricultural production is an important part of the Region's economy, providing jobs and agricultural products.

Approximately 69 per cent of the Region is within the Greenbelt Plan Area, including the Oak Ridges Moraine Conservation Plan Area. The Protected Countryside designation of the Greenbelt Plan contains the land base for agricultural production and protects prime agricultural lands as Agricultural Area, Holland Marsh Specialty Crop Area and the Rural Area. York Region agriculture is evolving due to the influence of the large urban areas within the Region and in the balance of the Greater Toronto Area. This near-urban influence is expected to provide new opportunities and markets for farm operators.

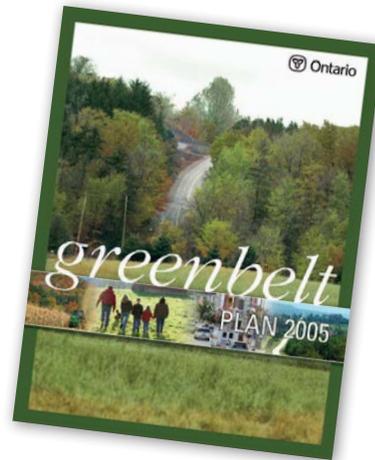
In an effort to assist in identifying the Agricultural Area and Rural Area, a Land Evaluation Area Review, was undertaken. This study analyzed Canada Land Inventory soil capability as well as fragmentation by non-farm uses, conflicting uses and current production. The results of the review were augmented with local and municipal input, to arrive at the identification of Agricultural and Rural Areas shown on Map 8. The Specialty Crop Area is based on the provincial identification of the Holland Marsh Specialty Crop Area in the Greenbelt Plan. Provincial policy requires that the Agricultural Area and the Holland Marsh Specialty Crop Area receive the highest level of protection from incompatible land uses in municipal planning documents.

► **Agricultural and Rural Areas Goal: To protect the Agricultural, Rural, and Holland Marsh Specialty Crop Areas and support the agricultural industry as essential components of the Regional fabric.**

▶ 6.1 The Greenbelt Plan

The Greenbelt Plan, including lands within the Oak Ridges Moraine, provides limits to urban expansion in the Region and complements Places to Grow: The Growth Plan for the Greater Golden Horseshoe.

The majority of lands outside of the Urban Area of the Region are within the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. These two Provincial Plans provide protection to agricultural and rural lands and their ecological features and functions.



▶ **Objective: To protect Agricultural, Rural, and Holland Marsh Specialty Crop Areas within the Greenbelt from incompatible uses.**

It is the policy of Council:

6.1.1 That lands within the Greenbelt Plan are identified as Protected Countryside on Map 1 of this Plan. While the Greenbelt Plan includes the Oak Ridges Moraine Conservation Plan Area, the policies of the Oak Ridges Moraine Conservation Plan prevail in the area of its coverage.

6.1.2 That prime agricultural lands and specialty crop lands within the Greenbelt Plan in York Region are designated as Agricultural Area and Holland Marsh Specialty Crop Area, respectively on Map 8.

6.1.3 That local municipalities shall identify the Greenbelt Protected Countryside and the Natural Heritage System in local official plans and determine specific permitted uses to meet the requirements of the Greenbelt Plan and this Plan.

6.1.4 That lands designated as Agricultural Area, Rural Area or Urban Area in this Plan that are also part of the Natural Heritage System in the Greenbelt Plan are subject to the Regional Greenlands System policies of Section 2.1 of this Plan, and are intended to function as part of the Regional Greenlands System in the long term.

6.1.5 That new multiple units or multiple lots, as defined in the Greenbelt Plan, for residential dwellings, such as estate residential developments, adult lifestyle, and retirement communities are prohibited, except in the Serviced Lakeshore Residential Area in the Town of Georgina existing at the date of approval of this Plan.

6.1.6 That transportation, infrastructure and utilities are permitted in the Greenbelt Plan Area, in all land use designations shown on Map 8, and *key natural heritage features* and *key hydrologic features*, where the provisions of the Greenbelt Plan have been met. Demonstrated need for a project and conformity with the Greenbelt Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Greenbelt Plan will be met through Planning Act, Condominium Act, Local Improvement Act processes, or other applicable approval processes.

6.1.7 That where there is a conflict between policies of this Plan, local official plans and the Greenbelt Plan, the more restrictive policy shall apply, with the exception of lot creation policies as set out in the Greenbelt Plan. Local official plans and zoning by-laws shall not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.

6.1.8 That the Rouge Park connecting Lake Ontario to the Oak Ridges Moraine in eastern Markham, Whitchurch-Stouffville, and Richmond Hill is contained within the Greenbelt Plan and the Regional Greenlands System. Within the Rouge Park, land uses shall be permitted in accordance with the Greenbelt Plan and the Rouge North Management Plan.

6.1.9 That within the Town of Richmond Hill, the Greenbelt Plan policies apply only to those lands within major river valleys and as defined by provincial regulations. Local municipal land use designations and special provisions within these portions of the Greenbelt Plan have been identified through the approval of the North Leslie Secondary Plan by the Ontario Municipal Board in 2006 and 2010.

6.1.10 That the Keswick Business Park Study Area is subject to Section 3.4.5 of the Greenbelt Plan and special provisions in the Official Plan of the Town of Georgina. Any development of these lands will require an amendment to this Plan and the local official plan.

Policies relating to land uses and permitted uses within the Greenbelt Plan are dispersed throughout this Plan, specifically within the following sections:

2.1 Regional Greenlands System: A Sustainable Natural Environment Legacy

2.2 Natural Features: Components of the Greenlands System

· Oak Ridges Moraine, Greenbelt and Lake Simcoe Watershed Features

3.4 Cultural Heritage

5.6 Building Complete, Vibrant Communities

6.3 Agricultural and Holland Marsh Specialty Crop Areas

6.4 Rural Area

6.5 Mineral Aggregate Resource Areas

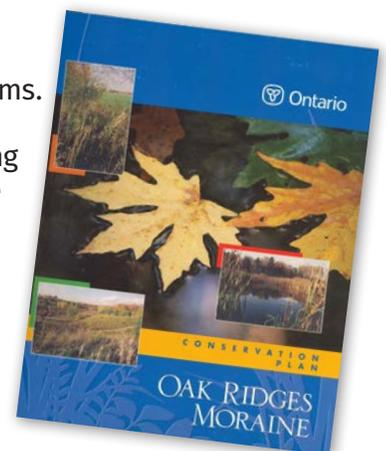
7.3 Water and Wastewater Servicing

8.3 The Planning Process ■■■

▶ 6.2 The Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is one of Ontario's most significant landforms. Located north of Lake Ontario, the Moraine in York Region divides the watersheds draining south into Lake Ontario from those draining north into Lake Simcoe. The Moraine shapes the present and future form and structure of the Greater Toronto Area. Its ecological and hydrological features and functions are critical to the area's continuing health.

Through the Oak Ridges Moraine Conservation Act, 2001 and the accompanying Oak Ridges Moraine Conservation Plan, the Province has directed the protection, restoration, and enhancement of the Oak Ridges Moraine's ecological and hydrological features and functions.





The major provisions of the Oak Ridges Moraine Conservation Plan that are relevant at the Regional level have been incorporated into this Plan, however, these policies must be read in conjunction with the detailed provisions of the Oak Ridges Moraine Conservation Plan and applicable local official plans and zoning by-laws.

► **Objective: To protect and where possible improve or restore the ecological and hydrological integrity of the Oak Ridges Moraine.**

It is the policy of Council:

6.2.1 To recognize the boundary and land use designations of the Oak Ridges Moraine Conservation Plan Area as shown on Map 1. Along the southern boundary of the Moraine, east of Bathurst Street, the Oak Ridges Moraine Conservation Plan applies to lands within that Plan boundary and above the 245 metre above sea level Canadian Geodetic Datum contour line. In the event of a question regarding plan applicability in this area, the Region will require a topographic survey certified by an Ontario Land Surveyor, and based on field surveys tied to Ontario Geodetic Datum before planning decisions are made on specific applications.

Where lands are within the Oak Ridges Moraine Conservation Plan boundary, but below the elevation of 245 metre above sea level Canadian Geodetic Datum, the lands are deemed to be within the Protected Countryside of the Greenbelt Plan and all of the policies of the Greenbelt Plan apply.

6.2.2 That the Oak Ridges Moraine Conservation Plan, identifies land use designations and permitted uses, including the following:

- a. Natural Core Areas have a high concentration of key natural heritage features, key hydrologic features, and/or landform conservation areas and are critical to maintaining the integrity of the Moraine as a whole. New permitted uses are very limited and may include conservation and resource management, low intensity-recreation, or *agricultural uses*, as detailed in the Oak Ridges Moraine Conservation Plan.
- b. Natural Linkage Areas form part of a central corridor system that supports or has the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Limited new uses may include those permitted in the Natural Core Area designation, as well as mineral aggregate operations and wayside pits, as detailed in the Oak Ridges Moraine Conservation Plan.
- c. Countryside Areas contain rural land uses, which may include agriculture, land extensive *major recreational uses*, major institutional, Rural Settlements (Hamlets), mineral aggregate operations, recreational and open space. Small-scale industrial, commercial, institutional and recreational uses shall be directed to Rural Settlements (Hamlets), Towns and Villages and the Urban Area.

Rural Settlements (Hamlets), designated within local official plans and located within the Countryside Area are generally depicted on Map 1 and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and institutional and recreational uses in accordance with the policies of this Plan and local official plans.



Land extensive *major recreational uses*, and small scale industrial, commercial and institutional uses are not permitted to locate in the Agricultural Area shown on Map 8.

- d. The Urban Area and Towns and Villages are intended to be the focus of growth. These areas permit a full range of residential, commercial, industrial, and institutional uses.

6.2.3 That the Oak Ridges Moraine Conservation Plan designation of Settlement Areas includes portions of the Urban Area (Aurora, Newmarket, Richmond Hill, and Vaughan) and Towns and Villages (Ballantrae, King City, Mount Albert, Nobleton, and Stouffville). In these areas, policies contained in Chapter 5 of this Plan and local official plans shall guide permitted development. Where the local official plan is more restrictive than this Plan, the more restrictive policies shall apply.

6.2.4 To work with local municipalities, adjacent Regions, the Province and stakeholders in implementing the Oak Ridges Moraine Conservation Plan.

6.2.5 To require local official plans and zoning by-laws to include appropriate policies to implement the requirements of the Oak Ridges Moraine Conservation Plan.

6.2.6 To support local municipalities in adopting innovative approaches to implementing the Oak Ridges Moraine Conservation Plan, including but not limited to the use of development permits or zoning.

6.2.7 That local municipalities shall adopt site alteration and tree-cutting by-laws in conformity with the Municipal Act in accordance with provisions of the Oak Ridges Moraine Conservation Act, 2001.

6.2.8 That applications for *development* or *site alteration* within the Oak Ridges Moraine Conservation Plan Area will only be considered where they comply with the provisions of the Oak Ridges Moraine Conservation Plan.

6.2.9 That existing institutional uses and expansions are permitted subject to the Existing Use provisions of the Oak Ridges Moraine Conservation Plan and local official plans and zoning by-laws. When expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area. Additional studies as identified in Parts III and IV of the Oak Ridges Moraine Conservation Plan may be required.

6.2.10 That all applications, matters or proceedings as defined under the Oak Ridges Moraine Conservation Act, 2001, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.

6.2.11 That applications in Natural Core, Natural Linkage and/or Countryside Areas that were commenced but were not decided prior to November 17, 2001, as defined in the Oak Ridges Moraine Conservation Act, 2001, are required to conform with the prescribed provisions of the Oak Ridges Moraine Conservation Plan.

6.2.12 That applications in the Natural Core and/or Natural Linkage Areas that were commenced and decided before November 17, 2001 as defined in the Oak Ridges Moraine Conservation Act, 2001 are not subject to the provisions of the Oak Ridges Moraine Conservation Plan provided that the use, building or structure for which the application was intended is legally existing as of March 27, 2003.



Policies relating to specific land uses within the Oak Ridges Moraine Conservation Plan are dispersed throughout this Plan, specifically within the following sections:

- 2.1 *Regional Greenlands System: A Sustainable Natural Environment Legacy*
- 2.2 *Natural Features: Components of the Greenlands System - Oak Ridges Moraine, Greenbelt and Lake Simcoe Watershed Features*
- 3.4 *Cultural Heritage*
- 5.6 *Building Complete, Vibrant Communities*
- 6.3 *Agricultural and Holland Marsh Specialty Crop Areas*
- 6.4 *Rural Area*
- 6.5 *Mineral Aggregate Resource Areas*
- 7.3 *Water and Wastewater Servicing*
- 8.4 *Interpretation*

It is the policy of Council:

6.2.13 That estate residential developments, adult lifestyle and retirement communities created by plans of subdivision or condominium are prohibited in the Natural Core, Natural Linkage and Countryside designations of the Oak Ridges Moraine unless all required applications meet the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended.

6.2.14 That applications for *major development* are required to meet the provisions of the Oak Ridges Moraine Conservation Plan.

6.2.15 That transportation infrastructure and utilities are permitted in all Oak Ridges Moraine land use designations, and key natural heritage features and key hydrologic features, where the Infrastructure provisions of the Oak Ridges Moraine Conservation Plan have been met. Demonstrated need for a project and conformity with the Oak Ridges Moraine Conservation Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Oak Ridges Moraine Conservation Plan will be met through Planning Act, Condominium Act, Local Improvement Act, or other applicable approval processes. The opening of a street within an unopened street allowance is prohibited unless all other requirements of the Oak Ridges Moraine Conservation Plan are met.

6.2.16 To request that the Province clarify the provisions of the Oak Ridges Moraine Conservation Plan with respect to *alternative energy systems* and *renewable energy systems*, either prior to or as part of the 2015 review of the Oak Ridges Moraine Conservation Plan.

6.2.17 That where a term is defined in the Oak Ridges Moraine Conservation Plan, those definitions shall prevail over those contained in this Plan.

6.2.18 That where there is a conflict between this Plan, local official plans and the Oak Ridges Moraine Conservation Plan, the more restrictive policies shall apply.

6.2.19 Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding the policies of this section, the lands legally described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PT LT 30 Con 2 Vaughan PTS 1 – 8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.



▶ 6.3 Agricultural and Holland Marsh Specialty Crop Areas

York Region has some of the most productive agricultural lands in Canada, including the black organic soils of the provincially significant Holland Marsh Specialty Crop Area in King Township and East Gwillimbury, as well as muck soil areas in Georgina. The Region also has several areas with world-renowned equine facilities.

The agricultural sector contributes significant value to the Regional economy yearly. The Holland Marsh alone generates between \$95 and \$169 million of economic activity yearly to the Provincial economy.

While agricultural lands are protected with the Greenbelt Plan Area, there are also prime agricultural lands outside of the Greenbelt Plan and in *new community areas*. This Plan recognizes and encourages agricultural uses. In *new community areas*, this Plan encourages agricultural uses on the lands until such time as development occurs. Within and outside of the Greenbelt Plan, agricultural uses are important to the Region's economy and as a source of local agricultural production.

The municipalities of Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville have agricultural and rural lands that lie outside the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area. These lands may be required to accommodate growth, subject to the tests and policies of the Provincial Policy Statement and the Growth Plan as applied through a Regional *municipal comprehensive review* of the York Region Official Plan.

▶ **Objectives: To protect Agricultural and Holland Marsh Specialty Crop Areas for the future to ensure a sustainable agricultural industry.**

To support York Region's farmers and agricultural organizations as valuable contributors to the community.

It is the policy of Council:

6.3.1 To recognize and protect the Agricultural Area and the Holland Marsh Specialty Crop Area, designated on Map 8, as natural resources of major importance to the economic and social viability of the Region.

6.3.2 That within the Agricultural Area and Holland Marsh Specialty Crop Area, *normal farm practices* and a full range of *agricultural uses, agriculture-related uses and secondary agricultural uses* are supported and permitted.

6.3.3 That outside of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, refinements to either the Agricultural Area or the Rural Area, shown on Map 8, are not permitted unless undertaken through a Regional *municipal comprehensive review*.

6.3.4 That the Agricultural Area and Holland Marsh Specialty Crop Area shall be designated and protected in local municipal official plans and zoning by-laws.

6.3.5 That temporary farm related uses such as farm-gate sales of produce or goods primarily grown or made on the farm shall be permitted subject to local municipal requirements.

6.3.6 That new permitted land uses, consents, and new or expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.



York Region’s Land Evaluation Area Review

A numerical rating system for each lot and concession, designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.

York Region has utilized this review to refine Map 8 and the policies of the Agricultural and Rural sections of this Plan.

Land Evaluation Canada Land Inventory Values	Area Review Fragmentation, Conflicting Uses; Current Production
65% of total score	35% of total score
Threshold of 6.0	
Score > 6.0 is potential Prime Agriculture	
Score < 6.0 is potential Rural	

It is the policy of Council:

6.3.7 That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area in the following instances:

- a. acquisition of land by a public body for infrastructure projects;
- b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;
- c. minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in *specialty crop* or *prime agricultural areas* and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
- d. agricultural uses where both the subject and retained lands are a minimum size of 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and 40 hectares (100 acres) in the Agricultural Area;
- e. existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or,
- f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on the retained farmland.

6.3.8 That notwithstanding policy 6.3.7.e of this Plan, a consent for an *agriculture-related use* is not permitted on the Oak Ridges Moraine.

6.3.9 That additional residential structures for farm help required for *agricultural uses* on the farm, may be permitted, subject to local municipal requirements and if grouped with existing farm structures. A consent to sever these structures from the main *agricultural use* is prohibited.



6.3.10 That in those portions of the Agricultural Area in Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville outside the Oak Ridges Moraine or Greenbelt which may accommodate future growth, and within *new community areas*, until such time as development occurs, *normal farm practices* and a full range of *agricultural uses, agriculture-related uses* and *secondary agricultural uses* shall be permitted and encouraged.

6.3.11 To work with the farm community, agricultural organizations and conservation authorities to implement best management practices for integrated pest management, phosphorus reduction, nutrient management and soil and water conservation on agricultural lands.

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

6.3.13 To discourage the removal of topsoil and encourage local municipalities to enact by-laws, under the Municipal Act, to regulate the removal of topsoil.

6.3.14 That *alternative energy systems* and *renewable energy systems* shall be permitted within the Agricultural Area, but not within the Holland Marsh Specialty Crop Area except in accordance with provincial and federal requirements. Any such systems not exempt from Planning Act approvals within the Greenbelt shall be subject to the policies of the Greenbelt Plan and shall be designed to minimize disturbance on agricultural operations.

6.3.15 That in addition to uses permitted in policy 6.3.2 of this Plan, on those lands identified on Map 5 as Conservation Area/Regional Forest or Provincial Park/Nature Reserve, a full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities are permitted.

Local Agriculture

Access to a safe, secure food supply is a basic human right. York Region supports activities to ensure that food sources and agricultural production remain available locally and will work with local organizations to assist farmers in bringing locally grown and produced food and other agricultural products from farm to table.

Farmer's Markets and Agricultural Festivals in York Region

- Aurora Farmers' Market
- Newmarket Main Street Farmers' Market
- Georgina Farmers' Market
- Markham Farmers' Market
- Downtown Stouffville's Farmers' Market
- Sutton Fair and Horse Show
- Markham Fair
- Woodbridge Fall Fair
- Kettleby Fair
- Kleinburg Binder Twine Festival
- Whitchurch-Stouffville's Strawberry Festival
- Stiver Mill Farmers' Market in Unionville
- Main Street Markham Farmers' Market
- York Farmers' Market



Eating Locally:

- Sustains small farms
- Improves air quality and pollution by reduced travel time
- Keeps us in touch with the seasons
- Reduces chance of large-scale food contamination
- Supports the local economy
- Reduces vulnerability to oil shortages and transportation problems
- Provides fresher and healthier food choices

► **Objective:** To ensure agricultural land is available for growing and producing, among other things, local food that is accessible to York Region residents and neighbouring communities.

It is the policy of Council:

6.3.16 To support local food production and procurement through means such as a Local Food Charter, buying and production co-operatives, farm-to-table programs, and farmers' markets at key locations in York Region communities.

6.3.17 To support York Region's agricultural industry and assist the industry in responding to changing conditions and markets, by considering:

- a. supporting local farm organizations in promoting the availability of local food and value-added products, including the development of local farm markets and farm-gate sales, subject to public health and safety standards;
- b. promoting a variety of agricultural products originating within the Region and where possible assisting local farmers in diversifying agricultural products;
- c. encouraging continuing agriculture on lands adjacent to all communities in York Region as a source of local food;
- d. encouraging the provision of community gardens and other urban agriculture practices, but not including animal agriculture in new and existing communities;
- e. developing local food-sourcing policies for Regional facilities and encouraging other public sector agencies within the Region to adopt similar policies; and,
- f. encouraging dialogue with other levels of government, local farmers and farm organizations in York Region to ensure that the agricultural industry remains competitive, sustainable and viable in the long term.

6.3.18 To support the Greater Toronto Area Agricultural Action Plan as a blueprint to strengthen the agricultural economy in the Greater Toronto Area.

6.3.19 To encourage the Province to proactively assess, encourage and promote policies and programs directed to the production, distribution and use of local food by residents and business.

► 6.4 Rural Area

The Rural Area includes viable farms, businesses, and land uses such as equestrian facilities, farm markets, rural settlements, existing rural residential and estate residential development and golf courses. A number of factors, including soil capability, topography, land use fragmentation by non-agricultural uses such as large churches and cemeteries, as well as natural features and conflicting uses in the area have combined to make these lands more rural in character than lands in the Agricultural Area designation. Regardless of



these challenges, viable agriculture and agriculture-related activities within the Rural Area are expected to continue for the long term.

The Rural Area is protected by the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan and contains areas of environmental significance, including large portions of the Natural Core Area and Natural Linkage Area designations of the Oak Ridges Moraine Conservation Plan. Within the Rural Area, outside of Towns and Villages and Hamlets, and shoreline areas in the Town of Georgina, development will be limited in order to retain the rural character of the landscape and ensure viable agricultural uses remain.

► **Objective: To retain the character of lands in the Rural Area and to protect the viability of existing *agriculture, agriculture-related* and *secondary agricultural uses*.**

It is the policy of Council:

6.4.1 To recognize and protect the Rural Area on Map 8, as a natural resource of major importance to the economic and social viability of the Region.

6.4.2 The Rural Area designation of this Plan and local official plans establish the permitted uses within the Greenbelt Plan and acts as an overlay within the Oak Ridges Moraine Conservation Plan to inform the permitted uses within the Countryside designation of the Oak Ridges Moraine Conservation Plan.

6.4.3 That existing and new *agricultural uses, agriculture-related uses, normal farm practices, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses* are permitted in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws.

6.4.4 That new land uses, consents, and new and expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.

6.4.5 That within the Rural Area, applications for redesignation of lands for non-agricultural uses are only permitted if they comply with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and local municipal official plans.

Such applications may require an amendment to this Plan and the local official plan and zoning by-law, demonstrating:

- a. that the proposed use is appropriate in the Rural Area when considered in the context of Provincial Plans and local official plans;
- b. that the proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
- c. that the proposed water and wastewater servicing is appropriate for the type of use; and,
- d. that there are no negative impacts on key natural heritage or hydrologic features and functions, biodiversity or connectivity of the Regional Greenlands System.

6.4.6 That non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.



6.4.7 That new land extensive *major recreational uses*, such as golf courses and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:

- a. the size of the use is appropriate for the area and will not further fragment the Rural Area;
- b. the proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas;
- c. there is a plan to enhance and improve connections between *key natural heritage features* and *key hydrologic features*;
- d. there is an integrated pesticide and fertilizer management plan that minimizes or excludes applications;
- e. water conservation, wastewater and stormwater management plans that ensure adequate water quality and quantity are submitted; and,
- f. the provisions of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan or the Lake Simcoe Protection Plan are met, where applicable.

6.4.8 That notwithstanding policy 6.4.5, new *cemeteries* and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing cemeteries, but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to an amendment to this Plan and the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:

- a. the area and capacity of the *cemetery* and the accessory uses are appropriate for the Rural Area and intended to serve the Region's population, as demonstrated by a demand analysis based on the 2031 planning horizon;
- b. the proposal demonstrates opportunities for alternative interment or burial practices meeting the needs of a diverse cultures and efficient use of the use of the land area;
- c. lands are not available for *cemetery* uses in the existing Urban Area, Towns and Villages or Hamlets in the Regional market area;
- d. the *cemetery* and accessory uses will not create the need to develop other uses, such as a freestanding place of worship on the site in the future;
- e. appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality and quantity of ground and surface water on or nearby the site or a *Wellhead Protection Area*;
- f. the proposal has no adverse traffic, parking or visual impacts on the surrounding land uses or residents and maintains the rural character of the area;
- g. there is an enhancement plan that demonstrates the use of existing site characteristics, such as topography and vegetation, identifies natural native vegetation enhancement and sequential plantings, including opportunities for memorial groves and the establishment of arboreta, improvements to connectivity between key natural heritage features and key hydrologic features, provides for the development of a forest canopy; and,
- h. the use conforms with the policies in Chapter 2 of this Plan.

Subject to Region-wide appeal.



6.4.9 That consents may be permitted in the Rural Area subject to the criteria contained in policy 6.3.7, and local official plans and zoning by-laws.

6.4.10 To work with the Town of Georgina and others in formulating additional local official plan policies to recognize the unique aspects of the municipally serviced lakeshore areas between the urban area of Keswick and Sutton/Jackson's Point. Such policies will conform with the Greenbelt Plan and the Lake Simcoe Protection Plan and the policy direction of this Plan.

6.4.11 That lands within the Rural Area generally to the west of the community of Sutton along the Lake Simcoe shoreline are subject to the Lakeshore Residential Policies of the Georgina Official Plan.

6.4.12 That *alternative energy systems* and *renewable energy systems* shall be permitted within the Rural Area in accordance with provincial and federal requirements. Any such systems within the Greenbelt Plan Area shall be subject to the policies of the Greenbelt Plan.

6.4.13 That within the Oak Ridges Moraine Conservation Plan Countryside Designation in the Town of Aurora, on lands described as Part 2 of Plan 65R-11866 and Plan 65R-15508, a cluster residential development in condominium ownership is permitted subject to the following:

- a. servicing shall be by a privately owned and operated communal wastewater treatment system and a privately owned and operated communal water system, approved through a Class Environmental Assessment or equivalent process which includes the following:
 - i. an inventory of the existing environment and possible impacts;
 - ii. an evaluation of alternatives in consultation with affected agencies;
 - iii. preliminary design of the preferred alternative, which will ensure construction of collection and distribution systems to municipal standards;
 - iv. specifications of the interrelationship with the adjacent recreational use; and,
 - v. preparation of a maintenance, monitoring and system failure contingency plan.
- b. a Responsibility Agreement(s) being executed for the communal wastewater treatment and water systems, identifying among other things the following:
 - i. operation and maintenance standards;
 - ii. the definition of default and required remediation;
 - iii. financial guarantees that no public funds will be required in the case of a malfunction;
 - iv. easements, rights of entry and inspection; and,
 - v. monitoring systems.
- c. an economic/fiscal impact analysis shall be completed to confirm the financial viability of the proposal, the proposed economic benefits to the Region and to ensure that the local and Regional financial impacts are accounted for in keeping with policy 4.5.14;



- d. prior to any development taking place, approval shall have been given to an amendment to the local official plan, supported at a minimum by the following:
 - i. a market support study;
 - ii. an engineering report;
 - iii. an environment and landscaping analysis; and,
 - iv. an economic/fiscal impact analysis confirming the viability of the proposal and the proposed economic benefits to the municipality.
- e. overall density of development shall generally be compatible to that achieved through estate residential policies of the local municipal plan and shall be determined through supporting environmental and servicing studies; and,
- f. design shall effectively screen development from arterial roads and existing uses through sensitive siting and landscaping. Access shall be from internal paved streets constructed to municipal standards and designed to discourage through traffic.

6.4.14 Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding the policies of this section, the lands described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PL LT 30 Con 2 Vaughan PTS 1-8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan, the lands are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.

▶ 6.5 Mineral Aggregate Resource Areas

The Region has limited sand and gravel resources remaining. The majority of these are located on the Oak Ridges Moraine. Oak Ridges Moraine land use designations permit new aggregate extraction only in Natural Linkage and Countryside Areas and subject to Oak Ridges Moraine Conservation Plan provisions for key natural heritage features. It is important that remaining aggregate resource areas be protected from incompatible uses or uses that would limit the extraction of the resource in the future, as they provide local building materials for communities and infrastructure.

The availability of aggregates close to market is important for economic and environmental reasons. It is equally important that these resources are extracted in an environmentally sensitive way and that exhausted pits and quarries be rehabilitated to uses compatible with agriculture, rural or open space.

In addition to aggregates, the Region has limited petroleum resources, which are considered in the policies of this Plan.

▶ **Objective: To protect mineral resources for possible future extraction and to ensure rehabilitation of extraction areas.**

It is the policy of Council:

6.5.1 To protect remaining primary and secondary Mineral Aggregate Resource Areas as shown on Map 9.

6.5.2 To recognize and provide for the continued operation of currently licensed pits



and quarries and to encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of this Plan and local official plans and by-laws.

6.5.3 To protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses may be considered within these areas only if it can be shown through detailed studies that:

- a. the proposed land use would not significantly preclude future extraction of mineral aggregate resources;
- b. the proposed land use would serve the long term interest of the public better than would aggregate extraction; and,
- c. aggregate extraction would not be economically, socially or environmentally feasible.

6.5.4 That local official plans shall identify Mineral Aggregate Resource Areas and existing licensed Aggregate extraction uses and provide policies for the location, expansion, operation and rehabilitation of pits and quarries.

6.5.5 To consult with the Province and local municipalities regarding new licences to establish or expand pits or quarries.

6.5.6 To encourage local municipalities to enact by-laws that:

- a. regulate truck traffic to minimize adverse impacts on surrounding residents; and,
- b. regulate the removal of topsoil.

6.5.7 That local municipalities may protect additional areas for extraction.

6.5.8 To ensure that all extraction and processing activities are conducted in a manner that minimizes negative environmental and social impacts, in accordance with all government legislation, standards and policies.

6.5.9 To permit portable asphalt plants, wayside pits and quarries on a temporary basis, in consultation with local municipalities, without requiring an official plan amendment or zoning by-law amendment, except within the Regional Greenlands System as identified in policy 2.1.23 of this Plan. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.

6.5.10 To minimize the adverse effects of wayside pits and quarries in accordance with all government legislation, standards and policies.

6.5.11 To encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of existing aggregate supply.

6.5.12 To require the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with other policies of this Plan.

6.5.13 That mineral aggregate extraction may occur in the Agricultural Area on an interim basis provided rehabilitation of the site will be carried out so that substantially the same areas and same average soils quality for agriculture is restored. In the following cases, complete agricultural rehabilitation is not required:



- a. where there is a substantial quantity of aggregate below the water table such that the depth of the extraction makes restoration to pre-extraction levels unfeasible; or,
- b. where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Policy Statement.

6.5.14 That within the Greenbelt Plan Area, and the Oak Ridges Moraine Conservation Plan Area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the applicable Provincial Plan.

6.5.15 That outside of the Oak Ridges Moraine and Greenbelt, but within the *Lake Simcoe watershed*, applications for new mineral aggregate operations and wayside pits and quarries shall comply with the Lake Simcoe Protection Plan.

6.5.16 To protect petroleum resources for long term use. Exploration and production of petroleum resources is a permitted activity in all land use designations except the Urban Area, Towns and Villages, the Natural Core Area of the Oak Ridges Moraine Conservation Plan, *wetlands*, and *significant habitat of endangered and threatened species*.

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

6.5.18 That rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards and all activities adjacent to a petroleum well shall be conducted in accordance with a well licence from the Province. Mapping of these resources may be obtained from the Province.



Chapter

7

7 Servicing Our Population



In this chapter:

- 7.1 Reducing the Demand for Services
- 7.2 Moving People and Goods
- 7.3 Water and Wastewater Servicing
- 7.4 Waste Management
- 7.5 Energy and Utilities

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



7.0 | Servicing Our Population



In this chapter:

- 7.1 Reducing the Demand for Services**
- 7.2 Moving People and Goods**
- 7.3 Water and Wastewater Servicing**
- 7.4 Waste Management**
- 7.5 Energy and Utilities**

York Region is committed to providing state-of-the-art services for both residents and businesses, which are vital to maintaining and improving quality of life and economic competitiveness. Services include transit, streets, water, wastewater, waste management, energy, rail, airports, utilities, and communications operated by a variety of public and private sector agencies. The effective provision of services involves reducing demand while expanding and updating existing infrastructure. This approach requires a strong policy framework, dynamic partnerships and sustainable infrastructure investment from all levels of government.

The policies of this section co-ordinate the provision of services with the city and community building policies of this Plan, in keeping with the goals of the York Region Sustainability Strategy: Towards a Sustainable Region. The policies support the long term vision of the York Region Pedestrian and Cycling, Transportation, and Water and Wastewater Master Plans.

▶ **Servicing Our Population Goal: To provide the services required to support the Region's residents and businesses to 2031 and beyond, in a sustainable manner.**

▶ **7.1 Reducing the Demand for Services**

York Region has adopted a conservation-first approach to servicing the needs of residents. This approach aims to maximize the use of existing infrastructure while strategically leveraging future infrastructure investments. The intent is to improve the quality of life of residents by promoting healthy lifestyles while also managing the financial impacts of growth and enhancing the natural environment.

A reduction in the relative demand for services across the Region is predicated on a greater awareness and behavioural change by residents, employers and policy makers. The policies of this Plan create an environment that supports conservation as a comfortable, cost-effective and convenient alternative to traditional consumptive lifestyles.

Trip Reduction

York Region's approach to transportation planning is focused on making efficient use of existing and future transportation infrastructure. At the forefront of this approach is a comprehensive Transportation Demand Management program that promotes walking, cycling, transit use and a per capita reduction in trips taken. To reduce automobile dependence, alternative transportation options need to be safe, convenient, and reliable. Diverting automobile trips towards more sustainable modes of transportation will reduce the need to expand infrastructure, enhance air quality and protect the Region's natural heritage. This goal requires a combination of infrastructure investment, supportive policies and partnerships.



A more compact, mixed-use urban form is required to encourage alternative modes of transportation and to make people, rather than vehicles, the focus of street activity. Changes to the transportation system, land use planning, and Transportation Demand Management policies and programs will help create an environment where walking, cycling and transit are comfortable and convenient ways to reach employment, recreation and cultural destinations in York Region and across the Greater Toronto and Hamilton Area.

► **Objective: To reduce automobile dependence by enhancing opportunities for residents and workers to walk, cycle, take transit, and carpool.**



It is the policy of Council:

7.1.1 To require that appropriate Transportation Demand Management measures to reduce single occupancy automobile trips are identified in transportation studies and in *development* applications.

7.1.2 To work with local municipalities, Metrolinx and other stakeholders to support local Smart Commute associations.

7.1.3 To manage the supply of parking in Regional Centres and Corridors, consistent with the policies in Section 5.4 of this Plan.

7.1.4 To investigate establishing a Regional Parking Authority or municipal parking authority framework in conjunction with local municipalities.

7.1.5 To work with local municipalities to develop a co-ordinated approach to parking and parking management, consistent with the parking policies in Chapter 5 of this Plan.

7.1.6 To work with local municipalities to update the York Region Transit-Oriented Development Guidelines to provide greater emphasis on trip reduction and to identify key benchmarks and targets.

7.1.7 To require new *development* applications to demonstrate how the proposed development is transit-oriented. The York Region Transit-Oriented Development Guidelines provide guidance on how to address this policy.

7.1.8 To work with developers to provide all new-home buyers with information on available pedestrian, cycling and transit facilities and carpooling options within the community, including local transit routes and schedules.

7.1.9 To require that new institutional, commercial and industrial *development* applications include a Transportation Demand Management strategy that considers preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.

7.1.10 To work with institutional, commercial and industrial employers to undertake Transportation Demand Management strategies to encourage preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.

7.1.11 To require local municipalities to adopt land use and site design policies that promote sustainable modes of transportation, including walking, cycling, transit, and carpooling.



7.1.12 To implement transit pass bulk-buying programs for employers and to encourage employers to provide transit passes in lieu of parking.

7.1.13 To partner with the Province and Metrolinx to provide transit service to carpool lots along 400-series highways.

7.1.14 To promote, in partnership with Smart Commute, employer-based initiatives and policies that reduce the need for peak-period trips, including alternative work arrangements, transit incentives, and carpooling.

7.1.15 To encourage retailers and community facilities to provide discounts and incentives to those using transit and active forms of transportation.

7.1.16 To develop a discounted university and college transit pass program in partnership with educational institutions.

7.1.17 To partner with Metrolinx, the private sector and non-governmental agencies to deliver real-time information on commuting options.

7.1.18 To explore and leverage opportunities for funding from the Province and Federal government, as well as from other funding sources, for Transportation Demand Management measures and programs.

Alternative work arrangements and incentive programs include:

- *Telework - Allowing staff to occasionally work from home using internet technology*
- *Compressed Work Week - Working longer days to earn regular time off and reduce trips to work*
- *Flex time - Shifting the start and end of the work day to avoid peak period travel.*
- *Employer-discounted transit passes*
- *Preferential parking spaces for carpoolers* ■■■

Water Conservation and Efficiency

Water conservation and efficiency measures are essential components of York Region's long term water supply strategy. These measures help to meet new demand in a cost-effective manner. The savings resulting from water conservation and efficiency measures assist in deferring other more costly capital projects.

York Region's Water for Tomorrow Program is a comprehensive water conservation and efficiency program that aims to lower demand for water, increase the efficiency of water infrastructure through leakage reduction, provide water audits for large water users, retrofit residential and commercial buildings, and provide education and outreach. This program demonstrates York Region's commitment to water conservation and efficiency.

► **Objective: To ensure adequate water resources for today's residents and future generations, through conservation and efficiency.**

It is the policy of Council:

7.1.19 To develop a long term, innovative strategy for water conservation and efficiency.

7.1.20 To update and implement the York Region 10-Year Water Efficiency Master Plan to ensure long term water efficiency, conservation, cost savings, and public education.

- 7.1.21** To investigate full cost pricing of water, in co-operation with local municipalities, to encourage water conservation and facilitate system improvements.
- 7.1.22** To pursue with local municipalities and conservation authorities the implementation of water efficiency innovations such as water reuse systems, rainwater harvesting and innovative stormwater management.
- 7.1.23** To investigate innovative wastewater treatment technologies and approaches including grey water reuse, naturalized wastewater treatment and water recycling in residential, commercial, institutional and industrial uses.
- 7.1.24** To reduce the amount of water used in the Region’s construction projects.

Water for Tomorrow Successes

Since 1998:

- Over 20-million litres of water savings per day (enough to supply a town of 70,000 people)
- Reduction of 14,375 tonnes per year of carbon dioxide emissions
- Over 350,000 water-efficient fixtures installed
- Over 1,800 kilometres of municipal watermains tested for leakage
- Over 8,000 water-efficient landscape audits completed
- Over 37,000 students have attended the annual York Children’s Water Festival
- Recipient of numerous national and international awards ■■■



► **7.2 Moving People and Goods**

Active Transportation

York Region is committed to implementing a comprehensive, active transportation network. The Region’s approach to transportation planning is focused on trip reduction, providing transportation choices and a shift to more sustainable modes of transportation such as walking, cycling and transit. Active transportation provides significant environmental, health and economic benefits, including reduced traffic congestion, improved air quality, reduced infrastructure and user costs, and increased street safety.

Improving opportunities for active transportation such as walking and cycling and reducing automobile traffic can help make communities more liveable by creating an environment that is pleasant and safe with less noise and pollution. This can help to encourage more social interaction within a neighbourhood and create a stronger sense of community.

Active Transportation includes:

- Walking
- Wheeling
- Skateboarding
- In-line skating
- Cycling
- Any other human-powered form of transportation, including a combination of walking or cycling with public transit.

People will consider walking and cycling for recreational or utilitarian purposes only if these activities are convenient, safe and comfortable.

York Region Pedestrian and Cycling Master Plan ■■■



► **Objective:** To create an active transportation system and programs that encourage walking, cycling and the use of public transit.

It is the policy of Council:

7.2.1 To implement the Regional Cycling Network shown on Map 10.

7.2.2 To update the York Region Pedestrian and Cycling Master Plan at least every 5 years, concurrent with the 5-year review of this Plan.

7.2.3 To apply the York Region Pedestrian and Cycling Master Plan’s Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network.

7.2.4 To develop an integrated Regional cycling network connecting people to places of recreation, services and employment and transit.

7.2.5 To provide safe, comfortable and accessible pedestrian and cycling facilities that meet the needs of York Region’s residents and workers, including children, youth, seniors and people with disabilities.

7.2.6 To partner with local municipalities and other stakeholders to implement pedestrian and cycling programs.

7.2.7 To work with local municipalities to co-ordinate infrastructure within Regional rights-of-way for operating and capital components, including street lighting, sidewalks and cycling facilities.

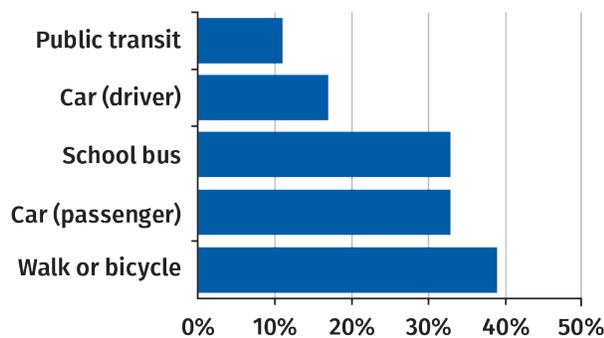
7.2.8 To work with local municipalities to provide sidewalks and street lighting on all streets within the Urban Area, and Towns and Villages.

7.2.9 To ensure the safe year-round operation of Regional pedestrian, cycling and transit facilities through design, signage, enforcement and effective maintenance.

7.2.10 That the construction of proposed pedestrian and cycling paths will protect and enhance the Regional Greenlands System.

7.2.11 To integrate pedestrian, cycling and transit activities through improvements such as bicycle racks and storage at transit stops, bicycle racks on buses, and improved access for pedestrians and bicycles at transit stops, stations and terminals.

How Children Get to School in York Region



York Region Transportation Master Plan/Enviro-nics Research Group — Survey of Residents’ Attitudes (October 2000)



It is the policy of Council:

- 7.2.12** To encourage property owners to provide facilities such as benches, shelters and secure bicycle storage at major destinations, including employment, educational, institutional and shopping locations.
- 7.2.13** To co-ordinate Regional and local pedestrian and cycling networks with trail connections to the Regional Greenlands System trails network, where appropriate.
- 7.2.14** To develop and promote a continuous pedestrian and cycling path from Lake Simcoe to Lake Ontario in partnership with local municipalities and the City of Toronto.
- 7.2.15** To encourage the development and implementation of local municipal pedestrian and cycling master plans.
- 7.2.16** To partner with the York Region District and Catholic School Boards to implement the Active and Safe Routes to School program, and to design and locate school campuses to promote walking, cycling and transit as a primary means of transportation.
- 7.2.17** To work with the Province, Metrolinx and other partners to develop innovative programs that support active transportation, such as cycling safety training, education and information, bicycle sharing programs and bicycle libraries.
- 7.2.18** To encourage the Province and Federal government to provide funding and tools to support the development and promotion of active transportation as part of a healthy, active lifestyle.

Bicycle-friendly facilities for a business may include:

- covered and locked spaces or bicycle racks for bicycle storage
- laundry facilities
- bicycle wash stations
- showers and lockers
- emergency or pay phones

and provide information on:

- safe cycling
- bicycle routes
- bicycle-friendly local businesses
- benefits of cycling
- repair shops



Transit

An expanded, comprehensive and interconnected public transit system is required, both to reduce vehicular traffic and to provide access to jobs and services. A well-integrated public transit system in York Region is essential to enhancing the quality of life for residents and workers. A more compact, mixed-use urban form will encourage and support a higher level of transit service, while helping to reduce the overall average trip length required for work, shopping, school, recreation and other purposes. The York Region Transportation Master Plan sets immediate and long term public transit goals that form the basis for the transit network.

The establishment of two subway routes and a series of rapid transit and transit priority corridors are the cornerstones of York Region’s transit network. This system complements a comprehensive pedestrian and cycling network, expanded Metrolinx rail and bus service, an aggressive Transportation Demand Management program and the development of transit-supportive complete communities.



All major communities within the Region should be linked by public transit. An integrated and co-ordinated public transit system will serve most of the travel needs of potential riders at a reasonable cost.

York Region’s continued commitment to improving transit services in partnership with local municipalities, Metrolinx, the Toronto Transit Commission, the Province, Federal government and other stakeholders is consistent with the Places to Grow: Growth Plan for the Greater Golden Horseshoe and with the Metrolinx Regional Transportation Plan: The Big Move.



The Metrolinx Regional Transportation Plan: The Big Move defines the Regional Centres of Markham, Newmarket, Richmond Hill and Vaughan as Anchor Hubs.

Gateway Hubs are identified at the following locations:

- Leslie and Highway 7
- Don Mills and Steeles
- Yonge and Steeles 
- Newmarket GO Train Station
- Jane and Steeles

Objective: To provide transit service that is convenient and accessible to all residents and workers of York Region.

It is the policy of Council:

7.2.19 To recognize transit as a Regional strategic investment priority and a key element of York Region’s urban structure.

7.2.20 To develop effective transit services to connect rural communities.

7.2.21 To develop transit corridors and related infrastructure necessary to establish the York Region Transit and Viva network as illustrated on Map 11.

7.2.22 To work with partners to complete the transit network, as illustrated on Map 11, including subway line extensions, Metrolinx enhancements, the 407 Transitway and other rapid transit corridors.

7.2.23 To ensure communities are planned with the early integration of transit.

7.2.24 To provide preferential treatment for transit vehicles on Regional streets designated as Regional Transit Priority Network on Map 11, including the construction of *high-occupancy vehicle lanes*, dedicated transit lanes, transit signal priority and other transit priority measures within the right-of-way.

7.2.25 To achieve higher transit usage by supporting improvements in service, convenient access and good urban design, including the following:

- a. minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns. The Region will plan to provide transit service so that the distance to a transit stop in the Urban Area is within 500 metres of 90 per cent of residents, and within 200 metres of 50 per cent of residents;
- b. connecting transit stops directly to sidewalks and adjacent buildings in the Urban Area;

- c. providing bus bays, transit shelters and bus loops with sufficient lighting and accessibility features;
- d. directing medium- and high-density urban development to rapid transit corridors;
- e. creating a system of parking and drop-off facilities for commuters;
- f. providing intermodal terminals or hubs;
- g. providing transit service on mid-block collectors;
- h. giving priority to pedestrian and cycling access to transit through the planning and development approval process;
- i. utilizing the York Region Transit-Oriented Development Guidelines and related tools in the review and evaluation of development applications and related studies; and,
- j. requiring all new *development* applications to prepare a mobility plan and demonstrate the proposal's approach to transit.

7.2.26 To achieve an overall transit modal split of 30 per cent during peak periods in the Urban Area and 50 per cent in the Regional Centres and Corridors by 2031.

Transit Modal Split

The percentage of person-trips made using public transit and school buses relative to the total number of person-trips made by all modes of transportation including private vehicles, walking or cycling. ■■■

It is the policy of Council:

7.2.27 To work with local municipalities to provide multi-use paths, sidewalks and street lighting along Regional streets serviced by transit.

7.2.28 To work with local municipalities to ensure that sidewalks and street lighting are provided on both sides of all streets within the Urban Area, and Towns and Villages that are serviced by transit.

7.2.29 To support and implement an equitable transit fare strategy that is integrated with transit services in adjacent regions and with Metrolinx.

7.2.30 That for the purpose of implementing the Transit Network shown on Map 11, and as a condition of approval of a *development* application and in accordance with the Planning Act, the Region may require the necessary lands for public transit rights-of-way and related facilities through dedication at no expense to the Region. Other methods of acquisition that may be used by the Region include purchase and/or expropriation.





7.2.31 To support the Transit Network shown on Map 11 by securing lands in accordance with policy 7.2.30 of this Plan, for facilities such as:

- a. transit stations including intermodal terminals, mobility hubs, subway, bus and light rail stations and related passenger drop-off and commuter parking lots;
- b. related infrastructure, including vent shafts, *transit operation and maintenance facilities*, passenger standing pads and passenger pick-up and drop-off areas, electrical and electronic infrastructure and passenger safety facilities; and,
- c. pedestrian and cycling facilities.

7.2.32 That the Transit Network shown on Map 11 is further described in one or more of the following documents:

- a. approved environmental assessments or approved transit project assessments;
- b. the York Region Transit 5-Year and annual Service Plans;
- c. the York Region Transportation Master Plan;
- d. Regional Rapid Transit Standards;
- e. the Regional Rapid Transit Network Plan; and,
- f. the Pedestrian and Cycling Master Plan.

7.2.33 To manage the movement of traffic in the Regional Rapid Transit Corridors shown on Map 11 to improve the safety and efficiency of all movements including that of pedestrians, cyclists and transit vehicles.

7.2.34 To provide accessible and integrated public transit to people with disabilities.

7.2.35 To require local municipalities to include policies in local official plans to implement the Transit Network shown on Map 11, consistent with the policies of this Plan.

7.2.36 To co-ordinate the planning, integration and operation of existing and new transit services with local municipalities, the Toronto Transit Commission, the Province, Metrolinx and adjacent municipalities.

7.2.37 To work with local municipalities, the Toronto Transit Commission, Metrolinx and adjacent municipalities to encourage the Province and the Federal government to provide sustainable capital and operational funding and tools to support transit.

Streets

The street network in York Region is composed of a system of urban and rural streets, and highways owned and operated by local municipalities, the Region and the Province. The street network is an essential component of the Region's overall transportation network. Regional streets accommodate a wide variety of uses including pedestrian, cycling, transit, automobile and goods movement.

There is also a strong relationship between transportation and urban form. Where streets travel through urban communities, streetscapes need to be designed to encourage walking, cycling and transit use. Effective urban form is also essential in creating vibrant streetscapes that will attract commerce and enhance recreational use.



► **Objectives:** To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods.

To plan and protect future urban and rural streets to accommodate transportation demands.

It is the policy of Council:

7.2.38 That the hierarchy of streets on Map 12 supports the Region's urban structure. These corridors are to accommodate all modes of transportation including walking, cycling, transit, automobile use and the movement of goods, as well as public and private utilities.

7.2.39 To improve the street network identified on Map 12, based on the following:

- a. the York Region Transportation Master Plan and the 10-Year Capital Plans;
- b. the completion of the necessary planning and environmental assessment studies for each project;
- c. street improvement projects that take into account the needs and requirements of all forms of transportation including walking, cycling, transit, automobiles, and goods movement; and,
- d. priority accorded to the needs of pedestrians, cyclists and transit users and the integration of adjacent land uses in Regional Centres and Corridors, to promote these forms of transportation.

7.2.40 To implement transit improvements on urban streets as identified on Map 11, which may include transit lanes, *high-occupancy vehicle lanes*, queue jump lanes, bicycle lanes and other transit signal priority needs.

7.2.41 To require transit or *high-occupancy vehicle lanes* and bicycle lanes within the right-of-way of 6-lane Regional streets.

7.2.42 To encourage the planning and implementation of *high-occupancy vehicle lanes* on all 400-series highways within and/or adjacent to York Region.

7.2.43 To investigate establishing a continuous alternative east-west corridor(s) in the central part of the Region.

7.2.44 That street widenings and proposed Regional streets shall be in accordance with the policies of Chapter 2 and shall protect and enhance the Regional Greenlands System.

7.2.45 That within the Oak Ridges Moraine, all improvements to the Regional Transit and Street Networks shall conform with the policies of the Oak Ridges Moraine Conservation Plan.

7.2.46 That priority be given to protecting existing heritage streetscapes using techniques such as variable rights-of-way widths, as identified on Map 12, and innovative street cross-section standards.

7.2.47 That the planned street widths shown in Map 12 represent the maximum street widths required under this Plan and include the Region's transportation and transit requirements for vehicle lanes, turning lanes, intersections, sidewalks, bicycle lanes, high-occupancy-vehicle lanes, public transit lanes and transit facilities (including shelters but not necessarily including those facilities referenced in policy 7.2.31 of this Plan), boulevards, landscaping and public streetscape enhancements. Notwithstanding the above, additional widths may be required for elements such as sight triangles, cuts, fills and extra turn lanes.



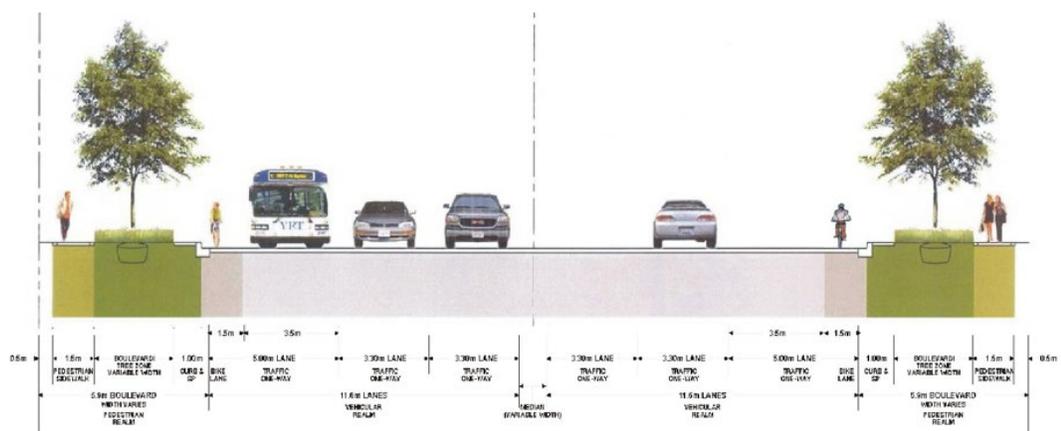
7.2.48 That the road widths identified on Map 12 at the following locations may be reduced from the maximum planned street widths prior to or concurrent with secondary plan approval subject to a functional design study, an Environmental Assessment or other study by the Region, without amendment to this Plan;

- a. Woodbine Avenue from Major Mackenzie Drive East following the Woodbine bypass along the existing travelled roadway to 19th Avenue;
- b. Warden Avenue between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way; and
- c. Kennedy Road between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way.

7.2.49 That as a condition of the approval of a *development* application, landowners may be required to provide land at no expense to the Region for street widenings based on the following principles, and in accordance with the Planning Act:

- a. that land will be conveyed to the Region for street widenings, sight triangles, cuts, fills, and extra turn lanes required as a result of new growth and development, changes in use that generate significant traffic volumes, or additions that substantially increase the size or usability of buildings or structures;
- b. that in general, street widenings shall be taken equally from the centre line of the street; however unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing street right-of-way; and,
- c. that additional land may also be required to construct future grade separations where there is an existing at-grade crossing of a Regional street and a railway line.

Typical Regional Street Cross-Section





7.2.50 That notwithstanding policy 7.2.49.b of this Plan, where a street widening results in a greater requirement for land on one side of the centre line of the right-of-way, which extends beyond the road allowance width identified on Map 12 or as confirmed through application of policy 7.2.48 (assuming an equal distribution of that planned width from the existing right-of-way centre line), and if the constraint is the result of existing or approved development, man-made physical obstructions which cannot reasonably be relocated, or other development related constraint the Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit.

7.2.51 That land required for new or realigned Regional streets to accommodate land development be conveyed, at no expense to the Region, up to and including the first 36 metres of the required right-of-way.

7.2.52 Notwithstanding policy 7.2.51, for the extension of Donald Cousens Parkway in the City of Markham land required to accommodate land development will be conveyed, at no expense to the Region, up to and including the first 26 metres of the required right-of-way. Unless otherwise agreed to, the Region will compensate for land required beyond the first 26 metres of the required right-of-way.

7.2.53 To restrict vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties. Exceptions may be made to this policy in Regional Centres and Corridors, and mainstreets.

7.2.54 To plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities as determined through the Environmental Assessment process, or identified in Provincial Plans to meet current and projected needs and not permit *development* in such *Planned Corridors - Transportation* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or is actively being planned. Transportation and land use considerations shall be integrated and coordinated at all stages of the planning and Environmental Assessment process.

7.2.55 That as an Environmental Assessment Act process progresses, any related Official Plan or Secondary Plan may, in consultation with the proponent, include provisions for the phased release of lands that are appropriate to the environmental assessment process.

7.2.56 To work with the Province and local municipalities to plan for and protect for the following corridors and facilities:

- a. Highway 427 north to the GTA West Corridor;
- b. Highway 404 north beyond Ravenshoe Road to the Highway 48/Highway 12 junction;
- c. the Bradford Bypass;
- d. the GTA West Corridor; and,
- e. interchanges on 400-series highways at Regional and other arterial street crossings as identified in the York Region Transportation Master Plan.

Local municipalities, in consultation with and to the satisfaction of the Province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.

Some of the above facilities (clauses (b) and (c)) are not recognized as priorities for the Province within the Growth Plan horizon to 2031.

7.2.57 To require local municipalities to design street systems to accommodate pedestrian, cycling and transit facilities.

7.2.58 To work with local municipalities to complete missing sidewalk links on Regional streets in the Urban Area.

7.2.59 That arterial streets identified on Map 12 that are currently not part of the Regional street network may be considered for a transfer in jurisdiction to York Region, and such a transfer shall not require an amendment to this Plan.

7.2.60 To require local municipalities to protect arterial streets under local jurisdiction, as illustrated on Map 12, as major transportation corridors.

7.2.61 To require local municipalities to plan and implement, including land takings necessary for, continuous collector streets in both east-west and north-south directions in each concession block, in all new urban developments, including *new community areas*.

7.2.62 That within Lot 29 and Lot 30 Concession 6, City of Vaughan, implementing local Official Plans and Secondary Plans for the lands shall include policies to protect the Future GTA West Transportation Corridor, to the satisfaction of the Province. These policies may include provisions for the phased release of lands, without amendment to this Plan, if such release does not preclude or predetermine the implementation of the transportation facilities within the Corridor.

7.2.63 To require local municipalities to plan and implement, including land takings necessary for, mid-block crossings of 400-series highways, as shown on Map 12. The location of the mid-block crossing on Highway 400 between Kirby Road and the King-Vaughan boundary is conditional upon the alignment of the GTA West Corridor, and will be determined through an Environmental Assessment process.

7.2.64 To encourage all appropriate agencies to expedite the construction of street/railway grade separations where warranted.

7.2.65 To plan and co-ordinate cross-boundary transportation needs with adjacent municipalities and appropriate agencies.

7.2.66 To update the York Region Transportation Master Plan at least every 5 years concurrent with the 5-year review of this Plan.

7.2.67 To update and implement York Region's Towards Great Regional Streets study.

7.2.68 That an Individual Environmental Assessment will be undertaken for the unopened road allowance of Teston Road between Dufferin Street and Keele Street which will include a comprehensive network analysis and environmental impact assessment to determine a preferred transportation strategy in the corridor.



Goods Movement

The movement of goods by truck and rail is integral to York Region's economic vitality. The Region's manufacturing and logistics sectors serve both American and Canadian markets and require a transportation network that links all modes of goods movement. York Region's transportation system should allow for efficient goods movement that has regard for the sensitivities of residents and different land uses. As the Region continues to grow, it is increasingly important that lands surrounding major goods movement corridors be reserved for employment activities that require heavy truck and rail traffic.

Importance of Goods Movement to the Regional Economy

With a total value of approximately \$10 billion in 2006, York Region's total exports exceed that of several Canadian provinces.

Statistics Canada, 2006 

Objective: To promote a linked and efficient network for goods movement that supports economic vitality and minimizes conflicts with *sensitive land uses*.

It is the policy of Council:

7.2.69 To promote an interconnected goods movement network that links local municipalities and surrounding areas, utilizing Provincial highways, Regional streets and rail corridors.

7.2.70 To work with Metrolinx, the Province, local municipalities, and surrounding jurisdictions to plan for an effective and integrated goods movement system throughout the Greater Toronto and Hamilton Area.

7.2.71 To support the optimization of the existing transportation network for goods movement, through methods such as access management and intelligent transportation systems.

7.2.72 To support the protection of existing rail lines and promote rail as an efficient goods movement method.

7.2.73 To encourage the protection of abandoned railway rights-of-way for public uses such as trails, cycling paths, and transit.

7.2.74 To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and intermodal yards, to avoid issues of compatibility.

7.2.75 To encourage freight and logistics uses to locate in clusters that create synergies within the goods movement industry.

7.2.76 To encourage employment uses and activities that require heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges.

7.2.77 To support an interconnected and efficient system for goods movement through:

- a. the completion of the 400-series highway network, including the GTA West Corridor, the Highway 427 Extension, and the Highway 404 Extension; and,
- b. the addition of 400-series highway interchanges and overpasses.



7.2.78 To recognize that Provincial highways and Regional streets are generally corridors for goods movement, subject to existing truck and load restrictions.

7.2.79 To promote an urban structure and street network in Regional Centres and Corridors that allows for the efficient movement of goods.

7.2.80 To work with other levels of government, agencies and the private sector to minimize risks and ensure the safe and efficient movement of goods by either rail or streets in the Region.

7.2.81 To direct the movement of hazardous goods to rail and roadways outside of the Urban Area, where possible.

7.2.82 To consider restrictions on the haulage of chemicals and volatile materials in *Wellhead Protection Areas*, shown on Map 6, and *Areas of High Aquifer Vulnerability*, shown on Map 7.

7.2.83 To encourage grade separation of railways and major streets, where warranted.

7.2.84 To encourage businesses to move towards more energy efficient and effective freight modes and technologies.

7.2.85 To encourage rail and truck operators to investigate new technologies and increase the efficiency of the design and operations of their facilities.

Airports

Convenient access to modern air travel facilities provides an important economic advantage to businesses and can contribute to the quality of life of residents. The policies of this section reflect York Region's role in supporting airport infrastructure within the Greater Toronto and Hamilton Area and in maintaining efficient transportation connections, including transit, to nearby airport facilities. Uncertainty about the long term future of the Toronto Buttonville Municipal Airport is also considered within the policies of this section. It is important to ensure that new development does not conflict with the operations of the proposed Pickering Airport.

► **Objective: To support strong airport infrastructure within the Greater Toronto and Hamilton Area, while minimizing conflicts between airport operations and surrounding lands.**

It is the policy of Council:

7.2.86 To encourage and support the Province and Federal government, local municipalities, the Greater Toronto Airports Authority, airline companies and airport operators to provide airline and airport services to the Greater Toronto and Hamilton Area that meet the needs of York Region's residents and businesses.

7.2.87 To encourage the continued operation of the Toronto Buttonville Municipal Airport, until such time that services can be met by another nearby facility, such as the proposed Pickering Airport.

7.2.88 To support efficient transportation connections, including transit, streets and rail, from York Region to both Toronto Pearson International Airport and the proposed Pickering Airport.

7.2.89 To comply with the Federal Aeronautics Act and Regulations, which provide that buildings and structures in the vicinity of airports shall not interfere with airport operations and the movement of air traffic.

7.2.90 To encourage the Province to revise the *Ministerial Zoning Order* for the Pickering Airport site, in light of the current planning context and the Greater Toronto Airport Authority’s Pickering Airport Draft Plan Report, 2004.

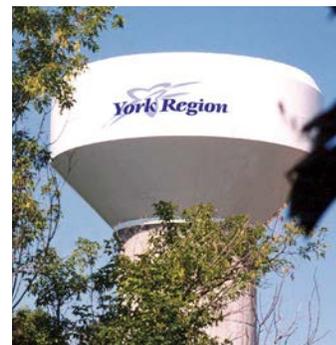
7.2.91 To prohibit the development of residential and other *sensitive land uses* within the Interim Airport Protection Area, as defined by the Greater Toronto Airport Authority’s Pickering Airport Draft Plan Report, 2004, until such time that an Airport Operating Area is clearly defined.

7.2.92 That the Toronto Buttonville Municipal Airport lands are designated for business park use, in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine the details of the future use of these lands through an implementing secondary plan process.

The re-use of the Airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for the site.

▶ 7.3 Water and Wastewater Servicing

York Region is committed to providing long term water and wastewater services to its communities that are safe, well-managed, sustainable and delivered in a fiscally responsible manner, in addition to ensuring that the Region’s environment is protected and enhanced. It is York Region’s goal that the delivery of works and services will be integrated with the Region’s other infrastructure, planning, and growth management responsibilities.



Without direct access to the Great Lakes, York Region relies on agreements with the City of Toronto, and the Regions of Durham and Peel to provide the safe and effective delivery of water and wastewater services to the Urban Area. There are two main sources of drinking water in the Region: surface water from Lake Ontario and Lake Simcoe and a limited amount of groundwater from Regional aquifers.

The policies of this Plan support the sustainability principles within the York Region Water and Wastewater Master Plan, and ensure the careful co-ordination of infrastructure delivery, land use planning and financial planning.

▶ **Objective: To deliver safe, clean drinking water and provide long term water and wastewater services to York Region’s communities, that are safe, well-managed, and sustainable.**

It is the policy of Council:

7.3.1 To regularly update water and wastewater service planning through the Master Plan process and to co-ordinate infrastructure and phasing growth by:

- a. undertaking groundwater studies to support source water protection planning;
- b. regularly evaluating existing infrastructure;
- c. using a 40- to 50-year time horizon to ensure full life cycle infrastructure planning and costing;



- d. considering the value of ecological services in all infrastructure investment decisions;
- e. investigating new technologies and sustainable innovative practices; and,
- f. providing implementation and phasing plans including the York Region 10-Year Capital Plan.

7.3.2 To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plans or any other *development* applications in order to ensure services are available prior to occupancy.

7.3.3 To plan water and wastewater services to ensure co-ordinated land use approvals, capital plans and master plans.

7.3.4 That the provision of water and wastewater servicing within communities be co-ordinated with land use planning approvals to:

- a. achieve complete communities;
- b. achieve balanced communities with residential and employment opportunities;
- c. assist in the sequencing of growth within communities;
- d. achieve intensification targets;
- e. promote energy efficient green buildings; and,
- f. capitalize on intensification and more compact development opportunities as they arise.

7.3.5 To work with partners in the provision of water and wastewater services for the Region.

7.3.6 To provide full municipal water and wastewater servicing to accommodate growth in the Urban Area.

7.3.7 To consider alternatives to servicing northern York Region in keeping with the requirements of the Environmental Assessment Act, the York Region Water and Wastewater Master Plan and the Upper York Servicing Solution Individual Environmental Assessment.

7.3.8 To require local official plans to identify Regional wastewater treatment plants, and appropriate buffer areas according to Provincial guidelines.

7.3.9 To require local official plans to identify all Regional wells, *wellhead protection areas*, *intake protection zones*, *significant groundwater recharge areas* and *highly vulnerable aquifers* to protect drinking water quality and quantity.

7.3.10 That where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity.

7.3.11 That where the protection of public health is an issue, in areas of existing groundwater contamination as determined by a Medical Officer of Health, and where full municipal water and wastewater services cannot be provided, communal water supply and wastewater treatment systems may be considered. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Region and the Province.



7.3.12 To supply the Urban Area and Towns and Villages with water from the Great Lakes or from Lake Simcoe, subject to the restrictions of the Greenbelt Plan, Lake Simcoe Protection Plan, or other Provincial plans and statutes. A limited amount of groundwater resources will be used and managed in a way that sustains healthy flow into creeks, streams and rivers.

7.3.13 To support the Great Lakes water balance by continuing to invest in Lake Ontario based infrastructure, and ensuring that water removed from Lake Ontario is returned at an equivalent or better quality.

7.3.14 To provide water and wastewater treatment capacity from Lake Simcoe to service the Keswick, Sutton and Georgina Lakeshore communities.

7.3.15 That development within and expansions to the urban uses within Towns and Villages identified on Map 1 will occur on the basis of full municipal water and wastewater treatment services where such facilities currently exist. For existing or previously approved *development* in Towns and Villages, water and wastewater treatment services will be continued where feasible and in keeping with the provisions of local official plans and this Plan.

7.3.16 That within the Oak Ridges Moraine, Greenbelt, and *Lake Simcoe watershed*, all improvements or new water and wastewater infrastructure systems shall conform with the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan or the Lake Simcoe Protection Plan.

7.3.17 That the construction or expansion of partial services is prohibited in the Oak Ridges Moraine unless it has been deemed necessary to address a serious health or environmental concern identified by the Medical Officer of Health or other designated authority.

7.3.18 To provide reliable water and wastewater services to residents and businesses to ensure continuing community well-being and the economic vitality of the Region.

7.3.19 To provide high-quality, safe, and clean drinking water while protecting surface and groundwater resources by:

- a. meeting and exceeding water quality standards defined by the Safe Drinking Water Act;
- b. protecting the drinking water supply through source water protection strategies;
- c. protecting and enhancing the Region's system of lakes, rivers and streams;
- d. ensuring groundwater use sustains the long term health of aquifers;
- e. maintaining and updating the groundwater monitoring program; and,
- f. identifying source water protection areas.

7.3.20 To ensure that the Region continues to provide state-of-the-art wastewater treatment while investigating innovative new technologies.

7.3.21 To protect surface water quality by addressing both point and non-point sources of pollution in partnership with local municipalities and conservation authorities.

7.3.22 To encourage local municipalities to promote safe and effective maintenance of individual private wastewater systems in order to protect and improve groundwater and surface water quality.



7.3.23 That no new on-site wastewater system will be permitted within 100 metres of the Lake Simcoe Shoreline, other lakes, or any permanent streams within the *Lake Simcoe watershed* except as provided for under the provisions of the Lake Simcoe Protection Plan.

7.3.24 To work with local municipalities to reduce the amount of inflow and infiltration in both local and Regional wastewater systems.

7.3.25 To ensure that wastewater effluent is managed to minimize impacts on the quality of the receiving water.

7.3.26 To ensure that biosolids resulting from wastewater treatment are managed sustainably.

7.3.27 To incorporate energy-recovery systems into water and wastewater facilities where possible in order to reduce the health and environmental impacts of greenhouse gas and other emissions on air quality.

7.3.28 That water and wastewater facilities will be designed and operated to reduce energy use and, where possible, energy recovery.

7.3.29 To ensure that full cost recovery applies to all water and wastewater services reflecting social and environmental, as well as internal and external economic costs.

7.3.30 That the planning and design of water and wastewater infrastructure will consider potential impacts from climate change.

7.3.31 To ensure secure and resilient Regional water and wastewater systems to maintain continual service.

7.3.32 That water and wastewater services will be planned, constructed and operated in a manner that protects, enhances, and provides net benefit to the Region's natural and cultural heritage.

7.3.33 To work with local municipalities to engage the public on water resource use reduction and conservation, pollution prevention and awareness of lifestyle decisions that can reduce carbon footprints.

7.3.34 That the water and wastewater systems be sized to consider the potential for expansion of the service area, intensification and increased allocation where permitted by York Region Master Plans and Provincial Plans.

Wellhead and Intake Protection

Wellhead Protection Areas are zones around wells where land uses must be planned to protect the quality and quantity of the water supply. Intake Protection Zones are zones established to protect the quality and quantity of water entering lake based municipal water supply intakes. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity. Source water protection planning is evolving and will result in the refinement of the policies and mapping of this Plan.

► **Objective:** To ensure that municipal well water quality and quantity is protected from contamination from incompatible land uses.

It is the policy of Council:

7.3.35 That *Wellhead Protection Areas* and *Intake Protection Zones* are shown on Map 6.

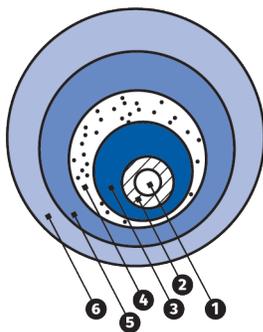
7.3.36 To require local municipalities to incorporate *Wellhead Protection Area* and *Intake Protection Zone* policies and mapping into local official plans and zoning by-laws, in consultation with the Region.

7.3.37 To update wellhead studies and modeling at least every 5 years to refine the location and extent of *Wellhead Protection Areas* and *Intake Protection Zones* for all municipal water supplies. Changes to *Wellhead Protection Areas* and *Intake Protection Zones* or policies will require an amendment to this Plan.

7.3.38 That in *Wellhead Protection Areas* and *Intake Protection Zones*, a *Source Water Impact Assessment and Mitigation Plan* will be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:

- a. petroleum-based fuels and or solvents;
- b. pesticides, herbicides, fungicides or fertilizers;
- c. construction equipment;
- d. inorganic chemicals;
- e. road salt and contaminants as identified by the Province;
- f. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- g. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h. snow storage and disposal facilities.

Wellhead Protection Area Schematic



- 1. Active Wellhead
- 2. 100 Metre Zone
- 3. 0-2 Year Zone
- 4. 2-5 Year Zone
- 5. 5-10 Year Zone
- 6. 10-25 Year Zone



It is the policy of Council:

7.3.39 That in *Wellhead Protection Areas* and *Intake Protection Zones*, where existing land uses involve the storage, manufacture or use of materials detailed in policy 7.3.38, a *Source Water Impact Assessment and Mitigation Plan* may be required.

7.3.40 That activities involving the storage or use of *pathogen threats* by new land uses, except for the storage of manure for personal or family use, is:

- a. prohibited within the 100m pathogen zone (WHPA-A) around each municipal well
- b. may be restricted within the 100m to 2-year *time of travel* (WHPA-B); and
- c. prohibited within the 1 kilometre zone of the municipal intake and up to 120m inland from the Lake Simcoe shoreline (IPZ-1), as shown on Map 6.

7.3.41 That expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m (WHPA-A) pathogen zone is prohibited around each municipal well, as shown on Map 6.

7.3.42 That the expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m to 5 year *time of travel* zone (WHPA-C), as shown on Map 6, will be discouraged subject to an approved *Source Water Impact Assessment and Mitigation Plan*.

7.3.43 Redevelopment of incompatible activities, as outlined in policy 7.3.38, within *Wellhead Protection Zones* and *Intake Protection Zones* to more compatible uses is encouraged subject to an approved *Source Water Impact Assessment and Mitigation Plan*.

7.3.44 To investigate the need for undertaking risk management planning, including spills response, contaminant recovery, aquifer rehabilitation plans and public education in consultation with other partners, where existing land uses involve the storage of contaminants identified in policy 7.3.38 in *Wellhead Protection Areas* and *Intake Protection Zones*.

7.3.45 That the Province or Federal government consider standards for new technologies which could impact the protection of drinking water, such as ground source and geothermal heating systems

On the Oak Ridges Moraine:

7.3.46 That notwithstanding policy 7.3.39, within *Wellhead Protection Areas*, new land uses which involve the storage, manufacture of materials or uses detailed in policy 7.3.39 are prohibited.

7.3.47 That in the 0-to-2 year *time of travel* zone the storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use is prohibited for new uses.

7.3.48 To assist local municipalities in the review and approval of site management and contingency plans as required by the Oak Ridges Moraine Conservation Plan to ensure that land uses do not pose a *significant threat* to Regional wells.

7.3.49 That in the case of a conflict between the *Wellhead Protection Area* policies in this Plan and the Oak Ridges Moraine Conservation Plan policies, the more restrictive policies shall apply.

ORMCP Aquifer Vulnerability

Aquifer Vulnerability refers to the shallow groundwater aquifer's susceptibility to contamination from both human and natural sources as defined by the Oak Ridges Moraine Conservation Act. The following policies apply to lands located within the Oak Ridges Moraine Plan Area. Map 7 identifies the location of areas of high and low Aquifer Vulnerability.



- **Objective: To protect areas of aquifer vulnerability to ensure safe potable water quality.**

It is the policy of Council:

7.3.50 That Map 7 shall be consulted in determining whether the Aquifer Vulnerability provisions of the Oak Ridges Moraine Conservation Plan and this Plan apply to applications for *development* and *site alteration*.

7.3.51 To prohibit or restrict the generation and storage of the following, in areas of high Aquifer Vulnerability:

- a. hazardous waste or liquid industrial waste;
- b. waste disposal sites and facilities;
- c. organic soil conditioning sites and snow storage and disposal facilities;
- d. underground and above ground storage tanks that are not equipped with an approved secondary containment device; and,
- e. storage of a contaminant listed in Schedules to Ontario regulations.

7.3.52 To require that local municipal official plans contain mapping and policies that prohibit or restrict uses in areas of Aquifer Vulnerability in accordance with the requirements of the Oak Ridges Moraine Conservation Plan.

► **7.4 Waste Management**

The policies outlined in this section are key to achieving the public health and sustainable environment goals of the York Region Sustainability Strategy: Towards a Sustainable Region. The Region is taking a sustainable approach to waste management that focuses on the 4R hierarchy of reduce, reuse, recycle and recover, and is dramatically reducing dependence on landfills.

Continued waste diversion, innovative waste disposal alternatives and opportunities to make use of waste as a resource are important elements of the Region's waste management planning. In addition to achievable near-term waste diversion targets, the Region will advocate for waste prevention at source, consistent with the principles of the zero waste ideal. The Region will strive to achieve a flexible and adaptable waste management system which takes a progressive policy direction and utilizes innovative technologies.

- **Objective: To achieve an efficient waste management system that minimizes material entering the waste stream, and is managed in the most economically efficient, environmentally sensitive and socially responsible manner.**

It is the policy of Council:

7.4.1 To develop a York Region Waste Management Master Plan based on a sustainable life-cycle approach containing comprehensive strategies to reduce, reuse, recycle, and recover all forms of waste in York Region.

7.4.2 To surpass waste management regulatory requirements by:

- a. achieving at least 80 per cent diversion from landfill by 2010;
- b. achieving over 90 per cent diversion from landfill by 2016; and,
- c. eliminating the disposal of unprocessed waste in landfill by 2020.



Diversion from Landfill Rate
Residential: Curbside Collection + Municipal and York Region Drop-off Depots + Special Events



7.4.3 To encourage the Province and Federal government to provide comprehensive packaging reduction and extended producer responsibility legislation that supports the goal of waste prevention.

7.4.4 To work with local municipalities to achieve consistent delivery of waste management services across the Region.

7.4.5 To work with local municipalities to develop and implement a comprehensive public awareness program, including waste reduction strategies, strategies to increase 4R participation rates and education regarding the environmental, economic and social effects of waste.

7.4.6 To work with local municipalities to streamline and co-ordinate waste collection and diversion responsibilities to optimize program delivery.

7.4.7 To require tripartite agreements with local municipalities and their collection contractors to encourage compliance with the Region's processing facility requirements.

7.4.8 To achieve ISO 14001 environmental management system certification for Regional waste operations by 2012.

ISO 14001 and ISO 9001 are internationally recognized standards of excellence for quality and environmental management and business practices.

York Region has been a leader in the implementation of these management systems in the municipal sector.

Key milestones include:

- 2000: First in North America to apply the ISO 14001 to a wastewater distribution system (York-Durham Wastewater System)
- 2001: First municipality in Canada to register five wastewater treatment plants to ISO 14001
- 2001: Achieved ISO 9001:2000 registration for the York Water System (distribution system for City of Toronto and Region of Peel water)
- 2002: Achieved ISO 9001:2000 registration for the North Water System (treatment and supply from production wells)

7.4.9 To require that all new multi-unit residential buildings incorporate three-stream waste collection capabilities.

7.4.10 To work with local municipalities to require existing multi-unit residential buildings to participate in three-stream waste collection.



An ISO 14001-based Environmental Management System is a tool enabling an organization of any size or type to:

- identify and control the environmental impact of its activities, products or services
- improve its environmental performance continually
- implement a systematic approach to setting environmental objectives and targets
- achieve these objectives and targets, and demonstrate that they have been achieved

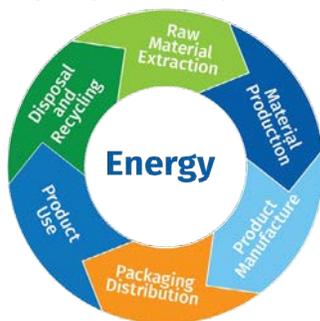
International Organisation for Standardisation

It is the policy of Council:

7.4.11 To work towards three-stream waste collection in Regional facilities.

7.4.12 To encourage the industrial, commercial and institutional sectors to develop waste reduction programs that support York Region’s diversion goals.

Life Cycle Analysis



Extended producer responsibility is an environmental policy approach in which a producer’s responsibility for a product is extended to the post-consumer stage of a product’s life cycle.

Canadian Council of Ministers of the Environment

It is the policy of Council:

7.4.13 To encourage the Province to require waste reduction programs in the industrial, commercial and institutional sectors.

7.4.14 To encourage the diversion of construction and demolition waste to meet or exceed the Region’s diversion targets of policy 7.4.2.

7.4.15 To investigate ways to reduce, reuse, recycle, and recover waste in Regional functions and facilities and incorporate reused or recycled material in operations and maintenance.

7.4.16 To pursue environmentally responsible purchasing practices for Regional operations and services.

7.4.17 To develop regular monitoring tools and operational policies in support of achieving substantial waste reduction in Regional operations and services.

7.4.18 To require that the Region and its contractors follow socially and environmentally responsible waste management practices.



Zero Waste Ideal

Zero Waste is a visionary manufacturing-based ideal focused on minimizing and avoiding the creation of waste throughout the production, packaging, use and end-of-life of goods.

Progress towards this ideal requires strong federal and provincial leadership on packaging reduction and full extended producer responsibility.

York Region's progressive waste management approach, including the 4R hierarchy with careful management of residuals, embraces this ideal and is derived from the York Region Sustainability Strategy: Towards a Sustainable Region. ■■■

It is the policy of Council:

7.4.19 To pursue innovative energy-from-waste technologies.

7.4.20 To pursue partnerships with local municipalities and other jurisdictions for shared infrastructure and resources to optimize efficiencies and provide consistent waste management programs across municipal boundaries.

7.4.21 To promote local solutions for waste management and to ensure that the location of any new solid waste management facility has regard for public health and environmental impacts.

7.4.22 That local municipalities shall work with the Province to track decommissioned landfill sites and sites contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use.

7.4.23 To require local official plans to identify all known closed and active waste disposal facilities and provide policies for development within or on lands in close proximity to such sites, and their future rehabilitation.

▶ **7.5 Energy and Utilities**

Connections to a wide range of both public and private utility networks, including facilities and corridors required for the transmission of electricity, gas and communication/telecommunication services, sustain a high standard of living in York Region. It is important that these networks have regard for potential impacts on the surrounding area, including existing communities and the natural environment.

As the Region grows, additional utility infrastructure will be integrated with innovative technologies, renewable energy systems and energy conservation practices. York Region will lead the way by championing best practices for energy use and demand management.

▶ **Objective: To demonstrate leadership in energy conservation and innovation, and to encourage the co-ordinated, efficient and safe integration of utilities to better serve residents and businesses.**

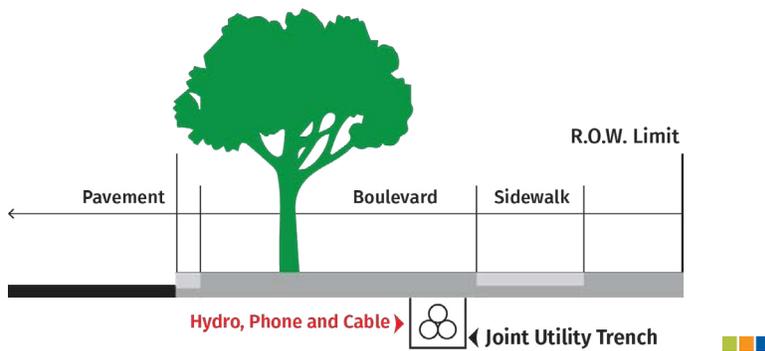
It is the policy of Council:

7.5.1 To encourage utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications.

7.5.2 To promote shared rights-of-way to minimize land requirements and increase the efficiency of utility construction and maintenance.

7.5.3 To work with municipalities to identify and protect existing and proposed infrastructure corridors as determined through the Environmental Assessment process where applicable or identified in Provincial Plans to support expected growth within the Region and its neighbouring municipalities.

Infrastructure in Shared Right-of-Way



It is the policy of Council:

7.5.4 To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans.

7.5.5 To work with corporations, commissions, and government agencies responsible for the regulation, transmission and delivery of utilities to co-ordinate the provision of services, encourage the integration of utilities, and minimize exposure to electromagnetic fields.

7.5.6 To require underground installation of utilities, where feasible, in *new community areas* and Regional Centres and Corridors, and to encourage buried utilities in the balance of the Region.

7.5.7 To require local municipalities to engage cellular service providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings.

7.5.8 To encourage the use of steel poles instead of lattice towers when it is not feasible to install major utilities underground or integrate cellular transmission facilities with buildings.

7.5.9 To encourage complementary uses on utility corridors, such as trails, transit, commuter parking, community gardens, and appropriate vegetation.

7.5.10 To engage local municipalities, local utilities and other stakeholders in the advancement of energy conservation, demand management, renewable energy systems and local generation.

Energy policies are found in this section and throughout this Plan, including:

- Section 5.2
 - Section 5.4
 - Section 5.6
-



It is the policy of Council:

7.5.11 To investigate the development of an Energy for Tomorrow program that raises awareness of the benefits of energy efficiency and conservation, and renewable energy systems in partnership with local utilities and other stakeholders.

7.5.12 To encourage the land development, building and construction industries to obtain the expertise and training required to implement green building standards such as LEED® and ENERGY STAR®, and other emerging technologies.

7.5.13 To advocate the Province for the elimination of coal generation and the promotion of demand management and *alternative energy systems* and *renewable energy systems* such as solar, wind, water, biomass, geothermal energy, energy-from-waste, local generation and district energy facilities.

7.5.14 To work with local municipalities, the Province and other stakeholders to investigate suitable criteria for the construction and use of renewable energy systems within York Region.

7.5.15 To advocate for flexibility in the Ontario Building Code to allow municipalities to set higher standards for energy and water efficiency, and the use of *renewable energy systems*.

7.5.16 To demonstrate leadership in energy efficiency and the use of *renewable energy systems* and *alternative energy systems* in York Region operations, by:

- a. implementing progressively higher LEED® standards for all new Regional buildings, and re-examining these standards periodically;
- b. retrofitting existing Regional buildings to improve energy conservation and incorporate renewable energy sources;
- c. preparing an energy conservation and demand management plan;
- d. purchasing a portion of electricity used in Regional buildings from clean and emissions-free sources;
- e. investigating methods to reduce electricity use during normal- and high-demand periods;
- f. incorporating energy efficient technologies and alternative fuels into the Regional fleet, including transit, police and public works vehicles;
- g. developing and operating an energy-from-waste system for York Region; and,
- h. developing a tracking system to monitor and set a target to reduce greenhouse gas emissions from Regional operations.

7.5.17 To encourage local municipalities, schools boards and conservation authorities to adopt sustainable building policies for all buildings and facilities.

7.5.18 To permit on-site *alternative energy systems* and *renewable energy systems* for residential, commercial, institutional and industrial buildings and to work with local municipalities on design requirements.



7.5.19 To develop incentive programs complementary to the sustainable building policies in this Plan together with local municipalities. These programs may include water and wastewater servicing allocation credits, density bonusing, expedited processing of development approvals or the use of local municipal community improvement plans and associated financial tools.

7.5.20 To review the sustainable building policies in this Plan as building standards evolve.

In 2006, York Region Council established a minimum standard of LEED® Silver for all new Regional buildings. Since then, a number of facilities have been constructed including:

- Vaughan Fire/EMS Station – LEED® Gold awarded*
- Tom Taylor Place – LEED® Silver targeted*
- Vaughan Community Environmental Centre – LEED® Gold Awarded*



Chapter

8

Implementation of the Official Plan



In this chapter:

- 8.1 Engagement and Partnerships
- 8.2 Monitoring and Measuring Success
- 8.3 The Planning Process
- 8.4 Interpreting this Plan

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - January 2019



8.0 | Implementation of the Official Plan



In this chapter:

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Implementation Principles



Sustainability is the guiding principle of the York Region Official Plan. Each decision York Region makes should produce value and positive outcomes within the economy, community and environment. The Region will provide leadership by applying the policies of this Plan fairly and equitably.

The primary goal in implementing the policies of this Plan is to ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity. The effectiveness of this Plan is contingent upon:

- applying innovative approaches and integrated solutions to decision-making processes
- regular monitoring of policies
- co-ordinating with the public, governments, agencies, and the development industry to ensure proactive implementation, consensus-building, accountability and transparency
- co-ordinating human services delivery and infrastructure investment with population and employment growth

York Region Sustainability Strategy: Towards a Sustainable Region **Guiding Principles for Implementation**

- Provide a long term perspective on sustainability
- Evaluate using the triple-bottom-line elements of environment, economy and community
- Create a culture of continuous improvement, minimizing impact, maximizing innovation and increasing resiliency

- Identify specific short-term achievable actions that contribute towards a sustainability legacy
- Set targets, monitor and report progress
- Foster partnerships and public engagement
- Create a spirit of stewardship, shared responsibility and collaboration
- Raise the level of sustainability awareness through education, dialogue and reassessment
- Promote sustainable lifestyles and re-evaluation of our consumption and expectations ■■■

▶ 8.1 Engagement and Partnerships

York Region is committed to engaging its diverse population and strengthening community inclusivity to help ensure a stronger Plan. Through extensive engagement and effective partnerships, the Region’s policies, strategies and operations will continue to respond to the unique needs of residents and businesses.

▶ **Objective: To continuously engage and partner with communities, stakeholders and other levels of government.**

It is the policy of Council:

8.1.1 To consult in a timely manner with the public and the Province where required to ensure an accountable and transparent government.

8.1.2 To provide sufficient information about amendment applications and engage the public using methods including public meetings, information centres, open houses, stakeholder workshops, newspaper, radio and television advertising, e-mail, internet, telephone and written correspondence.

8.1.3 To engage, consult and partner, as appropriate, with First Nations and Métis Nation communities when considering planning applications and studies that may affect their interests.

8.1.4 To ensure public meetings and materials are accessible for people with disabilities.

▶ 8.2 Monitoring and Measuring Success

Comprehensive monitoring will help York Region measure the success of this Plan. Monitoring also allows the Region to respond to new trends and to continuously improve the effectiveness of this Plan. Ongoing monitoring and assessment will:

- identify emerging trends and related issues that could impact the relevancy of the policies in this Plan
- analyze the effectiveness of the policies and strategies within this Plan and other Regional initiatives
- provide the basis for adjustments and updates where required

- **Objective:** To ensure policy directions in this Plan are successfully implemented to improve the economy, environment and community.

It is the policy of Council:

8.2.1 To develop a series of indicators to measure success, based on the three themes of this Plan.

8.2.2 To produce regular monitoring reports that measure the success of this Plan.

8.2.3 To develop, in co-operation with local municipalities, common measuring and reporting tools to monitor progress towards targets established in this Plan, including:

- a. a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe, by 2015 and each year thereafter;
- b. an average minimum density that is not less than 50 residents and jobs per hectare in the *developable area* within the York Region *designated greenfield area*;
- c. a minimum 25 per cent new *affordable* housing units across the Region;
- d. a minimum density of 2.5 *floor space index* per development block in the Regional Centres;
- e. a minimum density of 3.5 *floor space index* per development block at, and adjacent to, the Vaughan Metropolitan Centre Station on the Spadina Subway Extension, and the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension;
- f. energy and water efficiency standards and other sustainable building policies in this Plan; and,
- g. a minimum woodland cover of 25 per cent of the Region's total land area.

8.2.4 To conduct comprehensive reviews of this Plan at least every 5 years to ensure:

- a. the policies and targets of this Plan are being met;
- b. the objectives and policy directions remain realistic and appropriate with regard to changing social, economic, environmental and technological circumstances;
- c. *intensification* and density targets are being met or exceeded;
- d. this Plan conforms with Provincial Plans;
- e. progress is being made towards sustainability, including energy and water efficiency, and waste reduction;
- f. the protection of agricultural and rural lands; and,
- g. the enhancement of natural heritage systems.

8.2.5 That in the monitoring and review of this Plan, local official plans, subdivision applications and other planning approvals, the Region will consider commencing a *municipal comprehensive review* for settlement area expansion purposes earlier than a 5 year time frame based on, among other things, the:

- a. pace of growth and the *developable area* land supply of residential and non-residential lands;
- b. timing and delivery of capital infrastructure;

- c. achievement of targets established in this Plan;
- d. applicable Growth Plan and Regional Official Plan forecasts; and,
- e. changes in factual information and legal regulations that impact the above.

8.2.6 To develop and maintain Regional information systems.

8.2.7 That monitoring shall occur to ensure infrastructure is co-ordinated with the phasing of *new community areas*. Regular status reports will be provided on the pace of growth, timing of infrastructure, and the impact of *development* phasing on the Region's capital works plans.

8.2.8 To develop an effective and publicly accessible data management system for natural heritage and water systems within the areas of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan in partnership with the Province and other stakeholders.

▶ 8.3 The Planning Process

The Regional Official Plan sets the strategic policy framework for the structural elements of York Region. Local official plans shall establish policies that refine the policies of this Plan. Within this mutually supportive framework, a clear and effective planning process can be established.

An effective and efficient development review process is essential to the successful implementation of this Plan. This review process includes working with partners and stakeholders to achieve excellence in planning and implementation, which includes:

- ensuring positive outcomes for the economy, community and environment
- ensuring that new development meets or exceeds the energy and water efficiency standards specified in this Plan
- emphasizing excellence in urban design and transit-oriented development; and to ensure a diversity in housing types and affordability
- involving interested stakeholders at the outset of the review process to ensure that concerns and requirements are identified and addressed

▶ **Objective: To ensure that the planning process is conducted in a transparent and timely manner.**

It is the policy of Council:

8.3.1 To work with communities, agencies, local municipalities and the Province to better co-ordinate the planning review process by such measures as engaging stakeholders early in the process, eliminating duplication, co-ordinating reviews, simplifying procedures and resolving conflicts.

8.3.2 That local official plans and comprehensive zoning by-laws shall be brought into conformity with this Plan in a timely manner.

8.3.3 To support local official plan and secondary plan policies that are more specific or restrictive than this Plan, provided such policies are consistent with the general intent and provisions of this Plan and applicable Provincial Plans. Policies on agriculture, mineral aggregate and wayside pits may not be more restrictive than the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan.



8.3.4 To consider the following factors in determining conformity between this Plan and local official plans:

- a. conformity with Provincial Plans, statutes, and regulations;
- b. consistency between the overall direction and long term objectives of the local official plan and those of this Plan; and,
- c. reasonable efforts in the local official plan to accommodate matters encouraged by the policies of this Plan, or to provide a statement indicating why such a policy direction is not appropriate in the local context.

8.3.5 That the following timeframe targets shall be used in the review of local official plans and amendments:

A request for exemption from Regional approval as per policy 8.3.8 of this Plan	20 days
A minor or routine matter with no adverse Regional implications and no objections (staff-delegated approval authority)	30 days
A regionally significant local official plan or official plan amendment	180 days

8.3.6 To use the Community Improvement provisions of the Planning Act to implement the policies of this Plan. In doing so, the Region may:

- a. designate any part of the Region as a Community Improvement Project Area;
- b. enact a Regional Community Improvement Plan that utilizes incentive programs including making grants or loans within the Community Improvement Plan Area either to registered property owners or to local municipalities; and,
- c. participate in a Community Improvement Plan of a local municipality.

8.3.7 That York Region may use Community Improvement Plans for:

- a. infrastructure that is within York Region’s jurisdiction;
- b. land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use development and redevelopment; and,
- c. affordable housing.

8.3.8 That amendments to local official plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected.

Amendments impacting any one of the following areas are not eligible for exemption:

- a. applications directly and substantially affecting Regional servicing infrastructure: i.e., streets, water, wastewater;
- b. applications that substantially change Regional capital forecasts;
- c. urban boundary expansions;
- d. applications for employment land conversion;
- e. major applications that will adversely affect Regional traffic flows;

- f. major secondary plans;
- g. retail applications having a Regional impact;
- h. applications which are not consistent with the Provincial Policy Statement or Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- i. applications within the Regional Greenlands System;
- j. applications with cross-boundary impacts;
- k. applications in the Parkway Belt West Plan;
- l. applications within the Oak Ridges Moraine and Greenbelt, outside of Towns and Villages and the Urban Area shown on Map 1;
- m. applications subject to the Lake Simcoe Protection Plan outside of settlement areas as set out in that Plan; or,
- n. applications that have had a statutory public meeting.

8.3.9 To prepare, in consultation with the public and local municipalities, strategies, *guidelines* and documents to facilitate the implementation of the policies of this Plan.

*This Plan will be supported by various strategies, **guidelines** and other documents. While non-statutory and non-mandatory in nature, these documents provide guidance to assist with the implementation of the goals, objectives, policies and overall vision of the Official Plan. The following are examples of some of these documents:*

- *Transit-Oriented Development Guidelines*
- *New Communities Guidelines*
- *Affordable housing implementation framework*
- *Guidelines for Regional Centres and Corridors* ■■■

8.3.10 To co-ordinate planning efforts with surrounding municipalities so that natural heritage systems and corridors, water and wastewater services, streets, transit, utilities and communities are linked across Regional boundaries.

8.3.11 That amendments to this Plan shall be guided by the following:

- a. the need for the proposed change;
- b. the effect of the proposed change on the need for Regional services and facilities;
- c. the implications that the amendment may have for other parts of this Plan;
- d. the impact of the proposed change on the ability of the Region to achieve the goals, objectives and policies expressed in this Plan, or on other Regional policies, programs or interests; and,
- e. the Provincial Policy Statement and other applicable Provincial Plans, statutes and regulations.

8.3.12 To determine whether an application to amend this Plan is complete, the following will be required:

- a. a completed Regional Official Plan Amendment application form;
- b. the current application fee;
- c. a draft of the proposed amendment, including the proposed text and all proposed schedules;



- d. at least one pre-application meeting to determine the required information and materials; and,
- e. other requisite information and materials as determined through the pre-application meeting(s).

8.3.13 That Table 3 below contains a list of studies that may be required to properly evaluate the proposed amendment. The required studies will be determined in consultation with the applicant during the pre-application meeting.

8.3.14 That for an amendment application that has been deemed complete, additional reports and studies may be identified and required. These additional requirements do not affect the original complete application date.

8.3.15 That all Regional studies required in this Plan be included in local municipal official plan complete applications listings.

Table 3 - Possible Regional Planning Studies Required to Evaluate a Proposed Amendment to this Plan

Planning Studies	Circumstance
Archaeological Assessment	<i>Development on lands containing significant or potentially significant archaeological resources</i>
Agricultural Impact Study	<i>Non-agricultural development within the Greenbelt</i>
Contaminant Management Plan	<i>Major development within highly vulnerable aquifers</i>
Earth Science Heritage Evaluation	<i>Development within the minimum area of influence of an earth science area of natural or scientific interest</i>
Environmental Impact Statement	<i>Development within 120 metres of the Regional Greenlands System but outside of the Oak Ridges Moraine and the Greenbelt</i>
Greenbelt Plan Conformity	<i>Development within the Greenbelt</i>
Hydrological Evaluation	<i>Development within 120 metres of a key hydrological feature on the Oak Ridges Moraine or Greenbelt</i>
Infiltration Management Plan	<i>Major development within significant groundwater recharge areas</i>
Lake Simcoe Protection Conformity Plan	<i>Development with the Lake Simcoe watershed</i>
Landform Conservation Area Plan	<i>Development on landform conservation areas within the Oak Ridges Moraine</i>
Mineral Aggregate Study	<i>Development within and/or adjacent to mineral aggregate resources</i>
Natural Heritage Evaluation	<i>Development on or within 120 metres of a key natural heritage feature on the Oak Ridges Moraine, or the Natural Heritage System of the Greenbelt, or the Lake Simcoe watershed outside the Greenbelt or Oak Ridges Moraine planning areas and existing settlement areas</i>
Oak Ridges Moraine Conservation Plan Conformity	<i>Development within the Oak Ridges Moraine</i>
Planning Justification	All Regional Official Plan Amendment applications
Regional Impact Analysis	Applications for retail spaces greater than 30,000 square metres of gross leasable area
Source Water Impact Assessment and Mitigation Plan	<i>Development within wellhead protection areas and intake protection zones</i>
Transportation Study	All Regional Official Plan Amendment applications
Water and Wastewater Servicing Plan	All Regional Official Plan Amendment applications

8.3.16 That if approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets established in policy 8.2.3 of this Plan shall be considered as part of the development review process.

8.3.17 That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets established in policy 8.2.3 of this Plan and does not conform to the policies of this Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.

8.3.18 That Regional Council or the Council of the respective local municipality shall require that approvals of draft plans of subdivision include a lapsing date in accordance with Section 51(32) of the Planning Act.

► 8.4 Interpreting This Plan

The following provides a guide for the interpretation of individual policies of this Plan.

► **Objective: To provide clarity in the interpretation of this Plan.**

It is the policy of Council:

8.4.1 That the goals, objectives, policies, Tables 1, 2 and 3, Definitions and Maps contained herein constitute the York Region Official Plan. Chapter 1, other tables, graphics, text contained in the sidebars [now depicted as inline text preceded by blue vertical bar] and introductory text of each section in this Plan, and Figures 1, 2 and 3 are intended to be illustrative and are provided for information only. Unless otherwise specified in this Plan, any deviation from these provisions is prohibited or will require an amendment to this Plan.

8.4.2 That all policies of this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation.

8.4.3 That the boundaries and facilities identified on Maps 1 to 12 are intended to indicate the general location. Exact boundaries shall be defined in local official plans and zoning by-laws, except in the following cases:

- a. the boundary of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. In this case, the boundary may only be clarified through reference to the applicable Provincial Regulations; and,
- b. the boundaries of the Urban Area identified on Map 1, are fixed where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of this Plan, lot and/or concession blocks, or, other clearly identifiable physical features.

8.4.4 That amendments to land use designations will only be considered within the Oak Ridges Moraine Conservation Plan Area:

- a. as part of a provincial review of that Plan;
- b. as provided for in the Oak Ridges Moraine Conservation Plan and the Oak Ridges Moraine Conservation Act, 2001, as amended; or,
- c. within Urban Areas of Towns and Villages.



8.4.5 That notwithstanding policy 8.4.4 of this Plan, technical amendments to correct mapping errors within the Oak Ridges Moraine Conservation Plan Area are permitted in accordance with policy 8.4.13.

8.4.6 That amendments to the Protected Countryside of the Greenbelt Plan will not be considered unless part of the provincial review of that Plan in 2015, except as provided for in the Greenbelt Plan or the Greenbelt Act, 2005.

8.4.7 That as input to the 2015 review of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, the Region, in consultation with the local municipalities, will monitor and review:

- a. the availability of strategically located employment lands and determine whether there is a need to consider re-designation of lands for employment. Factors that will be considered in this review include the balance of employment and residential opportunities, access to services, and access to 400-series highways; and,
- b. the designation of the Agricultural Area and the Rural Area in this Plan and in local municipal official plans.

8.4.8 That should Provincial Plans be amended as a result of the review in policy 8.4.7 of this Plan, this Plan and local municipal official plans shall be amended accordingly.

8.4.9 That nothing in this Plan prevents local municipal official plans and zoning by-laws from being more restrictive.

Notwithstanding the above, neither this Plan nor local municipal official plans or zoning by-laws may be more restrictive than the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan Areas insofar as agricultural uses, mineral aggregate operations and wayside pits are concerned.

8.4.10 That the boundaries and policies of the Parkway Belt West Plan as amended, take precedence over the designation shown on Map 1 of this Plan. Where the Parkway Belt West Plan is amended to remove lands, the Regional land use designation of the abutting lands outside of the Parkway Belt West Plan will apply without amendment to this Plan.

8.4.11 That in the case of a discrepancy between the text and the related map, the policies will take precedence.

8.4.12 No amendment to this Plan is required to construct new or expanded infrastructure subject to and approved under the Environmental Assessment Act which considers the sustainability and growth management objectives of this Plan and is in conformity with Provincial Plans.

8.4.13 That an amendment to this Plan is not required and changes may be made during office consolidations for:

- a. additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to provincial highways or Regional boundary streets;
- b. altering the numbering and arrangement of provisions in this Plan;
- c. updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;

- d. updating environmental Maps 2 through 5 in accordance with the policies of Section 2.2 of this Plan;
- e. correcting clerical, grammatical, spelling and technical mapping errors;
- f. changing format or presentation; or,
- g. altering punctuation to obtain a uniform mode of expression.

Transition

8.4.14 That all planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.

8.4.15 That legally existing land uses that conform with in-force local official plans, zoning by-laws and *Ministerial Zoning Orders*, at the time this Plan is approved, are permitted to continue to the extent provided for in the local official plans and zoning by-laws and *Ministerial Zoning Orders*.

8.4.16 That all official plans and zoning by-laws and amendments thereto shall be brought into conformity with this Plan, except as provided for in policies 8.4.17 through 8.4.20 of this Plan.

8.4.17 That applications for draft plans of subdivision and condominium, consents, zoning, site plans or minor variances, which are complete as of the date of approval of this Plan and that conform with in-force local official plans are required to conform only with the policies in-force at the time of the complete application, until the date this Plan is amended pursuant to the next comprehensive review. Notwithstanding the above, the consideration and approval of such applications by York Region shall also be based on the Transit and Transportation policies in Section 7.2 of this Plan and Transit Network and Street rights-of-way shown on Maps 11 and 12 of this Plan, except as otherwise provided for in Minutes of Settlement in accordance with policies 8.4.19 and 8.4.20 of this Plan.

8.4.18 That the provisions of this Plan represent Council's opinion of best planning practices, and accordingly, proponents with applications that meet the requirements of 8.4.17 above, are encouraged but not required to work with the Region and local municipalities to make those applications meet the objectives and policies of this Plan.

8.4.19 Within the following secondary plan areas, where time-limited and area-specific Minutes of Settlement have been executed prior to the approval of this Plan, applications submitted before or after the date of approval of this Plan, for draft plans of subdivision and condominium, consents, zoning, site plans or other approvals, which conform with the in-force secondary plan as finally approved by the Ontario Municipal Board or approval authority or as otherwise provided by the Minutes of Settlement, are deemed to conform with this Plan:

- a. Aurora 2C Secondary Plan Area (OPA 73);
- b. Nashville Heights Secondary Plan (OPA 699);
- c. David Dunlap Observatory Secondary Plan (OPA 270); and,
- d. North Leslie Secondary Plan Area (OPA 257).



8.4.20 That the following site-specific planning applications and subsequent planning applications referenced in area-specific Minutes of Settlement, executed prior to the approval of this Plan, are deemed to conform to this Plan provided that they conform to the Minutes of Settlement and any secondary plans applicable and in-force at the date of execution of the Minutes of Settlement:

- a. Helmhorst Investments Ltd. - 19T03V13 (Vaughan);
- b. Times Development Group - 19T07M03 (Markham);
- c. Loblaw Properties Limited - ZBA 215-06 (Richmond Hill);
- d. Loblaw Properties Limited - OPA 147, ZBA 2006-6 and ZBA 2006-7 (Markham); and,
- e. SmartCentres and Calloway Real Estate Investment Trust (Vaughan).

8.4.21 With respect to the parcels referenced in the site-specific Minutes of Settlement set out below, the policies set out in Section 4.3 and 4.4 and related policies and definitions of this Plan will be implemented as specified therein:

- a. SmartCentres - Minutes of Settlement executed September 6, 2012 regarding Aurora North and Box Grove.

8.4.22 With respect to the parcels referenced in the site specific Minutes of Settlement set out below, policy 3.5.7 of this Plan will be implemented as specified therein:

- a. Yonge Bayview Holdings Inc.

Greenbelt Plan

8.4.23 That existing uses and residential dwellings on existing lots of record in the Greenbelt are subject to Section 4.5 of the Greenbelt Plan.

8.4.24 That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the Planning Act or Condominium Act to implement the official plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan.

8.4.25 That where a local municipal zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the Planning Act or Condominium Act, 1998 to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.

Oak Ridges Moraine Conservation Plan

8.4.26 That within the Oak Ridges Moraine Conservation Plan, uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, subject to the provisions of the Oak Ridges Moraine Conservation Moraine Plan.

8.4.27 That within the Oak Ridges Moraine Conservation Plan, transition provisions for applications are established within the Oak Ridges Moraine Conservation Act, 2001, as amended and the Oak Ridges Moraine Conservation Plan, 2002.

8.4.28 That notwithstanding policies 6.2.9, 6.2.10 and 6.2.11, where a planning application is submitted after November 17, 2001 as a direct result of a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium, the application shall be completed under the same system in effect as the original approval in accordance with the Further Approvals provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended. In addition, any development permission established by such a further approval may be recognized in the local municipal official plan and zoning by-law.



Definitions

York Region Official Plan



The Regional Municipality of York
Official Plan


York Region



Office Consolidation - January 2019





Adjacent Lands

Those lands contiguous to a *key natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature. For the purposes of Policy 3.4.14, *adjacent lands* are those lands contiguous to a *protected heritage property* or as defined in the local official plan.

Affordable

In the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30 per cent of gross annual household income for low- and moderate-income households; or,
- b. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- a. a unit for which the rent does not exceed 30 per cent of gross annual household income for low- and moderate-income households; or,
- b. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition, “low- and moderate-income households” means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

Agricultural Uses

The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

Agriculture-Related Uses

Those farm-related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.

Alternative Energy Systems

Sources of energy or energy conversion processes such as co-generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.

Ancillary Uses

Small scale retail and commercial uses that primarily serve the business functions on employment lands.

Archaeological Assessment

A survey undertaken by a provincially licensed archaeologist to identify an *archaeological site* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of archaeological assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 archaeological assessment, each of which as required is completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

Archaeological Fieldwork

Any activity carried out on, above or under land or water for the purpose of obtaining and documenting data, recovering artifacts and remains or altering an archaeological site and includes monitoring, assessing, exploring, surveying, recovering and excavating.

Archaeological Resources

Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Archaeological Sites

Any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

Artifact

Any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

Brownfield Sites

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Cemeteries

Religious or commercial enterprises that include the in-ground and above-ground interment of human remains.

Contaminant Management Plan

A report that demonstrates how development proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the Clean Water Act) that demonstrates safety measures will be implemented in order to help prevent contamination of groundwater or surface water supplies. The Contaminant Management Plan must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment would be mitigated and managed.



Cultural Heritage Resources

Resources that contribute to our understanding of our past, including:

- a. Archaeological resources such as artifacts, archaeological sites and marine archaeological sites.
- b. Built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.
- c. Cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Cultural and Regenerating Woodland

For the purpose of policy 2.2.48, woodlands where the ecological functions of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native woodland in an urban setting. An *environmental impact study* should assess these ecological functions with consideration of the following:

- the woodland is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.)
- the area was not treed approximately 20 to 25 years ago as determined through air photo interpretation or other suitable technique
- soils may be degraded, for example, soil may be compacted, the top soil removed, or there may be substantial erosion from over-use and/or the woodland may be regenerating on fill
- there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands

Woodlands (including plantations) established and/or managed for the purpose of restoring a native tree community are excluded from cultural and regenerating woodlands (e.g. naturalization or restoration projects).

Designated Area

Areas designated either “Urban Area” or “Towns and Villages” shown on Map 1 of this Plan.

Designated Greenfield Area

The *designated area* that was outside of the built-up area as of June 2006 as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

Developable Area

The *developable area* includes all lands available for *development* for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds).

The *developable area* excludes:

- a. environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- b. the Regional Greenlands System and approved local municipal natural heritage systems where development is prohibited;
- c. *key natural heritage features* and *key hydrologic features*;
- d. major infrastructure rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- e. existing uses (e.g. cemeteries, estate subdivisions).

Development

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment, Planning Act, or Condominium Act process; or,
- b. works subject to the Drainage Act.

Earth Science Areas of Natural and Scientific Interest

Areas of land containing natural landscapes or features that have been identified by the Province as having earth science values related to protection, scientific study or education. On the Oak Ridges Moraine, Provincially and Regionally significant Earth Science Areas of Natural and Scientific Interest are included. Elsewhere within this Plan, only provincially significant Earth Science Areas of Natural and Scientific Interest are addressed.

Endangered and Threatened Species

A species that is listed or categorized as an “Endangered Species” or “Threatened Species” on the Ontario Ministry of Natural Resources’ official Species At Risk in Ontario List, as updated and amended from time to time.

Environmental Assessment

An Environmental Assessment undertaken in accordance with the Environmental Assessment Act of Ontario, RSO 1990, as amended.

Environmental Impact Study

A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed development on the Regional Greenlands System and/or on a *key natural heritage feature* or *key hydrologic feature* and their functions. Where an *environmental impact study* is required, the content and scope will be determined through a pre-consultation meeting and a Terms of Reference submitted early in the application process to the approval authority. The impact evaluation shall address environmental systems and features



and functions on and adjacent to the site, at site and landscape scales, and shall be consistent with any relevant guidelines prepared by the Province, the Region, the local municipality or the conservation authority. Terms of Reference for *environmental impact studies* shall be submitted to the approval authority early in the application process. Previous work that is still current, including larger scale environmental studies undertaken in support of secondary plans, master environmental servicing plans, block plans, etc., shall be considered when determining the scope of the *environmental impact study*. If it is determined that the requirements of the *environmental impact study* have already been met through these prior studies, no further *environmental impact study* is required. Key components of an *environmental impact study*, which may form part of a master environmental servicing plan, may include:

- a biophysical inventory (e.g. Ecological Land Classification) and analysis of ecological functions, including methodology used and relevant maps, figures and illustrations
- verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the *significant woodland* criteria as set out in policy 2.2.45 of this Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List
- figures illustrating ecological communities, the location and extent of significant features and their *vegetation protection zones* (including location of significant species and communities), and the proposed development in relation to identified constraints
- identification of development constraints, an assessment of impact from the proposed activities, analysis at a local and Regional scale and proposal of mitigation measures, natural system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy
- the identification of monitoring requirements for developments within the Regional Greenlands System or *key natural heritage features* and/or *key hydrologic features*, *hazardous sites* and *hazardous areas*, and their associated *adjacent lands*

Environmentally Significant Areas

Land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species as determined by studies undertaken from time to time by conservation authorities and/or local municipalities.

Fish Habitat

Means fish habitat as defined in the Federal Fisheries Act as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process.

Floor Space Index

The ratio of gross floor area of a building to its respective lot area. For example, a building with a gross floor area of 25,000 square metres situated on a lot with an area of 10,000 square metres has a floor space index of 2.5.

Globally or Provincially Rare Plants, Animals or Communities

Plant or animal species or communities that have been assigned S1 (critically imperilled provincially), S2 (imperilled provincially), S3 (vulnerable provincially), G1 (extremely rare globally), G2 (very rare globally), or G3 (rare to uncommon globally) by the Provincial Natural Heritage Information Centre.

Guideline(s)

A document that is non-statutory and non-mandatory that is intended to provide guidance in the implementation of the policies of this Plan.

Hazardous Lands

Means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous Sites

Means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Headwater Area

The uppermost portion of the drainage basin of a stream.

High-Occupancy Vehicle Lanes

Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.

Highly Vulnerable Aquifer (HVA)

As defined under the Clean Water Act, is an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer.

Heritage Attributes

The principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.



In Situ

In situ means remaining in place in the original location where something was found.

Infiltration Management Plan

A report that demonstrates how the development proposal maintains pre-development recharge rates and does not impact groundwater recharge.

Intake Protection Zone

The area within Lake Simcoe and surrounding lands that may contribute water to the municipal drinking water systems and through which contaminants are reasonably likely to reach the pumping station.

Intensification

The *development* of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the use of *brownfield sites*;
 - b. the *development* of vacant and/or underutilized lots within previously developed areas;
 - c. *infill development*; or,
 - d. the expansion or conversion of existing buildings.
-

Intensification Area

Intensification areas are to be identified and planned for by the Local Municipalities as part of their Intensification Strategy. The Intensification Strategy will identify a role for each of the following:

- a. Regional Centres
 - b. Regional Corridors
 - c. GO Stations
 - d. Local Centres and Corridors
 - e. Other Major Streets
 - f. Local Infill
 - g. Secondary Suites
-

Intermittent Stream

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

Kettle Lakes

Means a depression formed by glacial action and permanently filled with water.

Key Development Areas

Intensification areas along the Regional Corridors that are identified and planned for by local municipalities as part of their Intensification Strategy.

Key Hydrologic Feature

Key hydrologic features are described in Section 2.2 of this Plan and include *wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs*, and the Lake Simcoe Shoreline.

Key Natural Heritage Feature

Key natural heritage features are described in Section 2.2 of this Plan and include the *habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, Environmentally Significant Areas, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies*.

Lakes and their Littoral Zones

Means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to the limit occupancy of rooted aquatic plants.

Lake Simcoe Watershed

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

Life Science Areas of Natural and Scientific Interest

Areas of land and water containing natural landscapes or features that have been identified by the Province using approved evaluation procedures, as having life science values related to protection, scientific study or education. Provincially and Regionally significant Life Science Areas of Natural and Scientific Interest are included in this Plan.

Major Development

Consists of:

- a. the creation of four or more lots;
- b. the construction of a building or buildings with a ground floor area of 500 square metres or more; or,
- c. the establishment of a *major recreational use*.



Major Office

Major Office is generally defined as freestanding office buildings of 10,000 m² or greater, or with 500 jobs or more.

Major Retail

Major retail includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of *ancillary uses* that primarily serve the business functions on employment lands.

Major Recreational Use

Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- a. golf courses;
 - b. serviced playing fields;
 - c. serviced campgrounds; and,
 - d. ski hills.
-

Marine Archaeological Site

An archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

Minimum Distance Separation Formulae

Formulae developed by the Province to separate uses to reduce incompatibility concerns about odour from livestock facilities.

Ministerial Zoning Order

An order of the Minister of Municipal Affairs and Housing issued pursuant to section 47 of the Planning Act.

Municipal Comprehensive Review

An official plan review, or an official plan amendment, that:

- a. is completed by the Region or by a local municipality in consultation with the Region;
- b. is approved by the Region or, where applicable, by the Province;
- c. comprehensively applies the policies of this Plan and the Growth Plan for the Greater Golden Horseshoe; and,
- d. as determined by the Region, includes a land budget and analysis for the Region and, where applicable, the local municipality.

New Community Areas

Lands added to the Urban Area through a Regional *municipal comprehensive review*, for community purposes including residential and population-related employment, beyond those designated as Urban Area at the date of approval of this Plan.

Noise Exposure Forecast

A prediction of noise annoyance levels caused by aircraft near airports.

Normal Farm Practices

Any practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

Oak Ridges Moraine Conservation Plan Definitions

Definitions for terminology specific to the Oak Ridges Moraine Conservation Plan that are included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02

Pathogen Threats

Threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.

Permanent Streams

A stream which continually flows in an average year.

Planned Corridors - Transportation

Corridors identified through Provincial Plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs. For the purpose of Provincial transportation corridors as of 2012, they are identified on Maps 1, 11 and 12 as 'Planned Corridors – Transportation'.

Protected Heritage Property

Means real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss.

Provincially Rare Species

A species that is assigned S1, S2, S3 by the Provincial Natural Heritage Information Centre, including those additional species (S3? And S3/S4) as defined in the Oak Ridges Moraine Technical Papers.



Renewable Energy Systems

The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Sand Barrens

Means lands (not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics) that:

- a. has sparse or patchy vegetation that is dominated by plants that are:
 - i. adapted to severe drought and low nutrient levels; and,
 - ii. maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
 - b. has less than 25 per cent tree cover;
 - c. has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
 - d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
-

Savannah

Means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a. has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
 - b. has from 25 per cent to 60 per cent tree cover;
 - c. has mineral soils; and,
 - d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
-

Secondary Agricultural Uses

Uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operations on the property.

Secondary Suite

A single accessory dwelling unit in a house, or building ancillary to a house, that consists of one or more rooms that are designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.



Seepage Areas and Springs

Seepage areas and springs are sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater. For the purpose of this definition, seepage areas and springs include altered features but not features created and maintained by artificial means.

Sensitive Surface Water Features

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive Use/Sensitive Land Uses

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Significant Archaeological Resources

Resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the archaeological assessment report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

Significant Groundwater Recharge Area

The area where an aquifer is replenished from (a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, (b) from human interventions, such as the use of storm water management systems, and (c) whose recharge rate exceeds a threshold specified in the Clean Water Act.

Significant Habitat (As It Relates to Endangered, Threatened, Special Concern or Provincially Rare Species)

The habitat, as determined by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of the species, and where those areas of occurrence are occupied by the species during all or any part(s) of its life cycle.

Significant Threat

A condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.



Significant Valleylands

A valleyland is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Significant valleylands include those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system.

Significant Wildlife Habitat

Wildlife habitat consists of areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. Significant wildlife habitat includes those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system.

Significant Woodlands

Woodlands which meet any one of the criteria in policy 2.2.45 of this Plan, except those excluded by policy 2.2.48 of this Plan.

Site Alteration

Activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Solar Design Strategy

A report that considers possible solar design measures and identifies those measures that will be employed to minimize overall energy consumption.

Source Water Impact Assessment and Mitigation Plan

A Source Water Impact Assessment and Mitigation Plan is a report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks, and outlines an emergency response to be executed in the event that a risk is realized.

Specialty Crop Areas

Areas designated using evaluation procedures established by the Province, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or,
- b. a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.



Special Concern Species

A species that is listed or categorized as a “Special Concern Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.

Special Needs Housing

The integration of housing and support services for individuals who require specific services to maintain their housing and well-being. *Special needs housing* includes both transitional and permanent housing, most commonly in not-for-profit residential housing.

Special Policy Area

An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, the criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified *development* and site alteration if a community has feasible opportunities for *development* outside the flood plain.

Species At Risk

Threatened and Endangered Species, Special Concern Species and Provincially Rare Species collectively.

Time Of Travel

Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A *wellhead protection area* is typically divided into several *time of travel zones*.

Tallgrass Prairies

Means land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) that:

- a. has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
 - b. has less than 25 per cent tree cover;
 - c. has mineral soils; and,
 - d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
-

Traditional Territories

The geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.



Transit Operation and Maintenance Facility

Land and/or structures used for the purpose of repairing, maintaining, storing and/or testing conventional and rapid transit vehicles, up to and including subway cars. These facilities may also include offices and other accommodations for on-site workers and transit vehicle operators.

Tree

Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

Vegetation Protection Zone

Buffers surrounding a *key natural heritage feature* or a *key hydrologic feature*. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions.

Vulnerable

For the purpose of policy 2.2.1.m, means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Waterbody

Lakes, woodland ponds, etc. which provide ecological functions. For the purposes of determining *significant woodlands*, waterbody generally does not include small surface water features such as farm ponds or stormwater management ponds, which would have limited ecological function.

Wellhead Protection Area

The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Wetland

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.



Woodland

An area of land at least 0.2 hectare in area with at least:

- a. 1000 *trees* of any size, per hectare;
- b. 750 *trees* measuring over 5 centimetres diameter at breast height, per hectare;
- c. 500 *trees* measuring over 12 centimetres diameter at breast height, per hectare; or,
- d. 250 *trees* measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland. When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources.

For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.



Related Information

Ontario Municipal Board Hearing
(PL101128)



In this section:

Explanatory Note

Appendix 1 - Region-wide Appeals

Appendix 2A - Site Specific Appeals Description

Appendix 2B - Map of Areas Subject to Site Specific Appeals

The Regional Municipality of York

Official Plan

York Region



Office Consolidation - January 2019





Explanatory Note

The Regional Municipality of York Official Plan was approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan – 2010 has been approved by the OMB through the following decisions and orders:

Board Order Date	Effective Date	Summary of Effect of Order
August 23, 2012	July 11, 2012	Partial Approval – Mediated Policies
September 19, 2012	September 19, 2012	North Leslie Minutes of Settlement
December 13, 2012	March 5, 2013	Conditional ROPA 1 Revised Urban Expansion
December 13, 2012	December 13, 2012	SmartCentres Minutes of Settlement
December 17, 2012	September 21, 2012	Partial Approval – Transit and Transportation
December 17, 2012	December 17, 2012	Yonge Bayview Minutes of Settlement
December 19, 2013	November 19, 2013	Partial Approval – Employment and Retail
January 17, 2013	January 14, 2013	Partial Approval – “Omnibus”
March 5, 2013	March 5, 2013	ROPA 1 Approval (Dec. 13, 2012 order) into effect
April 1, 2014	April 1, 2014	Decision – Phase 1 Hearing
May 29, 2015	May 29, 2015	Partial Approval – Transportation (7.2.50 and ROPA 3 transportation policies)
November 5, 2015	June 4, 2015	Partial Approval – Phase 1 policies
November 5, 2015	November 5, 2015	Partial Approval – Phase 3 policies and designations (ROPA 3)
November 5, 2015	November 5, 2015	Partial Approval – Agriculture, Rural, Greenbelt Plan and Oak Ridges Moraine Conservation Plan policies

This package is for information purposes only. The York Region Official Plan - 2010 Decision Page from the Ministry of Municipal Affairs, the Ontario Municipal Board exhibits and decisions, and the approved copy of each Regional Plan Amendment may be required for legal purposes.



Appendix 1 - Region-wide Appeals

Portions of the Modified ROP – 2010 Remaining Under Appeal on a Region-Wide Basis – January 1, 2016

Policy or Other Part of Plan Under Region-wide Appeal

Policy 6.4.8

Note 1: Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal Region-wide.

Note 2: The approval of the definition of Municipal Comprehensive Review is without prejudice to the jurisdiction of the Board to consider an alternate definition of Municipal Comprehensive Review for the purposes of urban expansion and implementation of policy 5.1.1.



Appendix 2A - Site Specific Appeals Description

Portions of the Modified ROP – 2010 Remaining Under Appeal on a Site-Specific or Area Specific Basis – January 1, 2016

See Appendix 2B which identifies each of the below noted sites/areas geographically.

Policy Ammendment, or Other Part of Plan Under Appeal on Site/Area Specific Basis Only	Site or Area to Which Appeal is Restricted (Depicted on Appendix 2B)
ROP 2010 – entirety	Lucia Milani and Rizmi Holdings Lands
Chapter 2	Block 40/47 in the City of Vaughan (the “Block 40/47 Lands”) Smith Farm lands in Town of East Gwillimbury, west of 2nd Concession Road, south of Ravenshoe Road, north of Holborn Road, east of the Holland River (“Smith Farm Lands”)
Policy 2.1.10	Part of Lots 27 and 28, Concession 7 at 10951 Kipling Avenue, City of Vaughan (the “1539253 Lands”)
Policies 2.2.44, 2.2.45, 2.2.46 2.2.48	Romandale Farms located at 3450 and 4044 Elgin and Mills Road East in the City of Markham (“Romandale Farms”)
Section 3.5	Block 40/47 Lands Romandale Farms
Section 4.2	4.1 Acre Parcel – Northwest Corner of Jane St. and Riverrock Gate, City of Vaughan (“Tesmar Lands”)
Policies 4.2.1, 4.2.2 and 4.2.4	Yonge Bayview - Richmond Hill Centre Lands (“Yonge Bayview Lands”)
Sections 4.3 and 4.4	Rice Commercial Group of Companies (Major Mackenzie Lands)
Section 5.2	Block 40/47 Lands
Policy 5.2.10(d)	Yonge Bayview Lands
Policies 5.2.19 to 5.2.42	Romandale Farms
Policy 5.2.26	Tesmar Lands
Policy 5.3.3	Tesmar Lands
Section 5.4	Tesmar Lands
Policies 5.4.1, 5.4.2, 5.4.5 and 5.4.6	Yonge Bayview Lands
Policy 5.4.8(c)	Yonge Bayview Lands
Policy 5.4.9	Yonge Bayview Lands
Policies 5.4.12, 5.4.19 and 5.4.20	Yonge Bayview Lands

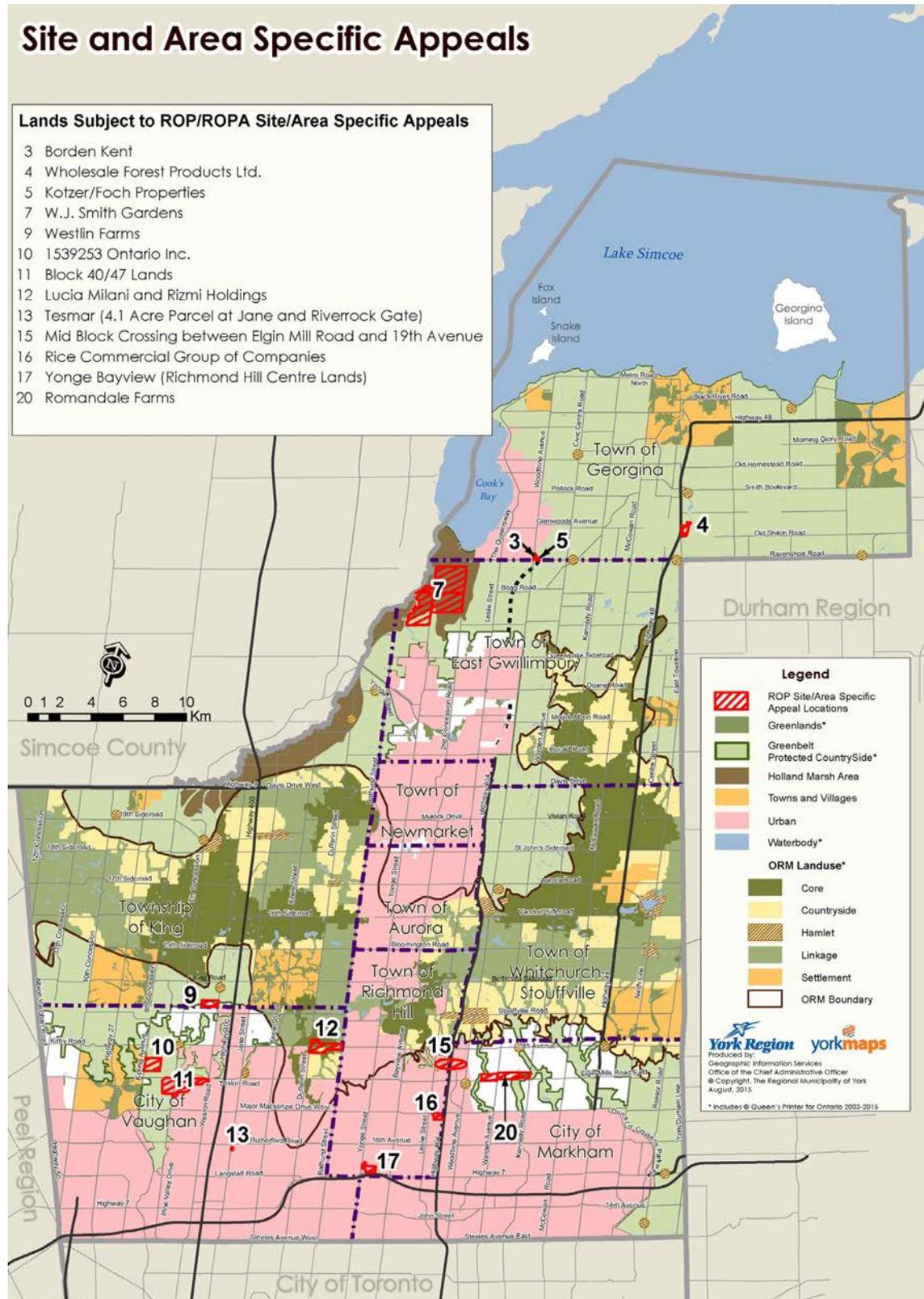
Appendix 2A - Site Specific Appeals Description (continued)

Policies 5.4.23 and 5.4.24	Yonge Bayview Lands
Policy 5.4.29	Tesmar Lands
Policy 5.5.3	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 5.6.9, 5.6.10, 5.6.16 and 5.6.17	Romandale Farms
Policies 5.6.24 to 5.6.33 (formerly 5.6.23 to 5.6.32)	Block 40/47 Lands
Policies 7.2.60 and 7.2.74(b)	Mid Block Crossing between Elgin Mills Road and 19th Avenue (775377 Ontario Ltd)
Policy 7.2.73	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 8.2.3(d) and 8.2.3 (e)	Yonge Bayview Lands
Policies 8.4.15 to 8.4.20	Tesmar Lands Block 2, Reference Plan 65M-2287, Town of Richmond Hill (CMHC and Quaestus Corporation) 1539253 Lands Block 40/47 Lands Rice Commercial Group of Companies (Major MacKenzie Lands) Borden Kent Lands Wholesale Forest Products Ltd. Lands Kotzer/Foch Lands
Maps 1 to 6, and 8 and Figure 3	Block 40/47 Lands
Map 1	Tesmar Lands
Maps 1 and 8	Westlin Farms Inc. (Part Lot 2, Concession 6, King Township)
Maps 1, 2 and 8 and Figure 3	1539253 Lands
Maps 2 to 5	Smith Farm Lands
Maps 4 to 6	Romandale Farms
Map 12	Mid Block Crossing between Elgin Mills and 19th Avenue (775377 Ontario Ltd)

Note 1: Where any of the above noted Chapters, Sections or Policies make reference to a defined term, the corresponding definition shall also remain under appeal on a site or area specific basis only to the extent that it is not listed on Appendix 1 as being under appeal on a Region-wide basis. Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal on a site or area specific basis only.



Appendix 2B - Map of Areas Subject to Site Specific Appeal







Maps and Figures

York Region Official Plan



The Regional Municipality of York
Official Plan


York Region



Office Consolidation - January 2019



- Map 1** Regional Structure
 - Map 2** Regional Greenlands System
 - Map 3** Environmentally Significant Areas and Areas of Natural and Scientific Interest
 - Map 4** Key Hydrologic Features
 - Map 5** Woodlands
 - Map 6** Wellhead Protection Areas and Intake Protection Zones
 - Map 7** Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries
 - Map 8** Agricultural and Rural Areas
 - Map 9** Mineral Aggregate Resources
 - Map 10** Regional Cycling Network
 - Map 11** Transit Network
 - Map 12** Street Network
 - Map 13** Significant Groundwater Recharge Areas
 - Map 14** Highly Vulnerable Aquifers
-

Figure 1 Oak Ridges Moraine Landform Conservation Areas

Figure 2 York Region Strategic Employment Lands

Figure 3 Greenlands Systems Within York Region





The Regional Municipality of York
Official Plan
2019 Office Consolidation



For more information on York Region's
Official Plan please contact:

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April 2019



York Region

