



OFFICIAL PLAN

**Office Consolidation
September, 2017**

**TOWNSHIP OF SCUGOG
OFFICIAL PLAN**

**OFFICE CONSOLIDATION
August, 2017**

This document is a consolidation of the Scugog Official Plan, as adopted by the Council of the Corporation of the Township of Scugog, and approved and modified by the Ontario Municipal Board. The following events have led to this consolidation:

Date	Event and Status
June 22, 2009	Adopted by Council by By-law 70-09.
March 31, 2010	Approved by the Region of Durham with modifications and deferrals.
March 2, 2011	Approved by the Ontario Municipal Board.

Outstanding Deferrals as of October 31, 2014		
Deferral No.	Location	Official Plan Policy and/or Schedule
D2-1	Blackstock	Schedule A – Rural Area Land Use Schedule B – Parks and Open Space Outside Port Perry Urban Area Schedule C – Transportation System Schedule D – Oak Ridges Moraine Land Forms Schedule E – Environmental Features Schedule F – High Aquifer Vulnerability Areas Wellhead Protection Areas Schedule H-1 Blackstock Hamlet Boundaries The proposed Hamlet expansion is deferred to

Outstanding Deferrals as of October 31, 2014

Deferral No.	Location	Official Plan Policy and/or Schedule
		enable further analysis to support the proposed rounding out for Blackstock.
D2-2	Caesarea	Schedule A – Rural Area Land Use Schedule B – Parks and Open Space Outside Port Perry Urban Area Schedule C – Transportation System Schedule D – Oak Ridges Moraine Land Forms Schedule E – Environmental Features Schedule F – High Aquifer Vulnerability Areas Wellhead Protection Areas Schedule H-9 – Caesarea Hamlet Boundaries The proposed Hamlet expansion is deferred to enable further analysis to support the proposed rounding out for Caesarea.
D2-3	Blackstock	Policy 5.3.1(f) Objectives This policy subsection is deferred as requested by MMAH in it's submission to the Region (Submission #11).
D2-4	Blackstock	Policy 5.3.4 Blackstock The policy is deferred as requested by MMAH in it's submission to the Region (Submission #11).
D5-1	Port Perry Urban Area	Schedule A – Rural Area Land Use Schedule A-1 – Port Perry Urban Area Land Use Schedule B-1 – Port Perry Urban Area Parks and Open Space Schedule C – Transportation System Schedule C-1 – Port Perry Urban Area Transportation System Schedule D – Oak Ridges Moraine Land Forms Schedule E – Environmental Features Schedule F – High Aquifer Vulnerability Areas Wellhead Protection Areas As recommended by Regional Planning Committee on February 23, 2010 (Motion No. 42 - Port Perry Urban Boundary – Rondeau lands on

Outstanding Deferrals as of October 31, 2014		
Deferral No.	Location	Official Plan Policy and/or Schedule
		the south side of Whitfield Road)
D6-1	Port Perry Urban Area Transportation System	Schedule C-1 As requested by Scugog Council in response to a delegation at the Regional Planning Committee Meeting held February 23, 2010 (Proposed extension of North Port Road to Scugog Line 6)
D7-1	North Port Road	Schedule A-1 – Port Perry Urban Area Land Use As requested by Scugog Council in response to a delegation at the Regional Planning Committee Meeting held February 23, 2010 (To re-designate the north portion of the Adamson lands from <i>General Industrial</i> to <i>Prestige Industrial</i>.)

Amendments to the Scugog Official Plan		
By-law	Effective Date	Property Location and Explanation
48-13	Dec. 17, 2013	Amendment No. 1 (Marsh Forest Group Inc.) Adopted by Council on June 24, 2013 Approved by Region of Durham on November 26, 2013 Roll 030.001.06201 (138 Portview Road) To permit the development of a Tourist Resort within the <i>Shoreline</i> designation, where the average daily flow of sewage effluent exceeds 4,500 litres per day. Section 5.2.3.2, Subsection (I).
41-14	June 23, 2014	Amendment No. 2 (Township Initiated) Adopted by Council on June 23, 2014 Exempt from Regional approval Roll 010.008.17603, 010.008.17604 and 010.008.17610 (5 & 7 Castle Harbour Drive and 9 Cawkers Cove Road) To correct a mapping error by replacing the <i>Hazard Lands</i> designation with the <i>Residential</i> designation on three parcels of land. Schedule A-1 and Schedule B-1.

Amendments to the Scugog Official Plan		
By-law	Effective Date	Property Location and Explanation
42-14	June 23, 2014	<p>Amendment No. 3 (Township Initiated) Adopted by Council on June 23, 2014 Exempt from Regional approval</p> <p>Roll 030.001.28450 (Part Lot 3, Conc.10, Ward 3) To correct a mapping error by replacing the <i>Agricultural</i> designation with the <i>Shoreline</i> designation on a portion of the subject lands zoned for residential development. Schedule A.</p>
42-15	July 9, 2015	<p>Amendment No. 4 (Humewood/Henley/Storie) Adopted by Council on July 9, 2015 Exempt from Regional approval</p> <p>Roll 030.001.129 (17200 Island Road) To permit a minor rounding out of the Shoreline Residential Area. Schedule A.</p>
61-15	Nov. 2, 2015	<p>Amendment No. 5 (Port Perry Secondary Plan) Adopted by Council on November 2, 2015 Approved as amended by Region of Durham, subject to modifications on December 19, 2016. Appealed January 9, 2017 by two parties. All appeals withdrawn. OPA No.5 effective in its entirety on January 10, 2017.</p>
50-17	June 26, 2017	<p>Amendment No.6 (Antflick) Adopted by Council on June 26, 2017 Exempt from Regional approval</p> <p>Roll 010.008.082 & Roll 020.020.199 (1622 & 1646 Scugog Street) To permit development of the lands for residential purposes. Schedule A-1.</p>

This consolidation is for purposes of convenience only. Reference should be made to the original approved documents.

Copies of all amendments and modifications may be obtained from the Planning Department.

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Appendix 1 – Oak Ridges Moraine Planning Area Definitions

1 FOUNDATIONS OF THE PLAN

1.1 INTRODUCTION

This Official Plan, in the form of text and maps, defines the intent of Township Council in the direction of growth and development in the Township of Scugog (the Township). The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests in order to maintain the Township as a liveable and attractive community. No public work can be undertaken, or Zoning By-law passed that does not conform to the Official Plan.

It is intended that this Plan serve as the basis for managing change in the Township to the year 2031. This Plan replaces the Official Plan adopted by Township Council in 1998.

The Plan has been prepared following the preparation of several background papers including the following:

- *Planning Issues*
- *Growth Management*
- *Environmental Issues*
- *Rural Character*
- *Sustainability*
- *Port Perry Downtown*
- *Commercial Policy Review*
- *Port Perry Employment Area Secondary Plan*

The Plan has been prepared to implement the Regional Official Plan, the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement, 2005. Provisions for the Oak Ridges Moraine have been consolidated into this document as approved by the Minister of Municipal Affairs in Official Plan Amendment # 8 to the 1998 Official Plan.

In reviewing this Plan it must be recognized that there are policies in the Durham Regional Official Plan that may affect the future development of lands in the Township. In accordance with the provisions of the *Planning Act*, where conflict between this Plan and the Durham Regional Official Plan occurs, the provisions of the Regional Plan shall prevail.

It shall be a policy of the Township to ensure that all development occurs in accordance with the land use designations shown on the attached Schedules and with the policies of this Plan.

1.2 STRUCTURE OF THE PLAN

1.2.1 Foundations

This first section of the Plan describes the basic assumptions, observations and forecasts that have been derived from a comprehensive background information review and extensive public input. These sections represent a combination of technical information, upper tier policies and Council direction that forms the basis for establishing Strategic Directions in Section 2 and Interpretation in Section 10 of this Plan.

1.2.2 Strategic Directions

Section 2 establishes the key directions, principles and objectives for the Township. Should uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to the Strategic Directions in this section.

1.2.3 General Development Policies

The General Development Policies set out in Section 3 act as the primary guidelines for the consideration of all development proposals and public works projects. This section establishes criteria or tests, which must be considered prior to the Township approving any development proposal. The policies relate to environmental, cultural and physical features in the Township.

1.2.4 Land Use Policies and Schedules

The Land Use sections outline the future land use pattern and infrastructure elements, or structure, for the Township. The policies in these sections describe how development will occur within the different land use designations and how infrastructure will be developed and managed.

The Land Use policies of the Plan are separated into five sections, consistent with structure of the Township:

- Port Perry Urban Area in Section 4;
- Rural System in Section 5;
- Greenlands System in Section 6;
- Parks and Open Space in Section 7; and,
- Transportation and Infrastructure in Section 8.

The policies contained in these sections are supported by the following schedules:

- Schedules A and A-1 designate the components of the Township Structure. Parts of the Transportation System are shown on Schedules A and A-1 for the purpose of delineating the various components of the structure;
- Schedules B and B-1 designate the components of the Township's Parks and Open Space system. The location of Municipal Trails and Regional Cycling Trails and non-motorized modes of travel are generally shown on these schedules;
- Schedules C and C-1 designate the Transportation System, consisting of roads, transit, and strategic goods movement;
- Schedule D demonstrates Land Form Conservation Areas of the Oak Ridges Moraine;
- Schedule E graphically depicts the Environmental Features that must be considered through the development process. The policies relating to these features are found throughout this Plan;
- Schedule F depicts High Aquifer Vulnerability Areas in the Oak Ridges Moraine and Well-Head Protections Areas in the Township;
- Schedule G depicts the Main Central Area's two sub-designations (Historic Downtown Area and the Water Street Area) as well as the Corridor Commercial designation; and,
- Schedule H-1 to H-9 depict the Hamlet Area Boundaries.

The appendices do not constitute part of the Official Plan, but provide additional information and assist in implementing this Plan.

1.2.5 Implementation and Interpretation

Sections 9 and 10 outline procedural and implementation requirements for the use and development of lands to ensure compliance with stated objectives and to provide direction to interpret the policies and the Schedules contained in the Plan.

1.3 PURPOSE AND GOALS OF THE PLAN

This Official Plan establishes the pattern that development within the Township should follow during the planning period to 2031.

In accordance with the *Planning Act*, this Plan will be reviewed every five years to determine if it continues to represent appropriate guidelines for the future development of the Township.

In keeping with this purpose, the goals of this Plan are to:

- Assist Council in determining future policies and actions in all matters relating to the development of the Township;
- Preserve the rural character of the landscape, settlement areas and cultural heritage of the Township;
- Provide for the protection and preservation of the natural environment throughout the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and within the settlement areas in the Township;
- Direct development primarily to the existing serviced community of Port Perry and the existing hamlets in the Township;
- Improve the economy of the Township by encouraging improved opportunities for employment in the agricultural, commercial and industrial sectors;
- Ensure development is attractive, accessible and reflects the historic character and built form in the Township;
- Encourage a density of development that is energy efficient, sustainable and makes the most efficient use of existing services;

- Ensure that new development incorporates sustainable elements into design, construction and operation to the benefit of the environment, the economy and the residents of the Township;
- Identify, protect, conserve and manage the cultural heritage of the Township, including archaeological sites, built heritage features and cultural landscapes for present and future generations;
- Provide a variety of housing opportunities to meet the needs of the present and future residents of the Township;
- Assist public and private agencies concerned with the development of the Township in determining their future needs or requirements;
- Make available to the public information regarding the future development pattern of the Township, in order to reduce speculation in land which arises when residents and land developers are not aware of future development policies and plans;
- Ensure that no public works shall be undertaken by Township authorities or private developers that do not comply with the provisions of this Plan; and,
- Manage change in a manner that has the greatest positive impact on the Township.

1.4 BASIS OF THE PLAN

The policies set out in this Official Plan have been determined following a comprehensive process of background review and public consultation. The following facts explain the rationale for these policies:

- According to the Durham Regional Official Plan, the population of the Township is forecasted to reach 25,390 by the year 2031. This growth represents approximately 2,990 persons between 2006 and 2031.
- The population of the Township is presently distributed 55 percent in the rural area and 45 percent in the *Port Perry Urban Area*. The

- urban component is expected to steadily increase over the life of the Plan. The rural population will experience limited growth in the *Hamlets* and the shoreline areas and increase at a slower rate than the Township as a whole. On this basis, the 2031 forecasted population growth for the *Port Perry Urban Area* is 1,710, and 1,265 for the rural and shoreline areas.
- Growth in the rural areas will be limited as a result of the policies of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan, and the Durham Regional Official Plan.
 - Growth in Port Perry will be contingent on the provision of additional wastewater treatment capacity, capable of servicing a population equivalent of 11,880 persons. The population forecast for the *Port Perry Urban Area* will not be realized if this additional treatment capacity is not available.
 - Growth in the *Hamlets* will be contingent on the ability to provide adequate water and wastewater services on a sustainable basis.
 - The number of new units in the Port Perry Urban Area will depend on the type of unit constructed and changes in household size that may occur over the lifetime of this Plan. These factors will need to be monitored throughout the planning period.
 - Employment opportunities are essential for the Township. According to the Durham Regional Official Plan, employment in the Township is forecasted to reach 9,480 jobs by the year 2031.
 - New development in the Township will reflect the existing built form and historic character of the community.
 - Additional growth will permit a wider range of services and facilities to be provided within existing communities.
 - The Township is a desirable place to live and a tourist destination largely because of the natural character of the rural area, the attributes associated with Lake Scugog, and the historical and cultural character of Port Perry. Throughout the development of this Plan, Council and the public have indicated a desire to maintain these qualities.

- The Township contains many significant environmental features. Approximately 20 percent of its land area is within the Oak Ridges Moraine and the remaining 80 percent is within the Greenbelt. The significant natural heritage features, valley systems, significant forest areas and wetlands provide habitat for a wide range of fish, wildlife and vegetation. There is sufficient land available for development in the Township without the need to disturb these environmentally sensitive areas.
- Agriculture will continue to play an important role in the economy of the Township and the quality of the natural landscape. Prime agricultural lands will be preserved for future agricultural use so that the economy and character of the Township is also preserved.
- This Plan recognizes that the Mississaugas of Scugog Island First Nation land is not subject to the provisions of this document. However, the First Nation is recognized as an important element of the community and its influence is recognized in the Plan.
- Consideration of sustainability through the integration of the environment, the economy and the community shall be paramount in all planning and public works decisions.
- The Township is home to a varied population of persons of all ages, abilities, cultures and backgrounds. Engaging all individuals, in particular the youth, in the planning and development of the community will be critical to achieving the goals of this Plan.

2 STRATEGIC DIRECTIONS

This section establishes the strategic directions on which this Plan is based. These strategic directions establish the framework for the remaining policies in the Plan. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these directions.

2.1 GROWTH MANAGEMENT

2.1.1 Residential Growth Targets

During the period of this Plan, the Township will continue to experience development pressures because of the high rate of growth that will be experienced throughout the Greater Toronto Area. This growth may be limited in the early years due to servicing constraints, but must be planned in anticipation of additional wastewater capacity becoming available.

The Township intends to manage population growth in a sustainable manner. This goal will be achieved by:

- a) Directing growth primarily to the urban settlement boundary of Port Perry and the defined boundaries of the *Hamlets*, with limited rural development to the year 2031.

- b) Planning for residential growth of approximately 110 residential units per year to the year 2031, with most directed to the *Port Perry Urban Area*.

- c) Ensuring development in the *Port Perry Urban Area*:
 - i) Is sequential and phased to provide for the continuous and orderly development of the community;

 - ii) Makes economical use of existing infrastructure and services, which should include confirmation of the availability and capacity with public and/or private providers;

 - iii) Supports intensification and will integrate with existing residential areas; and,

- iv) Will not have an adverse affect on the Township's financial situation.
- d) Limiting growth in the Rural System to the logical extension of the built up area within the Shoreline Area, compatible with the rural character of the Township.

2.1.2 Employment Targets

The Township will seek to promote economic development and more employment opportunities within the community. This goal will be achieved by:

- a) Targeting an employment to population ratio of 1 job for every 2 people;
- b) Directing new employment opportunities primarily to the *Port Perry Urban Area*;
- c) Encouraging the Region of Durham to provide municipal services to the Port Perry Employment Area; and,
- d) Encouraging continued employment in agricultural and resource sectors in the Rural Areas.

2.2 NATURAL HERITAGE AND RESOURCE MANAGEMENT

Natural heritage features will be protected in the Township consistent with the policies of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and other Natural Heritage Plans and Subwatershed Studies recognized by the Township to provide long term and sustainable environmental, economic and social benefits. This goal will be achieved by:

- a) Protecting the Oak Ridges Moraine for its unique landform characteristics, its significant function of groundwater recharge and discharge, its significant natural heritage features and their ecological functions, and its significant aggregate resources;
- b) Protecting lands falling within the Greenbelt for the unique agricultural land base and ecological features and functions occurring on the landscape;

- c) Protecting, and enhancing wherever possible, the shoreline areas adjacent to Lake Scugog and Chalk Lake by designing development to minimize and reduce the impact of human activity on the lake ecosystem;
- d) Identifying a continuous natural heritage system (Greenlands System) throughout the Township. This system will provide for the preservation of important ecological functions and features. The Township will encourage the definition, restoration and enhancement of these lands by requiring an Environmental Impact Assessment where development is proposed within or adjacent to the natural core area;
- e) Protecting groundwater resources, as they are a vital component of the ecosystem and a source of drinking water. Land use related decisions will maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future uses on a sustainable basis, promote water conservation and support the efficient use of water resources on a watershed and subwatershed basis;
- f) Protecting human life from water related hazards such as flooding and erosion;
- g) Permitting commercial logging of woodlands only in accordance with sustainable forestry practices. Clear cutting will not be permitted in the Township except in accordance with Region of Durham and Township tree cutting by-laws;
- h) Encouraging the wise use and protection of the Township's mineral aggregate resources. The Township will balance its responsibility to protect the ecological integrity of the natural heritage system, rural landscapes and the quality of life for its residents; and,
- i) Preserving and protecting public access to Lake Scugog and encouraging stewardship of the abutting lands that recognizes the sensitivity of the lake.

2.3 AGRICULTURE

Agricultural lands are an integral part of the economy of the Township. As such, the Township will continue to protect agricultural and value-added agricultural operations and resources. This goal will be achieved by:

- a) Protecting Prime Agricultural lands and ensuring that non-agricultural uses that may have an impact on the viability of farm operations are not permitted;
- b) Prohibiting fragmentation of agricultural lands and encouraging the consolidation of farming parcels to improve efficiency and productivity;
- c) Encouraging small scale secondary uses to develop on farm properties to ensure value-added operations and to improve the livelihood of area farmers; and,
- d) Encourage local agricultural food production, processing and distribution.

2.4 HOUSING

A diverse housing stock in terms of type, tenure, density and affordability is required to meet the varied needs of residents and the community. This goal will be achieved by:

- a) Maintaining an adequate supply of land for residential development, subject to the availability of water and wastewater treatment capacity;
- b) Encouraging intensification and infill development that is sensitive to surrounding development in terms of height and massing, where adequate services such as water supply, sanitary sewerage, storm sewerage and drainage, schools and parkland are available and commercial and community facilities are accessible;
- c) Encouraging rental housing, assisted seniors housing and housing for special needs groups to locate in the Township. This housing may be directed to areas in close proximity to the appropriate

support services for the type of housing proposed such as community and medical facilities, transit, shopping, parks and green space; and,

Ensuring that new housing developments include a range of housing sizes and designs to offer housing opportunities at a range of prices, including affordable housing, in the marketplace.

Within the Port Perry Urban Area, housing developments shall implement the housing targets set out in Section 4.1.3 (p). Targets for medium and high density housing may be combined, provided that not more than 70 per cent of all new housing is considered low density. Targets for medium and high density housing shall be considered as minimum targets that can be exceeded provided that all of the other policies in the Plan are addressed.

2.5 CULTURE

The Township has a unique cultural and historical heritage due to its historic location situated on Lake Scugog. The Township will protect this cultural and historical heritage and promote its value. This goal will be achieved by:

- a) Conserving and enhancing cultural heritage resources, including structures, sites and streetscapes of cultural, historic and/or architectural significance, significant archaeological and historic resources and significant landscapes, vistas and ridgelines;
- b) Preparing a comprehensive inventory of the Township's built heritage and cultural heritage landscape resources over the time frame of this Plan;
- c) Designating Significant Cultural Heritage resources under the *Ontario Heritage Act* or through other means and legislation to ensure preservation and protection;
- d) Retaining heritage buildings and structures generally for the original use in their original location. Where this cannot be done adaptive reuse of heritage buildings and structures will be supported;

- e) Promoting public awareness, appreciation of cultural resources and foster civic pride through education on the Township's existing cultural heritage resources; and,
- f) Promoting tourism and economic development based on the rich cultural heritage resources located in downtown Port Perry and throughout the Township of Scugog.

2.6 INFRASTRUCTURE

Infrastructure is the foundation of community development. The Township will encourage the provision of infrastructure that meets the needs of present and future residents and businesses in an efficient, economical, and environmentally sensitive manner. This goal will be achieved by:

- a) Ensuring that the infrastructure required to serve the urban area is built as necessary prior to, or coincident with, urban development;
- b) Working closely with the Region of Durham and the Ministry of the Environment to consider options for increased water treatment plant capacities in Port Perry, and waste water treatment facilities in Blackstock;
- c) Establishing an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, transit, cycling and walking;
- d) Constructing new infrastructure and expansions to existing services in a manner that is compatible with adjacent land uses and poses minimal social and environmental impact;
- e) Encouraging the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies and limits impacts to air quality; and,
- f) Considering accessibility requirements in the design of all public and private infrastructure.

2.7 ECONOMIC DEVELOPMENT

The Township will encourage development that provides opportunities for economic growth that is compatible with the character and environment of the community. This goal will be achieved by:

- a) Establishing, maintaining and enhancing Employment Areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township;
- b) Ensuring that a sufficient supply of employment lands is available for development at all times;
- c) Encouraging the development of home-based businesses provided the proposed use is compatible with adjacent land uses;
- d) Providing opportunities to improve and enhance the quality of agriculture value-added industry in the Township, including local agricultural food production, processing and distribution;
- e) Providing opportunities to improve and enhance the quality of tourist facilities and the variety of tourism related business in the Township;
- f) Promoting opportunities for overnight accommodation, including bed and breakfast establishments;
- g) Working with the Region of Durham to explore options for providing municipal services in the Port Perry Employment Lands; and,
- h) Maintaining Downtown Port Perry as the focal point of the commercial structure of the Township.

2.8 SUSTAINABILITY

Decisions relating to future land use, public works and capital expenditures shall be made having consideration for the long term impacts on the environment, economy and the community. This goal will be achieved by;

- a) Considering the sustainability of development with respect to impacts on:
 - i) Culture;
 - ii) Social;
 - iii) Economic; and,
 - iv) Environment.

3 GENERAL DEVELOPMENT POLICIES

The following policies apply to all lands within the Township. All applications for development will be subject to the applicable policies in this section of the Plan. These policies deal with development in a variety of situations, and, therefore, not all of the policies apply to every development.

3.1 GENERAL DEVELOPMENT CRITERIA

Where a land use is permitted, uses normally accessory to such use are also permitted. Provisions and regulations regarding accessory uses, including size, type, location, height, mass, floor area, and spacing shall be specified in the implementing Zoning By-law.

Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:

- a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;
- b) Suitable arrangements have or can be made for water and wastewater servicing, storm drainage and all other necessary public services;
- c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;
- d) The land fronts on a year round publicly maintained road, which meets municipal standards;
- e) The potential impact of all adjacent land uses upon the proposed use has been adequately investigated;
- f) The potential impact of the proposed use on adjacent lands has been considered, and adequate mitigation, including buffer distances is provided between the use and adjacent uses in accordance with the policies of this Plan; and,

- g) The Minimum Distance Separation formulae are complied with.

In the course of considering a development proposal, the Township may undertake, or direct to be undertaken, studies to ensure that the objectives and policies of this Plan are met. Such studies may include the ecological, social and economic impacts on the Township and its residents as set out in this Plan. These studies are to be submitted to the Township and are to be reviewed by Staff. Peer reviews may be required at the discretion of the Township. Council may refuse developments that would have significant adverse impacts, or may require significant remedial works to offset such impacts as a condition of development approval.

Studies older than two years may not be acceptable for submission to the Township.

Certain areas and types of development in the Township shall be subject to the Site Plan Control provisions of the *Planning Act*. The specific land uses and designations, which may be subject to Site Plan Control and the associated policies, are outlined in Section 9.7 of this Plan.

3.2 ALTERNATIVE ENERGY

The Township will encourage the development and utilization of alternative energy sources, including wind, solar and renewable resources. The use of alternative energy will be permitted in accordance with Provincial standards.

It is intended that operations such as large-scale commercial operations involving one or more large wind turbines generating electricity for sale to the electrical grid shall be sited and regulated so that the safety and the noise effects, as regulated by the Ministry of the Environment, are contained on the subject property and minimized to the extent possible and the adverse visual effects of the property are minimized to the extent possible.

Wind farms shall generally be located to have regard for:

- a) Communities, residential subdivisions and built-up-areas;
- b) Sensitive land uses including residences;

- c) Noise mitigation in accordance with the applicable regulations of the Ministry of the Environment and safety relative to such aspects as falling ice;
- d) Bird migration routes and feeding areas;
- e) Agricultural land capability;
- f) The capacity of the affected public roads to accommodate construction and maintenance vehicles; and,
- g) Airports and private airstrips and the applicable regulations of Transport Canada.

The Township may require the proponent for a wind farm to prepare any or all of the following studies and materials prior to considering such a proposal:

- a) A noise study to identify the setbacks or other mitigation measures, if any, required to meet the applicable Ministry of the Environment standards;
- b) A visual impact study analyzing the impact on the landscapes as viewed from Arterial roads and area residences and the mitigation measures required, if any;
- c) A study analyzing the potential amount of adverse shadow or light reflection effects on sensitive land uses adjacent to the subject property and the related mitigation measures, if any; and,
- d) A study of any impacts on environmental features and functions such as bird migration and feeding activities.

If wind power facilities are decommissioned, the site shall be appropriately rehabilitated for a use permitted by the applicable policies of this Plan.

3.3 ARCHAEOLOGICAL RESOURCES

The Township recognizes that there are archaeological remnants of prehistoric and early historic habitation, as well as areas of archaeological potential within the Township. Archaeological sites and resources

contained within these areas could be negatively impacted by future development.

The Township shall require archaeological impact assessments and the preservation or excavation of significant archaeological resources in accordance with Provincial requirements.

Archaeological assessment reports by licensed archaeologists are to be completed in compliance with guidelines set out by the Ministry of Culture, as well as licensing requirements referenced under the *Ontario Heritage Act*.

Archaeological sites found in the Township shall be reported to the appropriate Provincial agency. Based on the extent and significance of the findings, the Township may require:

- a) The site to be preserved in its natural state;
- b) Portions of the site to remain preserved through the development process; or,
- c) Artifacts found on the site to be removed by a licensed archaeologist and preserved for public education.

The Township shall consult appropriate government agencies, including the Ministry of Culture, when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

Council may conserve the integrity of archaeological resources by adopting Zoning By-laws, under Section 34 of the *Planning Act*, that prohibit land uses on sites where an identified significant archaeological resource exists. The Township will consult with the Mississaugas of Scugog Island First Nation where potential archaeological resources may exist on a site.

3.4 BROWNFIELDS

It is the Township's objective to encourage the re-use and redevelopment of Brownfield sites. A Brownfield site is a property that has been or may be impacted by former industrial or commercial uses and may be

contaminated as a result of these prior activities. These properties are either vacant or under-utilized and in some cases may be abandoned. There are concerns over their environmental liability, the stigma attached to the former use, and/or the financial costs for site rehabilitation. Vacant and neglected Brownfield sites can also present serious health and safety issues related to deteriorating buildings and/or surface debris present on the site.

The Township will work closely with the development community to support the continued redevelopment of Brownfield sites. In addition, the Township will assist owners of Brownfield sites in seeking Regional, Provincial and Federal funding assistance for rehabilitation.

3.5 CULTURAL HERITAGE RESOURCES

It is the intent of this Plan that the Township’s cultural heritage resources be identified, conserved and enhanced and that all new development occur in a manner that respects the Township’s rich cultural heritage. The heritage resources of the Township generally include:

- a) Built heritage, such as buildings, structures, monuments or remains of historical, cultural and/or architectural value;
- b) Cultural heritage landscapes, such as rural, *Hamlet* and urban areas of historic and scenic interest; and,
- c) Archaeological resources.

As a condition of development or re-development, Council may require a Heritage Conservation Easement over lands and buildings deemed to be significant cultural resources.

The Township may prepare a Heritage Conservation District Plan for the historic Downtown of Port Perry. The Township may consider the establishment of other Heritage Conservation Districts to conserve an area’s heritage character where there is a concentration and significance of cultural heritage resources.

Prior to designating a Heritage Conservation District pursuant to the *Ontario Heritage Act*, Council may:

- a) Pass a by-law to define an area to be studied for possible future designation;
- b) Consider passing a by-law to impose interim control of alteration, demolition or removal of cultural heritage resources in the area defined as under study for possible future designation pursuant to the *Ontario Heritage Act*;
- c) Prepare and adopt a Heritage Conservation District Plan; and,
- d) Establish a Heritage District Committee to advise Council on matters pertaining to the designated district.

Pursuant to the *Ontario Heritage Act*, and as part of an overall strategy to conserve built heritage resources, the Township may refuse to permit the demolition of heritage buildings or structures that have been designated under the *Ontario Heritage Act*.

Cultural landscapes include natural and man-made features that define the character of the Township. All development shall be designed in a manner that is sensitive to the cultural landscapes in the municipality. Historic buildings, trails and roadways shall be preserved wherever possible. New structures built in the area of these features shall be designed to reflect the surrounding landscape and built form. The Township will use Site Plan Control to ensure that new development is sited and designed to complement the historic and natural character of the Township.

The Township may require the submission of a Cultural Heritage Impact Statement (CHIS) to support an application for development if the affected lands are the site of an identified heritage resource or are located in close proximity to a significant cultural heritage resource or are on adjacent lands to a significant cultural heritage resource. The purpose of the CHIS is to determine what impacts the development will have on the resource and whether the application for development will conform to the goals, objectives and policies of this Plan and/or the area-specific policies or zoning regulations.

Development or site alteration may be permitted on adjacent lands to a protected heritage property where a CHIS has demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be

required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

The CHIS shall be in the form of a report and contain a description of:

- a) The proposed development;
- b) The cultural heritage resource(s) affected by the development;
- c) The impacts upon the cultural heritage resource(s) of the proposed development;
- d) The measures necessary to mitigate the negative impacts of the development upon the cultural heritage resource(s); and,
- e) How the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area.

Any public work shall have regard to the retention and protection of significant cultural heritage resources in accordance with the goals and objectives of this Plan. Pursuant to the *Ontario Heritage Act*, all public works within Heritage Conservation Districts shall conform to the applicable Heritage Conservation District Plan.

Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a CHIS, or the implementation of appropriate mitigation measures, to minimize the impact of the development on the cultural heritage resource.

An inventory of heritage buildings and structures within the Township shall be maintained. Inventoried heritage resources may be considered for designation under the *Ontario Heritage Act* and/or conservation through the review of any proposed development, subject to all relevant legislation.

Council may by by-law designate cultural heritage resources, such as individual properties and conservation districts pursuant to the *Ontario Heritage Act* and the policies of this section. Prior to the passage of such a by-law, the Township shall be satisfied that:

- a) The building or property is strongly associated with the life of a person who played an integral role in the development of the

- Township and/or is well-known locally, nationally or internationally; and/or,
- b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event; and/or,
 - c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect; and/or,
 - d) The building or property is considered to be an easily recognizable landmark in the Township and contributes to the character of the community; and/or,
 - e) The neighbourhood or street contains a collection of buildings and properties described in Paragraphs a), b), c) and d) above and which collectively contribute to the character of the Township.

3.6 ENERGY CONSERVATION

The Township shall encourage energy conservation by promoting:

- a) Compact urban form in the *Port Perry Urban Area*;
- b) Mixed-use development in appropriate locations and live-work relationships to reduce automobile use;
- c) Lot and building design that maximizes direct access to sunlight during the winter;
- d) The use of vegetation that will reduce the energy consumption of buildings;
- e) Use of energy efficient building design and fixtures;
- f) Facilities and infrastructure for cycling and walking; and,
- g) The retrofitting of existing structures including residential dwellings to encourage energy efficiency, with particular attention given to the retention and retrofitting of heritage structures and their heritage attributes.

The Township may also promote energy conservation by encouraging new buildings in excess of 560 square metres and multiple residential buildings in excess of 20 units to meet the sustainable design standard that may be adopted by the Township in accordance with Section 3.16 of this Plan. Existing commercial and industrial buildings are also encouraged to meet sustainable design and operational standards, such as the LEED Canada Existing Buildings Operations and Maintenance (EBOM).

3.7 ENVIRONMENTAL IMPACT STUDIES

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such EIS shall be prepared in accordance with the requirements of this section and a Terms of Reference approved by the Township, in consultation with the appropriate Conservation Authority. The purpose of an EIS is to:

- a) Collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions; and,
- b) Make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and ecological and hydrological functions.

Any EIS required by this Plan must describe the natural heritage features and ecological functions, identify their significance and sensitivities and describe how they could be affected by the proposed use. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site.

An EIS must be completed to the satisfaction of the Township, Region of Durham (where required) and appropriate Conservation Authority prior to the granting of development approvals. The recommendations of an EIS shall be implemented through Official Plan amendments, Zoning By-laws, subdivision conditions, Site Plan Control, or other applicable regulations.

Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS shall demonstrate that the use will:

- a) Not have a negative impact on significant natural heritage features and related ecological functions;
- b) Not discharge any substance that could have an adverse effect on air quality, groundwater, surface water and associated plant and animal life;
- c) Be serviced by an adequate supply of water and that the groundwater takings associated with the use will not have an adverse effect on existing water supplies, surface water features and associated plant and animal life;
- d) Not cause erosion or siltation of watercourses or unacceptable changes to watercourse morphology;
- e) Not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
- f) Not cause an increase in flood potential on or off the site;
- g) Maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat;
- h) Not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;
- i) Enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible;
- j) Not unduly interfere with the function of existing or potential natural corridors that are determined to be of significance;
- k) Not lead to a reduction to the extent of significant woodlands; and,
- l) Not lead to species loss or negative impacts on endangered, threatened or special concern species and/or their habitat.

In determining whether the above criteria have been satisfied, reference may be made to applicable Federal and Provincial standards and regulations as well as referring to the relevant policies of this Plan.

The Township may permit a scoped EIS following a preliminary review of a development project as part of the pre-consultation process.

3.8 GARDEN SUITES AND ACCESSORY APARTMENTS

Garden suites and accessory apartments shall be permitted in accordance with the provisions of this section and other relevant policies of this Plan, except in designations located in the Oak Ridges Moraine.

The Township may require a landowner to enter into an agreement regarding the maintenance, alteration, improvement and eventual removal of the garden suite unit and/or renovation of the accessory apartment to become part of the main dwelling when it is no longer required.

The location and development of garden suites and accessory apartments shall satisfy the General Development Criteria in this Plan.

3.8.1 Garden Suites

Garden Suites shall be permitted in all designations that permit residential uses without amendment to this Plan. In some situations, Council may determine that a Temporary Use By-law is more appropriate for the proposed unit. When considering such uses, the Township shall be satisfied that:

- a) The garden suite is being permitted in conjunction with and is secondary to the single-detached unit;
- b) Within the *Port Perry Urban Area* and other services areas, there is adequate water and wastewater servicing capacity available to service the unit acceptable to the appropriate approval agency. In the rural area, the garden suite is serviced through an extension from the existing dwelling unit and the private services are adequate to service the principle residential unit and the garden suite;
- c) The roads are of a standard that can accommodate the increased use;
- d) Adequate parking is available for the unit and buffering where necessary; and,

- e) The development will not adversely affect the character of the area and is designed to be in keeping with the character of the surrounding area.

3.8.2 Accessory Apartments

Accessory apartments are permitted within the *Port Perry Urban Area* and *Hamlets* subject to the availability of servicing capacity. Council may use a Temporary Use By-law to determine the suitability of a property for an accessory apartment and may consider a licensing by-law to ensure safety, compliance with the Ontario Building Code and to monitor the impact of accessory apartments on available wastewater capacity in Port Perry. The Township shall be satisfied that:

- a) The accessory apartment is being permitted in conjunction with and is secondary to the single-detached unit;
- b) There is adequate water and wastewater servicing capacity available to service the units acceptable to the appropriate approval agency;
- c) The roads are of a standard that can accommodate the increased use;
- d) Adequate parking is available for the unit and buffering where necessary; and,
- e) The development will not adversely affect the character of the area and is designed to be in keeping with the character of the surrounding area.

3.9 GROUP HOMES

The Township shall permit the establishment of group homes within the Township in accordance with the following policies and all other relevant policies of this Plan.

The Zoning By-law shall establish the areas in which group homes may be permitted and such other matters as the type of group home and the number of persons who may reside in a group home. In order to prevent an undue concentration of residential care facilities in specific areas of the

Township, the Zoning By-law shall also specify a minimum distance separation between facilities, as well as regulations regarding performance standards such as dwelling type and minimum floor space. These standards shall have regard to the limitations of the existing housing stock and design, as well as the objective of community integration.

In the rural portions of the Township only those group homes which require or potentially benefit from a rural or small community setting will be permitted.

3.10 HOME-BASED BUSINESSES

Home-based businesses are permitted in all designations where a dwelling is a principle permitted use. Bed and Breakfast establishments shall be permitted in all designations and where in excess of two rooms, shall be subject to a rezoning.

Home-based businesses shall:

- a) Within the *Port Perry Urban Area* and the *Hamlets and Shoreline Areas*, be wholly located within a dwelling unit;
- b) Be clearly secondary to the primary use of the property as a residence to the person conducting the business, in terms of floor space utilization, and is compatible with surrounding residential uses;
- c) Not have a negative impact on the enjoyment and privacy of neighbouring properties;
- d) Preserve the character of the dwelling as a private residence;
- e) Have no outside storage of goods, materials, equipment, or service vehicles, other than a limited number of cars, vans and light trucks related to the business;
- f) Provide adequate on-site parking for the business use, in addition to the parking required for the residential use and in locations compatible with the surrounding residential uses;
- g) Be permitted to have a sign identifying the business that is limited in size and in accordance with the Township's Sign By-law;

- h) Ensure the existing wastewater system is acceptable to adequately service the principle residential dwelling and the proposed business;
- i) Ensure the traffic generated will not impact negatively upon a Township road, Provincial Highway or Regional road; and,
- j) If located on a Provincial Highway, require the approval of the Ministry of Transportation for entrance and sign permits. The MTO requires the landowner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance and that an additional entrance will not be permitted to accommodate the home-based business.

The implementing Zoning By-law shall further detail the conditions under which a home-based business may be permitted.

3.11 HUMAN-MADE HAZARDS

Development on, abutting or adjacent to lands affected by oil, gas and salt hazards, or former mineral aggregate operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.

3.12 NOISE AND VIBRATION

It is a policy of this Plan to minimize any adverse noise and vibration impacts from highways, Arterial roads and industries on sensitive land uses. A Noise Impact Study in accordance with Region of Durham requirements and Ministry of the Environment guidelines shall be undertaken for proposed development involving sensitive land uses that are adjacent to or in proximity to a Highway, Arterial road or industrial use to the satisfaction of the Township and the Region. The approval of development applications shall be based on the implementations of the required study, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety and mitigating measures, warning clauses and notices on title.

A Noise Impact Study shall be required where proposed development involving sensitive land uses is within 750 metres of a railway right-of-way or 1,000 metres of a railway yard. A Vibration Study shall be required

where proposed development involving sensitive land uses is within 75 metres of a railway right-of-way. Noise and Vibration studies shall be prepared to the satisfaction of the Township and the Region of Durham in consultation with the appropriate railway agency.

The approval of development applications shall be based on the implementation of the recommendations of the required studies, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, warning clauses and notices on title.

3.13 POTENTIALLY CONTAMINATED SITES

Potentially contaminated sites include lands, buildings and structures where the environmental condition of the property and the quality of the soil or groundwater, as a result of current or past land uses may have the potential for adverse effects to human health or the natural environment.

Complete applications for planning approval will require a completed screening questionnaire regarding the current and past use of the lands and the actual or potential contamination of the lands.

The Township may require applications for planning approval for development to be supported by an affidavit from a qualified engineer indicating that a Phase I Environmental Site Assessment (ESA) has been completed in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 or their successors.

The Township will require a Phase II ESA be completed in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 where the Phase I ESA reveals that the site may be contaminated. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination.

Prior to planning approvals for subdivision, site plan, and consent applications from the Township for residential development or where the application is for a change of use to a more sensitive land use than the site's previous land use, Record of Site Condition in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 as amended from time to time, shall be required for all development sites that

have undergone a Phase II ESA (regardless if the Phase II ESA determines that the site may be contaminated.) The Record of Site Condition shall be acknowledged by the Ministry of the Environment and registered on title of the subject lands, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and Ministry of the Environment acknowledgment shall be provided to the Township.

Where the Township is to be deeded land for public highways, road widenings, parkland, stormwater management facilities or any other public use, the Township will require as a condition of the transfer a Phase I ESA in accordance with Part XV.1 of the *Environmental Protection Act* and Ontario Regulation 153/04 or their successors confirming that no contamination exists on the land or a Record of Site Condition and acknowledgement from Ministry of the Environment to ensure that the lands have been properly remediated where such contamination was discovered.

The Township will require that a Record of Site Condition, acknowledged by the Ministry of the Environment, be submitted for development applications on sites where there is or was a gas station with a license to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Township will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a Township road or other municipal lands, the Township will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the *Environmental Protection Act* be implemented to the satisfaction of the municipality prior to the issuance of a building permit.

In managing development on potentially contaminated sites, the Township shall:

- a) Identify and inventory those lands that are suspected or known to be contaminated;
- b) Inform the proponent upon receipt of an application for development of any such site where contamination could be an issue given the nature of the proposed use(s); and,

- c) Secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is carried out in accordance with this Plan.

3.14 SOURCE WATER PROTECTION

It is the Township’s objective to be involved in the process of approving and considering applications that involve commercial water taking for the purpose of resale of water as a commercial use. It is also Council’s goal to ensure that a process is established whereby lands in the vicinity of proposed water taking are informed of a proposed taking and given an opportunity to comment on the proposal.

It is recognized that the approval of all applications for water taking rests with the Ministry of the Environment, in accordance with the *Ontario Water Resources Act*, as amended. The taking of more than 50,000 litres of ground or surface water per day or commercial water taking is deemed to be a land use.

The implementation of this policy shall occur through a Zoning By-law amendment. The implementing Zoning By-law shall include water taking as a land use to be regulated by the Township.

In preparing the implementing Zoning By-law, the Township shall determine which type of water taking will require a rezoning and under what conditions such a zoning change could be granted. If a water taking requires a rezoning, the Township shall be satisfied that at a minimum:

- a) The quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored;
- b) The quantity of water available for other uses in the area and that base flow for rivers and streams, wetlands and other waterbodies in the watershed will not be affected; and,
- c) The taking of water does not preclude other developments in the area envisioned by this Plan.

As a condition of approval, the Township may also require the proponent to enter into a monitoring and financial assurance agreement to ensure that The Township has the ability to ensure that neighbouring drinking water

supplies are not affected by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring and financial assurance agreement, to require the water extraction to decrease or cease, or require mitigative measures to be undertaken.

The Township will support Source Water Protection through the implementation of the *Clean Water Act*. As part of its commitment to source water protection, the appropriate Conservation Authority, in consultation with the Durham Region Health Department, may establish a Source Water Protection Plan to protect the ground and surface water systems in the Township. The Plan may include a number of initiatives including but not limited to the following:

- a) A co-operative program with landowners to limit fertilizer and pesticide applications, manage natural areas and grass cover and replacement, replace and/or upgrade heating oil storage tanks, limit vehicle repair and maintenance, and better manage residential fuel and chemical storage;
- b) A program for the reduction or elimination of roadside salt use within the vicinity of municipal wells and *Hamlets* with cluster wells that may impact surface or groundwater;
- c) A program for the reduction or elimination of fertilizer and pesticide use on public lands, for cosmetic purposes;
- d) A spills action plan; and,
- e) A regular wastewater system re-inspection program.

Given the reliance on water primarily for human use and its ecological importance, it is the objective of this Plan to manage water resources in a manner that ensures an adequate sustainable supply of clean water for both human use and the natural environment. It is the objective of the Township in cooperation with the Conservation Authority and the Region of Durham to:

- a) Protect existing surface and ground water quality from degradation and to improve and restore water quality where degraded;

- b) Incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;
- c) Avoid competition for water supplies through appropriate regional planning initiatives and decision-making processes;
- d) Encourage the establishment of water conservation measures as a way to meet water supply needs in the same manner that alternatives to create new supplies are investigated; and,
- e) Educate the public on the value of protecting the resource and how they can contribute to its protection.

3.15 STORMWATER MANAGEMENT

All development proposals shall be supported by a Stormwater Management (SWM) report unless it is exempted by the Township through a preconsultation process in accordance with Section 9.4 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed.

The SWM Report shall be prepared to the satisfaction of the Township, Conservation Authorities and other appropriate agencies and be prepared in accordance with the Ministry of the Environment Stormwater Management Planning and Design Manual, 2003, or its successor, and shall:

- a) Provide recommendations on a stormwater quantity system that ensures that post-development peak flow will not be greater than the pre-development levels for storms up to and including the Regional storm and the 1:100 year storm event;
- b) Document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c) Provide recommendations on how to maintain or improve post-development water quality and improve run-off where appropriate;

- d) Document the means by which stormwater volume control will be provided;
- e) Address any potential health and/or environmental concerns related to standing or stagnant water; and,
- f) Determine and describe the necessary site management measures required to be undertaken during construction to mitigate the potential negative impact of development.

The Township will examine options for improving the quality of stormwater run-off in the *Port Perry Urban Area* as a means to improve water quality in Lake Scugog.

All stormwater management facilities in a Plan of Subdivision shall be placed in an appropriate Environmental Zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township shall be required as a condition of approval, to provide for their continued maintenance.

The use of on-site stormwater management techniques such as rain gardens, infiltration swales, rain barrels, cisterns and vegetative filters will be encouraged in all areas.

3.16 SUSTAINABLE DESIGN

New development shall reflect the existing built and natural heritage of the local area to foster a complete community that accommodates all stages of life and provides a range of land uses to promote a variety of community, employment and commercial opportunities, and a full range of housing types including retirement housing. The Township may encourage sustainable design standards for new industrial, institutional, commercial and multiple residential developments, and for major renovations of industrial, commercial and institutional buildings in excess of 560 square metres and multiple residential buildings in excess of 20 units.

When considering industrial, institutional, commercial and multiple residential developments to be built to sustainable design standards in the Township, Council shall be satisfied that:

- a) Staff has met with the proponent prior to submitting an application to discuss the sustainable design requirements for the development;
- b) The proponent has obtained the services of a certified consultant to orchestrate the design process, review the construction and certify the completion of all works on the subject land;
- c) The proponent has submitted a retainer letter from a certified consultant identifying all services to be provided will comply with the Township's policy;
- d) The proponent has submitted the appropriate documentation to the Township throughout various phases of design and construction to ensure adherence to the policy and the selected sustainable design standard;
- e) Following the completion of all works, written confirmation from the certified consultant that all works have been constructed, and meet the policy requirements and the selected sustainable design standard; and,
- f) If applicable, the proponent has submitted an application to the appropriate body for certification following the completion of all works.

The following elements shall be included in sustainable design considerations within the Township:

- i) Energy efficient lighting in the interior and exterior lighting plans;
- ii) Roof-top treatments for solar collection and/or green roof-tops;
- iii) Internal landscaping for shading and reduced heat effects;
- iv) Bird-friendly elements for buildings with reflective surfaces;
- v) Native plant species for landscaping;

- vi) Soil movement and importation of non-native soil should be minimized;
- vii) On-site storm water retention and treatment utilizing infiltration wherever possible;
- viii) Landscape and stormwater design that reduces phosphorous loading on Lake Scugog from the site;
- ix) Permeable parking areas will be encouraged;
- x) Building design should consider multi-modal travel including cycling, walking and transit; and,
- xi) Waste generated in the building process shall be recycled on site and reduced wherever possible.

3.17 TELECOMMUNICATION FACILITIES

Telecommunication facilities including telecommunication antennas, towers and related structures are Federally regulated and are not subject to the requirements of the *Planning Act*. In examining the siting of such towers, the proponent shall consult with the Radio Communication Antenna System Siting Policy and Procedures of the Township.

Proponents of telecommunication facilities will be encouraged to:

- a) Co-locate towers and antennas, where possible;
- b) Use existing towers and infrastructure, such as rooftops, water towers, utility poles, etc.;
- c) Blend the placement, style and colour of the antenna and equipment shelters into the surrounding environment;
- d) Maintain appropriate setbacks from road allowances;
- e) Maximize distances from residential areas;
- f) Maximize distances from public and institutional facilities such as schools, hospitals, community centres, daycare and seniors' residences;

- g) Avoid natural heritage features and hazard lands (floodplains, steep slopes);
- h) Avoid areas of topographical prominence, where possible, to minimize long/short range viewscales;
- i) Provide safe vehicular access locations; and,
- j) Generally be compatible with adjacent uses.

3.18 URBAN DESIGN GUIDELINES

These design guidelines are intended to apply to the entire *Port Perry Urban Area* and, where appropriate, within the Hamlet of Blackstock and to a lesser extent the other *Hamlets*. More detailed design guidelines may also be provided in specific land use policies.

- a) Street trees shall be provided in all designations and shall be aligned parallel to the street and spaced at regular intervals. Tree species should be indigenous to the Township of Scugog and capable of growing to an appropriate height for the location;
- b) New street lighting in all designations should be dark sky compliant;
- c) Sidewalks shall be provided in all designations to create a complete and connected pedestrian realm and should be conveniently linked to all pedestrian facilities including trails and parks. Sidewalk widths may vary according to their adjacent land use;
- d) The use of sustainable design methods responding to such issues as climate change, energy conservation, ecological integrity and bio-diversity, water conservation and waste reduction will be encouraged;
- e) New buildings in excess of 560 square metres and multiple residential buildings in excess of 20 units may be required to meet sustainable design standards, pursuant to Section 3.16 of this Plan, that incorporate energy efficient designs to reduce impacts

- of heat islands, reduce energy consumption and improve storm water quality;
- f) Energy efficient design and orientation which maximizes the use of alternative or renewable energy such as solar and wind energy and the mitigating effects of vegetation will be encouraged wherever possible;
 - g) Public safety and security will be considered in the design of all new development by incorporating the principles of “Crime Prevention Through Environmental Design” (CPTED) including but not limited to establishing opportunities for public spaces and siting of buildings, adequate lighting, multiple walking routes and opportunities to control speeding of motor vehicles;
 - h) Natural features will be a consideration in the establishment of urban design. Watercourses, valleylands, significant trees, woodlots, wetlands and other ecological features and functions will be protected. Healthy established trees will be incorporated into new development. Development plans shall provide enough space to protect the trees and their roots during construction;
 - i) Cultural heritage features will provide context for new development and should be protected and enhanced where possible;
 - j) New development will be compatible with and complementary to existing buildings with respect to historic architecture and design, siting, height, and scale;
 - k) Vegetative buffers should be maintained, protected or established adjacent to watercourses and the shoreline of Lake Scugog and Chalk Lake in all designations. In the *Port Perry Urban Area* and the Hamlet of Caesarea, shoreline buffers of 20 metres shall be protected. Vegetative buffers adjacent to urban watercourses should be at least 3 metres wherever practical. These buffers shall include natural grasses, shrubs and other vegetation rather than maintained lawns or gardens;
 - l) All new development and redevelopment shall be accessible to persons of all ages and physical abilities in accordance with legislative standards;

- m) Consideration shall be given to the location of utilities in-ground within public rights-of-way, as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The Township encourages utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters etc. when determining appropriate locations for large utility equipment and utility cluster sites;
- n) All new non-residential development and redevelopment shall provide recycling and/or other waste reduction amenities acceptable to the Township, as well as on-site storage areas;
- o) Coherent and memorable streetscape treatments, including street furnishings and other landscaping features, are to be included in all new developments;
- p) Sites with high visibility should incorporate landmark design elements and/or focal features to help foster community identity and sense of place that respects and complements the local character of the area. Buildings on corner sites should be sited and massed toward the intersection. Street facing building façades should be given an enhanced architectural design treatment to reinforce the importance of corner buildings within the streetscape;
- q) Opportunities for views of important public buildings, heritage buildings, open spaces and parks, natural heritage features, and other landmark design elements and/or focal features should be considered in site design. Buildings adjacent to public open space areas should be sited and designed to provide opportunities for overlook into these areas;
- r) New streets should be aligned to create a modified rectilinear grid pattern that defines development blocks and establishes a highly interconnected and permeable network that disperses and reduces the length of vehicular trips, calms traffic, maximizes accessibility and promotes pedestrian activity;
- s) The construction of parking areas which occupy significant proportions of the at-grade frontage of public roads should not be permitted for any form of new development. Wherever possible

parking should be placed to the side, rear or below grade and/or screened with the use of landscaping and low walls or decorative fencing. On-street parking for commercial properties is appropriate where feasible. The use of green parking requirements will be encouraged. Preferential parking for bicycles, energy efficient vehicles and car-share services are encouraged;

- t) Bicycle parking should be located close to building entrances and should be sheltered. Short-term visitor bicycle parking should also be provided. Bicycle storage facilities should be provided at public parks and open spaces to encourage alternative modes of transport;
- u) Stormwater management facilities must be designed as positive visual features and should incorporate an arrangement of planting that does not interfere with their function, to complement a community's open space system and be a significant landscape feature. Drought tolerant species and landscape design that reduces the need for chemical fertilizer, herbicides and pesticides shall be required; and,
- v) Parks should be located adjacent to natural features as a means of maintaining a sense of connection with the original landscape. Multi use trails should be considered to connect existing trail networks, streets, parks, open spaces and natural features to create a linked network that provides connections and recreation opportunities.

3.19 WASTE DISPOSAL AREAS

The former waste disposal sites in the Township are identified on Schedules A and A-1 as "FWD". These sites and lands within 500 metres of these sites may be used for a proposed use permitted in the underlying designation provided that the Township, in consultation with the Ministry of the Environment, is satisfied that there are no environmental concerns associated with the site which may make the lands unsuitable for development. The proposed use shall also be subject to studies undertaken by a qualified engineer or hydrologist that will determine:

- a) The impact of any potential methane gas migration;

- b) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
- c) Whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
- d) The impact of the proposed use on leachate migration from the landfill site.

Re-use of former waste disposal sites will require approval in accordance with Section 46 of the *Environmental Protection Act*.

An amendment to this Plan will be required for a new waste disposal site.

A Waste Disposal Assessment Area is symbolically identified on Schedule A-1 within part of Lot 17, Concession 7 former Township of Reach and represents the former Scugog landfill site. Lands within 500 metres of this facility may be used for the land use designations as specified in this Plan subject to the following policies:

- a) Written approval has been received from the Ministry of the Environment that the development satisfies the provisions of the *Environmental Protection Act*, as amended;
- b) Studies have been carried out to the satisfaction of the Township and the Ministry of the Environment that show that the development is compatible and can safely take place;
- c) The construction and phasing of all development shall coincide with the control of any issues identified by the engineering studies;
- d) Studies of gas, leachate and hydrogeology shall be carried out by a qualified engineer or hydrologist;
- e) Studies have been carried out to the satisfaction of the Township regarding structural stability, safety and integrity of any and all structures;
- f) Only land uses compatible with potential impacts of the waste disposal site or their engineered controls will be permitted and may have to be determined by amendment to the Zoning By-law as

supported by the results of studies conducted under this section of the Plan; and,

- g) The land shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the development of any new use or new or enlarged buildings or structures within the area shall not occur until Council is satisfied that all of the required studies have been completed to the satisfaction of the Township and the Region of Durham.

New accessory buildings such as barns or private garages and renovations to existing residential buildings shall not be subject to the policies of this section of the Plan.

3.20 WATER RESOURCE MANAGEMENT

The Township's residents obtain drinking water from municipal and private wells. It is a policy of this Plan to:

- a) Protect the quality and quantity of water available for drinking water purposes;
- b) Manage water resources in a manner that ensures an adequate sustainable supply of clean water for both human use and the natural environment;
- c) Protect existing surface and ground water quality from degradation and to improve and restore water quality where degraded;
- d) Incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;
- e) Encourage the establishment of water conservation measures as a way to meet water supply needs in the same manner that alternatives to create new supplies are investigated;
- f) Permit Council to amend both this Plan and the implementing Zoning By-law to restrict uses in headwater or recharge areas if there is an inherent risk of contamination; and,

- g) Educate the public on the value of protecting the resource and how they can contribute to its protection.

On this basis, all major applications for development in close proximity to lands serviced by private wells shall be supported by a Hydrogeological Report. Major applications shall include any development requiring an amendment to this Plan. In addition, a Hydrogeological Report may be required for other applications in accordance with the policies of this Plan.

The Hydrogeological Report shall be prepared to the satisfaction of the Township and the Region of Durham. The purpose of the Hydrogeological Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:

- a) How to protect or enhance the hydrological function of the water resource;
- b) How to minimize or eliminate the effect of the proposed use on the groundwater recharge and discharge function;
- c) How to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
- d) How to protect, enhance or restore sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
- e) Whether it is necessary to monitor water budgets for groundwater aquifers and surface water features; and,
- f) How to ensure that the quality of the sensitive surface water features including down gradient wetlands and other features affected by the development is protected, improved, or restored.

3.21 WATERSHED PLANNING

It is the objective of the Township to support the preparation and implementation of Watershed and Subwatershed Plans within the municipality. These Plans are intended to ensure that there is an appropriate balance between the objectives of water supply management,

habitat protection, flood management and land use to protect and enhance water quality and quantity for future generations.

A watershed is an area of land that drains into a watercourse or body of water. Unlike municipal boundaries, watershed boundaries are defined by nature and, as a result, watersheds often overlap a number of jurisdictions. The intent of Watershed and Subwatershed Plans is to provide direction and target resources for the better and effective management and restoration of a given Watershed and Subwatershed. Such plans are intended to:

- a) Serve as a guide for improving water quality, reducing flood damage and protecting natural resources in a watershed;
- b) Prevent existing watershed problems from worsening as a result of future land development, public work activities and agricultural and other activities; and,
- c) Provide an opportunity for multiple jurisdictions with varying priorities to coordinate their efforts and accept responsibility for the impact their actions have on upstream and downstream areas.

The Township shall have regard to the above when making decisions or commenting on the priority given to the preparation of Watershed and Subwatershed Plans. The responsibility for preparing Watershed Plans generally rests with the Region of Durham in partnership with the appropriate Conservation Authority and in consultation with the Township. Subwatershed Plans shall be prepared by the Township in cooperation with the appropriate Conservation Authority.

All Watershed Plans shall contain the following:

- a) A natural heritage system which includes a detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a watershed basis for incorporation into the *Greenlands System*;
- b) An assessment of the opportunities for and constraints to development;
- c) An estimate of the development capacity of the watershed based on defined water quality objectives;

- d) A water budget analysis;
- e) A description of the tools that are available to improve conditions in the Watershed and address the cumulative impacts of development; and,
- f) An action plan that contains a series of recommended programs and projects for improving the Watershed.

It is the intent of the action plan to set out the responsibilities of the various jurisdictions within the Watershed so that each can contribute to the prevention and remediation of Watershed problems and opportunities.

All Subwatershed Plans shall contain the following:

- a) A detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a subwatershed basis for incorporation into the *Greenlands System*;
- b) A characterization of the Subwatershed in terms of its environmental resources;
- c) A summary of the existing environmental issues;
- d) Preparation and testing of a predictive impact assessment model to assess the potential impacts from stressors within the Subwatershed;
- e) The identification of alternative management solutions for the Subwatershed; and,
- f) Detailed management strategies for the implementation of the Subwatershed Plan that incorporate guidelines for development, Terms of Reference for the preparation of Environmental Implementation Reports, including storm water management strategies, and ongoing monitoring programs for the Subwatershed Plan.

Relevant recommendations contained in Watershed and Subwatershed Plans shall be incorporated by amendment into this Plan. All applications for development shall conform with the recommendations made in an

approved Watershed or Subwatershed Plan that have been incorporated by amendment into this Plan.

The Township will work with other municipalities, Kawartha Region Conservation Authority, Trent Severn Waterway and Mississaugas of Scugog Island First Nation in the development and implementation of a Lake Scugog Environmental Management Plan. Once completed the Management Plan may contain policies related to preservation and improvement to water quality throughout the Lake Scugog Watershed. Where required, this Plan will be amended to include relevant policies from the Watershed Management Plan.

3.22 WELLHEAD PROTECTION AREAS

Wellhead Protection Areas (WHPA) and High Aquifer Vulnerability Areas (HAVA) are depicted on Schedule F. The location and boundaries of HAVA shall be refined through the preparation of such studies as Watershed Plans. Lands and operators of existing land uses that are prohibited or restricted in WHPA are encouraged to undertake site management or contingency plans that will protect the water resources within the WHPA.

Uses considered to be high risk to vulnerable groundwater as identified on Schedule F shall be prohibited. In urban areas an application to permit any high risk land use shall be accompanied by a contamination management plan. Existing land use considered to be a high risk to groundwater that are located within HAVA are encouraged to implement best management practices. Such uses shall become legal non-conforming and shall, in the long-term be encouraged to relocate to less sensitive lands in the Township.

3.23 WOODLOT, TREE PRESERVATION, REPLACEMENT AND ENHANCEMENT

The Township has established a Woodlot, Tree Preservation, Replacement and Enhancement Policy for the protection of wooded areas, including areas within the Greenbelt and the *Greenlands System*. The goal is to ensure the protection of woodlots and trees and to enhance the tree cover in the Township to meet the woodland coverage targets (30 percent) that have been identified in the Durham Regional Official Plan.

In support of Provincial and Regional objectives, the Township may prepare a Tree By-law for woodlands less than 1 hectare in size.

When considering planning applications which affect woodlots and tree cover in the Township, Council shall be satisfied that:

- a) Trees to be protected are identified on a survey, and/or tree inventory, and within tree preservation and protection plans as prepared by a qualified tree professional;
- b) All significant trees as defined, on sites, that are subject to a development application, will not be removed, damaged, injured, pruned or destroyed in any way without the written approval of Council or delegated Staff;
- c) Trees, which are considered significant, are protected throughout the planning application and development process by adequate fencing to the satisfaction of the Township. Fencing may include temporary chain link fence or construction fencing to be located at 5 metres from the base of the tree or at the outer edge of the tree canopy;
- d) The landowner and/or developer will be financially responsible for any damage or destruction done to any trees prior to, during and following construction. The Township may request the landowner or developer to post securities to ensure tree preservation for up to two years after completion of construction;
- e) Trees to be protected exhibit good biological health and condition for long-term survival. All trees must be native, and a non-invasive species;
- f) In addition to trees located within a woodlot area, trees forming a cluster of trees (consisting of 5 or more trees and containing at least one significant tree) and any significant trees defining a hedgerow (consisting of 5 or more trees) are to be protected;
- g) Other trees to be protected include any tree of historical significance, Celebration trees of any size and Special Status Trees including those species identified as endangered or threatened; and

- h) Replacement trees are protected by a tree maintenance program and are zone tolerant trees generally not susceptible to disease or pests. A variety of trees should be planted to reduce the potential for disease and pest problems associated with a mono-culture of a particular species.

It is intended that this policy will be adhered to for all new development sites in the Township. It is recognized however, that some trees may be removed or sustain damage as a result of construction or development and as such replacement plantings will be required.

The Township will specify guidelines for tree replacement, including size, location and species in design guidelines approved by Council. In addition, the Township will enforce Landform Conservation by-laws approved by Council to protect existing trees and landscapes by prohibiting alteration of the landscape without municipal approval.

4 PORT PERRY URBAN AREA

The *Port Perry Urban Area* constitutes the prime settlement area within the Township. Within the *Port Perry Urban Area* there are the following land use designations:

- Residential;
- Main Central Area;
- Community Commercial;
- Corridor Commercial;
- Gateway Regeneration Area;
- Neighbourhood Commercial;
- Prestige Industrial;
- General Industrial;
- Hazard Lands; and,
- Open Space.

These designations are shown on Schedule A-1.

4.1 RESIDENTIAL

The *Residential* designation provides for a range of housing opportunities and accessory uses.

4.1.1 Objectives

The objectives of this designation are to:

- a) Maintain and enhance the character and identity of existing residential areas;
- b) Encourage the provision of a range of housing types and opportunities to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- c) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;

- d) Ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial and institutional uses and open space areas; and,
- e) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, attractive, energy efficient and in harmony with nature.

4.1.2 Permitted Uses

- a) Housing forms including single-detached, semi-detached, duplex, three-plex, four-plex, street, block and stacked townhouses, apartment dwellings, long term care facilities, retirement homes and special needs housing. Accessory apartments and garden suites may also be permitted.
- b) Complementary uses such as home occupations.
- c) Institutional uses that serve the needs of the surrounding residential areas such as private and public schools, places of worship and daycare centres.
- d) Existing local commercial uses that serve the needs of the surrounding residential areas, which include small scale retail uses, convenience stores, services and commercial and personal uses intended to meet the day-to-day needs of residents.

4.1.3 General Development Policies

- a) Residential developments within areas designated *Residential* may be permitted at a maximum density of 50 units per net hectare with a maximum height of five storeys above grade. A minimum of 30 percent of new housing within the *Residential* designation shall occur through intensification within the built boundary shown on Schedule I.
- b) Higher density development, such as apartment buildings in excess of three storeys in height, shall be located in proximity to Arterial and Collector roads, and community facilities, including schools and parks.

- c) An accessory apartment may be permitted in conjunction with a single-detached or semi-detached dwelling in the *Residential* designation subject to the regulations of the Zoning By-law and the following criteria:
 - i) The accessory apartment shall comply with the Ontario Building and Fire Codes;
 - ii) Adequate parking is available on the lot for both dwelling units without the loss of appropriate outdoor amenity areas and landscaping (in accordance with the provisions of the Zoning By-law);
 - iii) The accessory apartment is designed and located in such a manner so as not to have a negative impact on the character of the surrounding neighbourhood and that any building addition be required to be compatible with the massing, height, and setbacks of adjacent dwelling units; and,
 - iv) Water and wastewater facilities are adequate and available.
- d) Accessory apartments shall not be subject to the density provisions of this Plan. As a condition of approval, the Township shall require that dwelling units containing an accessory apartment be registered in accordance with the provisions of the *Municipal Act, 2001* and satisfy the requirements of Section 3.8 of this Plan.
- e) Garden suites shall not be subject to the density provisions of this Plan and may be permitted in conjunction with a single-detached dwelling in the *Residential* designation, provided that they satisfy requirements of Section 3.8 of this Plan and:
 - i) The suite is located in the rear yard and appropriate buffering and siting of the suite relative to adjacent properties is provided;
 - ii) Adequate parking is available on the lot for both the single-detached dwelling and the garden suite;
 - iii) A site-specific Temporary Use By-law is passed pursuant to the *Planning Act*;

- iv) The proponent enters into an agreement with the Township which addresses site location, buffering and installation/removal and maintenance during the period of occupancy; and,
 - v) Water and wastewater facilities are adequate and available.
- f) Places of worship and daycare centres may be permitted through appropriate zoning provided they:
- i) Are compatible with adjacent properties in terms of aesthetics, privacy, sun-shadowing, noise and/or other impacts; and,
 - ii) Are located on a site having adequate road access and conditions that will support the projected traffic.
- g) Long-Term Care Facilities and Retirement Housing and retirement homes may be permitted subject to an amendment to the implementing Zoning By-law, provided the Township is satisfied that:
- i) The site has access and frontage onto an Arterial or Collector road as shown on Schedule C-1 to this Plan;
 - ii) The site has adequate land area to accommodate the building, an outdoor amenity area, on-site parking and appropriate buffering such as setbacks, landscaping and fencing to ensure compatibility of the use with adjacent land uses;
 - iii) The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - iv) Municipal water and wastewater facilities are adequate and available.
- h) The location, size and configuration of new school sites will be defined by the Township through plans of subdivision and zoning, in consultation with the School Boards. A future elementary school site for the south end of Port Perry is graphically shown on Schedule A-1. The exact location of the school site will be

- determined by the Durham District School Board in consultation with the property owner and the Township and re-locating the symbol will not require an amendment to this Plan.
- i) New school sites and buildings will be developed to ensure that:
 - i) Joint use sites and multiple use buildings will be encouraged wherever possible;
 - ii) Parking and loading areas will be provided, and access points designed, in a manner that will minimize conflicts between pedestrian and vehicular traffic; and,
 - iii) New schools will not be located adjacent to Type A Arterial roads.
 - j) In the event that all or part of an existing school site should no longer be required by a School Board, the following alternate uses may be permitted without the need for an amendment to this Plan:
 - i) Open space uses;
 - ii) Compatible institutional uses based on specific evaluation of each site, and which may include religious institutions, community and recreational facilities; and/or,
 - iii) Residential uses consistent with the policies of the *Residential* designation.
 - k) Expansions to existing local commercial uses may only be permitted, through appropriate zoning, if:
 - i) There is a demonstrated need for such a use to service the immediate community;
 - ii) The use is a maximum non-residential Gross Floor Area of 1,000 square metres;
 - iii) The residential character of the area is maintained; and,
 - iv) The use is located adjacent to the intersection of two public roads, at least one of which is a Collector or Arterial road.

- l) All development within the *Residential* designation, except single-detached and semi-detached dwellings, may be subject to Site Plan Control.

- m) Infill development, in accordance with the applicable land use designation in this Plan, shall be encouraged provided the Township is satisfied that:
 - i) The proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
 - ii) New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings, as may be demonstrated by a Cultural Heritage Impact Study;
 - iii) A suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;
 - iv) Existing trees and vegetation are retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
 - v) The proposed development will not create a traffic hazard or an unacceptable increase in traffic on Local roads and has adequate parking; and,
 - vi) Significant views and vistas which help define the residential neighbourhood, are preserved.

- n) In considering the development of new medium and high density residential development, the Township shall be satisfied that the proposal:
 - i) Is located on and has direct access to a Collector or Arterial road as shown on Schedule C-1 to this Plan;
 - ii) Respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;
 - iii) Can be easily integrated with surrounding land uses;

- iv) Will not create traffic hazards or an unacceptable level of congestion on surrounding roads;
- v) Can easily be accessed by transit if available;
- vi) Is located in close proximity to community facilities, such as parks, schools and open spaces;
- vii) Is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- viii) Where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;
- ix) Has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,
- x) Has adequate municipal water and wastewater services available.

Schedule I identifies Priority Intensification Areas within the Port Perry Urban Area. Within these areas, intensification is encouraged to occur in a manner that is compatible with the existing development, yet at higher densities in order to provide for more efficient use of infrastructure and services and provide for affordable housing within the urban area. It is anticipated that over the lifetime of this Plan the Priority Intensification Areas will change and the density of development will increase. However, this change shall occur in a manner that minimizes impacts on the surrounding areas.

Intensification is also encouraged within the remainder of the built up area shown on Schedule I. However, outside of the Priority Intensification Areas, intensification shall occur in a manner that preserves and protects the character of existing Established Neighbourhoods in accordance with the criteria established in this

section. The utilization of under-utilized sites and buildings, brownfields and the adaptive re-use of buildings will be supported for infill and intensification projects.

Intensification proposals shall include consideration of the implications on infrastructure and servicing capacity.

Intensification within the Established Neighbourhoods shown on Schedule I shall only be considered where Council is satisfied that the character of the neighbourhood is not altered as the result of the development and developments are of similar density and massing as the neighbourhood.

- o) A ten year supply of land shall be maintained through residential intensification, redevelopment, and if necessary lands designated and available for residential development. A three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan shall be maintained provided that there is sufficient water and wastewater capacity available to service development in the *Port Perry Urban Area*. The land and unit supply maintained by the Township shall be based on and reflect the allocation of population and units by the Region.
- p) A complete range of housing types shall be provided in the *Port Perry Urban Area*. The optimum housing unit mix is:
- 70 percent low density housing (single, semis, duplex);
 - 15 percent medium density housing (multiple unit, townhouse); and,
 - 15 percent high-density housing (apartments).

For the purpose of this Plan, low density shall be defined as 15 to 25 units per hectare, medium density shall be defined as 25 to 40 units per hectare and high density shall be defined as 40 to 50 units per hectare. The density should be based on net area, excluding roadways, parkland and environmentally protected, non-developable areas on a site.

- q) Subdivision developments shall be staged to ensure that a mix of housing is available throughout the development of the subdivision plan. Each development stage shall include a range of housing.
- r) Residential development that satisfies the desired housing mix as outlined in this Plan will be given priority for servicing capacity.

4.1.4 Development Staging

- a) All undeveloped lands identified on Schedule A-1 may be subject to development staging based on the ability to provide water and waste water services.
- b) Adequate capacity in the Nonquon River Water Pollution Control Plant, once expanded, shall be reserved to service the existing small lot development in the southern portion of the *Port Perry Urban Area*.
- c) Allocation of servicing capacity for infill and development within the Priority Intensification Areas should take priority over greenfield developments outside the Built Boundary shown on Schedule I. Priority for allocation of sewage capacity should also be given to housing developments that assist in achieving the housing targets in this Plan.

4.1.5 Zoning

- a) The Zoning By-law will provide a number of zones to regulate the location and built form of *Residential* uses.
- b) Low, medium and high density residential uses shall generally be placed in separate zones. Zone provisions will establish lot size, frontage, yard and setbacks to ensure that adjacent uses with different densities are compatible.

4.1.6 Urban Design Guidelines

Port Perry has a unique, well defined historic character that reflects the history of the community and the culture of a small town. This character shall be reflected in the design of new urban residential and commercial areas and buildings.

- a) Prior to the consideration and approval of a plan of subdivision, the Township shall generally require the preparation of a neighbourhood design plan to the satisfaction of the Township in consultation with other agencies. The neighbourhood plan shall include road alignments, sidewalks, trail systems, walkways, potential cycling and transit routes, proposed lotting, siting of schools, parks, open space lands, stormwater management facilities and other community facility/utility uses.
- b) Neighbourhood design plans will be generally prepared by proponents and shall:
 - i) Be undertaken in consultation with all landowners within the neighbourhood planning area;
 - ii) Identify existing natural and cultural heritage features, hazard lands and regulatory shorelines;
 - iii) Indicate how the neighbourhood will provide an appropriate housing mix;
 - iv) Be co-ordinated with other studies for the property; and,
 - v) Indicate how transit supportive design principles, such as minimum distance to transit stops and minimum densities, will be incorporated into the neighbourhood.
- c) Residential neighbourhoods shall be developed in accordance with the following urban design principles:
 - i) Grid streets shall be utilized wherever possible, providing multiple use for walking, cycling and motor vehicle use. Streets will be designed as high quality urban environments which encourage social interaction and provide routes and connections to neighbourhood facilities. Streets will be designed to create and enhance views and vistas of significant natural features and public buildings. Street patterns should be oriented to provide for maximum solar gain. Block lengths should not exceed 250 metres and should generally range between 200 and 250 metres. In special circumstances, where a block is longer than 250

- metres, a through-block pedestrian walkway should be provided;
- ii) Historical buildings will be rehabilitated in accordance with the architectural style of the building;
 - iii) Architectural control may be imposed for large scale residential development. Architectural design guidelines will be prepared to ensure that there is a variety of housing types and styles and avoid replication of similar housing designs;
 - iv) Lots that have high public exposure, such as corner lots or lots located adjacent to active public open space, should also have significant architectural elements. The building design on these lots shall have enhanced architectural treatments on public facing façades;
 - v) Houses will be designed to have a consistent setback to provide human scale to the street. House designs should be encouraged to incorporate features such as prominent entrances and porches to give a social element to the streetscape and to allow for views along the street;
 - vi) Entry features such as porches and porticos and/or other architectural elements shall be incorporated into the front elevation of the dwelling to reduce the visual dominance of front-facing garages;
 - vii) Driveways should be no wider than the garages they serve;
 - viii) Dwellings with single-car garages and single width driveways will be discouraged from being located on the side of the public road containing a sidewalk. Dwellings with a single-car garage and single width driveway should provide a driveway length that could accommodate two mid-size cars between the garage and public road curb;
 - ix) For all developments, at least one street tree in the public boulevard should be planted for each residential dwelling unit, excluding multiple dwellings that are subject to site plan approval, and at least three street trees for each flankage lot.

Trees should be spaced consistently at 6.0 – 9.0 metre intervals and should be at least 70mm caliper in accordance with the Township’s design criteria;

- x) The siting, massing, and façade design of townhouse units shall be coordinated on a block-by-block basis. Multiple blocks of townhouse blocks which create monotonous streetscapes shall be avoided. The elevation of the townhouse block shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unify the block. Townhouse blocks should have varying sizes from 3 to 8 units per block. Townhouses should be dispersed and integrated throughout new developments rather than being concentrated in one location within a subdivision. Utility meters and air conditioning units should be screened from public view;
- xi) Individual apartment buildings should be oriented to front, face and feature the public road. A substantial portion of the building should front the public road at a minimum setback. Entrances should be located and oriented to public roads or internal condominium roads. Permanent parking, loading and service areas should be located in side or rear yards and set back from the front façade of the building. A visitor drop off area should be located at the main entry door of the building. Rooftop mechanical equipment shall be screened from view through architectural design and/or with materials that are complementary to the building;
- xii) A variety of traffic calming measures such as curb extensions and landscape medians should be included within the proposed street network where appropriate;
- xiii) Street furniture elements such as lighting, signage, parking meters, cycle parking facilities, newspaper boxes, utilities, and garbage facilities shall be designed and placed within a consistent and integrated system of form, pattern, shape, colour, and texture to avoid clutter and facilitate readability;

- xiv) The Zoning By-law may limit the amount of parking permitted in the front yard to preserve the residential and open space appearance of the lot;
 - xv) Sidewalks should be provided on every street and should also connect to the components of the open space network. The sidewalk network must be continuous;
 - xvi) Street lighting in residential neighbourhoods should be minimal and dark sky compliant. The height of street lights should be limited to reflect a pedestrian scale; and,
 - xvii) Development along Arterial roads will be designed to provide a high quality urban environment with views of housing, street trees and landscape elements. Reverse lotting and acoustical fencing is generally not permitted.
- d) Detailed Urban Design or Architectural Control Guidelines are typically required for large scale developments, while a scoped Urban Design Brief may be required for small scale developments. The need for and scope of the document will be determined by the Township during a pre-consultation meeting with the applicant. The main purpose of the Design Guidelines or Design Brief is to illustrate the proposed design vision for a new development project in the Township of Scugog and describe how it will be integrated with its surroundings. The document shall demonstrate in a written and graphic manner how the development proposal meets the urban design principles set out in the Township's Secondary Plan. These documents will be used by Township Staff to evaluate the various elements of the development applications to encourage high quality, well-designed and attractive projects.
- Guidelines and Briefs will typically consist of the following components:
- i) Location and description of the subject property, including a study of the local built form context;
 - ii) How the design relates to its site and greater surrounding area context;

- iii) Proposed design vision for the new development including a description of built form and related design principles;
- iv) A plan that identifies main structuring elements of the development, connections with surrounding uses, views in and out of the site, cultural and/or natural heritage features, lot and block patterns, priority lot locations, such as: gateway lots, corner lots, view terminus lots, lots requiring enhanced rear or flanking façade treatment;
- v) Treatment of the public realm, including vehicular and pedestrian circulation, linkages to open space system and relationship with built form in the private realm;
- vi) Streetscape / landscape / open space / stormwater management design criteria;
- vii) Sustainability and CPTED measures;
- viii) Heritage preservation initiatives;
- ix) Architectural character and image;
- x) Relationship to the existing street character;
- xi) Treatment of priority lot buildings;
- xii) Building siting, massing and articulation criteria;
- xiii) Model repetition and variety of façade treatments within the streetscape;
- xiv) Principles for design of building elevations, entrances, porches, roofs, windows and doors;
- xv) Treatment of garages and driveways;
- xvi) Building materials and colours;
- xvii) Placement of utilities and servicing elements;
- xviii) Signage and lighting;

- xix) Fences and garden walls visible to the public realm;
 - xx) Sustainable Design initiatives; and,
 - xxi) Implementation and approval process clearly identifying the roles of the Control Architect, the Township and the developer and the builder.
- e) The Control Architect is an independent professional responsible for conducting a comprehensive review of proposals as a precondition to application for building permit to ensure that siting, built form, materials, colours and landscaping, among other things, are in compliance with the approved Guidelines. The Control Architect shall have proven experience in the field of architectural design control within Ontario and shall be acceptable to the Township to perform the required design control duties. The Control Architect and the Design Architect shall not be the same individual or firm.

The architectural control review and approval process by the Control Architect will be conducted expeditiously and fairly on behalf of the Township. It shall generally comprise the following steps:

- i) Orientation meeting with the Developer Builder and Township Staff;
- ii) Preparation of Urban Design / Architectural Design Guidelines or Urban Design Brief;
- iii) Review and approval of model drawings, site plans, streetscape drawings, exterior materials and colours; and,
- iv) Monitoring for compliance with the architectural guidelines during construction.

4.2 MAIN CENTRAL AREA

The *Main Central Area* designation includes the historic Commercial Core of the *Port Perry Urban Area*. Within this area there are two sub-designations: *Historic Downtown Area* and *Water Street Area*, which are generally shown on Schedule G.

4.2.1 Objectives

The objectives of this designation are to:

- a) Maintain and promote the *Main Central Area* as the focal point for commerce, tourism and pedestrian-scale activity in the Township;
- b) Encourage tourism and development in the *Main Central Area* that capitalizes on expected growth in the Region of Durham and beyond;
- c) Encourage the development of a mix of uses to enhance the character and vitality of the *Main Central Area*;
- d) Encourage streetscape and façade improvements that revitalize the cultural and historic character of the *Main Central Area*;
- e) Establish a definitive boundary for the *Main Central Area* within which a mixed-use, pedestrian-oriented environment can be enhanced and fostered;
- f) Protect the residential character of the areas within and adjacent to the *Main Central Area*;
- g) Recognize, build upon and strengthen the historic ties of the *Main Central Area* to Lake Scugog; and,
- h) Recognize the existing supermarket located in the *Water Street Area* and to encourage the redevelopment of this site for mixed-use residential and commercial uses subject to the policies of Subsection 4.2.4.3 and 4.2.5 of this Plan.

4.2.2 Permitted Uses

- a) Commercial uses including:

- i) Banks and financial services;
- ii) Business, professional and medical offices;
- iii) Entertainment and recreational uses including banquet halls and private clubs;
- iv) Hotels and convention centres;
- v) Personal service uses;
- vi) Restaurants;
- vii) Retail stores including food stores and supermarkets and specialty shops; and,
- viii) Personal Service commercial uses.

Automotive-related and adult entertainment uses are not permitted.

- b) Residential uses of housing forms including street, block and stacked townhouses, semi-detached, single-detached, duplexes, three-plexes, four-plexes and apartments. Accessory apartments and garden suites may also be permitted.
- c) A broad range of forms of assisted and special needs housing such as group homes, nursing homes and homes for the aged.
- d) Uses compatible with, complementary to and serving the commercial and residential uses of the land, such as parkettes, open space linkages, places of worship and daycare centres, libraries, museums, art galleries and private and commercial schools.

4.2.3 General Development Policies

- a) Residential uses, either combined with commercial uses or free-standing, will be encouraged to remain or be re-established.
- b) Mixed-use buildings are encouraged within the *Main Central Area*. It is intended that the permitted commercial uses will be developed on the ground floor. Residential and office uses are encouraged to locate above the commercial uses.

- c) The sensitive conversion of existing buildings from their existing use to other permitted uses is encouraged in accordance with the Development Criteria in this Plan. Changes in use may be permitted subject to a rezoning.
- d) Maximum building size in the *Main Central Area* shall be 1,400 square metres ground floor area.
- e) All new development and redevelopment within the *Main Central Area* shall be subject to Site Plan Control.
- f) Establish a long-term density target of 15 residential units per gross hectare in the *Main Central Area*.

4.2.4 Urban Design Guidelines

4.2.4.1 Overall Main Central Area

- a) Parking for residential uses shall be located on-site. Parking facilities for all other permitted uses may be located on-site, or in central parking lots. Where a new non-residential use cannot accommodate the specified parking requirements, the Township may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off-site, either in municipally owned and/or operated lots or on other private land.
- b) All parking lots will be located in the rear of buildings and will be adequately landscaped and designed to provide convenient pedestrian access to shopping areas, especially to Queen Street and Water Street. Parking areas on adjacent lots shall be connected internally wherever possible.
- c) In keeping with a pedestrian and street-oriented environment, this Plan shall prohibit the establishment of drive-through services and facilities in the *Main Central Area*.

4.2.4.2 Historic Downtown Area

- a) Within the *Historic Downtown Area*, development and redevelopment shall be carefully planned to improve the aesthetics and vitality of this area.

- b) The built form of the *Historic Downtown Area* is considered a significant asset to the community. It is an objective of this Plan to protect the existing historical resources while promoting vibrant community development and redevelopment. All new development and redevelopment shall:
- i) Reflect the architecture, scale, height, density and massing of surrounding structures;
 - ii) Incorporate and improve existing historical structures; and,
 - iii) Incorporate connections with Lake Scugog.
- c) All new development and redevelopment may be required to restore or enhance the building façade. In order to maintain the architectural character and identity of the *Historic Downtown Area*, development and redevelopment shall occur in accordance with the following guidelines:
- i) Original architectural details and features should be restored;
 - ii) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent architectural styles;
 - iii) Building materials should be in keeping with the existing architectural character of the downtown;
 - iv) Signs should be three dimensional and externally illuminated. New fluorescent sign boxes will not be permitted and replacement sign copy in existing boxes cannot be internally illuminated. Typical national corporate signs will only be permitted if compatible with the architectural style of the *Historic Downtown Area*;
 - v) Buildings should contain broad window treatments at street level to maintain an open, pedestrian friendly environment;

- vi) Buildings should maintain similar setbacks as their immediate neighbours in order to perpetuate a consistent image within the *Historic Downtown Area*;
- vii) Street furniture complements the function and form of the streetscape. All furniture should be compatible with the architectural style of the community and must be scaled to the pedestrian. The majority of the street furniture will be located along Queen Street and Water Street throughout the waterfront *Open Space* designation and within the various parks;
- viii) The height of street lights should be limited to reflect a pedestrian scale. Within the *Main Central Area* and especially along Queen Street and Water Street, street lights shall be of a consistent design and should be placed closer together;
- ix) All parking lots should be paved and internally connected. Barrier-free parking spaces should be conveniently located near buildings. Ramps should be used to facilitate accessible pedestrian movement where possible, while maintaining the architectural character of the building. Parking areas should be illuminated with identifiable access points and signs. Entrances and exits to parking lots should be clearly marked. Parking lots exposed to street frontage should be screened with low walls and hedges and/or a continuous line of tree planting to establish boundaries;
- x) Recycling and garbage collection areas will be within buildings wherever possible or screened from view of pedestrians in accordance with municipal standards. Each area should be enclosed with a privacy fence and service gate which allows access for storage and removal;
- xi) As part of the general streetscape improvements, developers and owners of commercial properties will be encouraged to assist in the creation of a high quality public realm through contributions to street tree planting and street furniture in addition to landscaping improvements on private lands;

- xii) High quality landscape treatments shall be provided with particular regard to the screening of parking areas visible to the street, providing shade for pedestrians and mitigating heat island effects;
 - xiii) Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space areas;
 - xiv) Zoning shall be used to limit/restrict adult entertainment and automotive uses;
 - xv) Loading areas shall be unobtrusive and generally located at the side or the rear of the building for areas along Water Street. Anticipated noise impacts will be mitigated, the areas will be screened where necessary; and,
 - xvi) Buildings and public spaces should be accessible to persons of all ages and physical abilities, with due care given to the architectural character of the downtown and the integrity of historic buildings, which shall be maintained.
- d) The Township may consider preparation of a Heritage Conservation District Plan under the *Ontario Heritage Act* and by by-law designate a Heritage Conservation District. Heritage conservation criteria will be established for the renovation, reconstruction or redevelopment proposed within the Heritage Conservation District.

4.2.4.3 Water Street Area

- a) The area of Water Street and Scugog Street (Highway 7A) shall form a recognizable gateway to the *Main Central Area*.
- b) The redevelopment of existing uses and amenities in the *Water Street Area* is encouraged by the Township. All new development and redevelopment of mixed-use buildings shall incorporate the following elements:
 - i) Buildings should be located on the streetline with parking provided to the rear;

- ii) Building height should be a minimum of three storeys. Four storey buildings may be permitted where they do not block the view of Lake Scugog from surrounding lands;
- iii) Buildings shall utilize architecture and materials that complement the buildings on Queen Street including a collection of historic detailing such as parapets, coping, cornices, window fenestration, traditional storefront design and glazing;
- iv) Improvements to public spaces to encourage pedestrian access and considerable landscaping shall be included in development plans;
- v) The relationship between Palmer Park, the Lake Scugog shoreline and the development shall be reflected in pathways, trails, vehicular access and stormwater management;
- vi) Buildings and public spaces should be accessible to persons of all ages and physical abilities with due care given to the architectural character of the downtown and the integrity of historic buildings, which shall be maintained; and,
- vii) The creation of outdoor patios that bring life to the street is encouraged provided that such uses do not obstruct pedestrian or vehicular traffic, comply with parking and sign requirements, complement the streetscape in terms of design and scale of the area, and are compatible with neighbouring residential uses.

4.2.5 Special Policy – 1889-1893 Scugog Street

Notwithstanding any policies to the contrary under the Official Plan, the following special policy applies to the lands known municipally as 1889-1893 Scugog Street:

- a) Development that legally existed prior to approval of this Plan shall be permitted to continue. Building additions, alterations and replacement of existing uses shall be permitted;

- b) Notwithstanding Section 4.2.2 a) vii, retail stores including food stores and supermarkets, department stores and specialty shops are permitted;
- c) Notwithstanding Section 4.2.3 d), the maximum building size shall not apply; and,
- d) Notwithstanding Section 4.2.4.3, the Corridor Commercial Urban Design Guidelines under Section 4.4.4 will apply to this site.

4.3 COMMUNITY COMMERCIAL

The *Community Commercial* designation is intended to provide opportunities for large format retail uses that serve the broader community.

4.3.1 Objectives

The objectives of this designation are to:

- a) Maintain and enhance the function of this area as the major multi-use, multi-purpose commercial area of the Township;
- b) Foster development and redevelopment that provides a diverse range of retail, service, community, institutional and recreational uses serving the entire Township;
- c) Encourage the consolidation, intensification and expansion of large-format retail uses in this area;
- d) Encourage large-format retail uses to foster a more pedestrian-oriented environment; and,
- e) Encourage mixed-use buildings that provide for medium density residential uses, where appropriate.

4.3.2 Permitted Uses

- a) Commercial uses including:
 - i) Automobile retail facilities;
 - ii) Banks and financial services;
 - iii) Commercial fitness centres;
 - iv) Entertainment and recreational uses;

- v) Hotels, motels, and convention centres;
 - vi) Personal service uses;
 - vii) Private and commercial schools;
 - viii) Private recreational uses such as banquet halls and private clubs;
 - ix) Restaurants;
 - x) Retail stores including food stores and supermarkets, department stores and specialty shops;
 - xi) Service commercial uses; and,
 - xii) Medium density residential uses subject to the policies of Subsection 4.3.3 of this Plan.
- b) Uses compatible with, complementary to and serving the primary commercial use of the land, such as parkettes, open space linkages and daycare centres.

4.3.3 General Development Policies

- a) The maximum gross floor area of all commercial uses shall be 30,000 square metres.
- b) The maximum building height shall be 10 metres.
- c) Medium density residential should be located as part of a mixed-use building with residential uses on the upper floors. However, a separate residential entrance and entrance façade may be permitted on the ground floor. Where these uses are permitted the provisions for medium residential development shall apply.
- d) Prior to considering development within the *Community Commercial* designation, the Township may require:
 - i) A detailed market impact study to demonstrate that the proposal is feasible and desirable on the basis of size, location and function relative to existing residential neighbourhoods and existing commercial facilities; and/or,

- ii) A detailed traffic impact assessment to demonstrate that the proposal can be developed without causing disruption to the road network and can be implemented at no cost to the Township and other agencies.
- e) Zoning By-laws may be used to limit the size and form of commercial development to ensure that development in the *Community Commercial* designation does not adversely affect the viability of the commercial uses in the *Main Central Area*.
- f) All development within the *Community Commercial* designation shall be subject to Site Plan Control.

4.3.4 Urban Design Guidelines

- a) Development and redevelopment within the *Community Commercial* designation shall require extensive landscaping on the periphery and within parking areas.
- b) Drive-through facilities shall be designed to minimize impact on traffic within and external to the site. No more than two drive-through facilities shall be permitted within the designation.
- c) Uses shall be grouped in compact areas adjacent to Arterial roads. Individual developments, grouped developments and/or plaza formats are appropriate within the *Community Commercial* designation. Shared access and parking among various developments is required.
- d) The following policies apply to permitted automobile-oriented facilities:
 - i) Service stations and gas bars will only be permitted at the intersection of Collector and/or Arterial roads;
 - ii) No more than two service stations or gas bars shall be located in the *Community Commercial* designation;
 - iii) The location and orientation of any car washing establishment shall minimize impact on abutting properties;

- iv) Car washing establishments shall adopt water conservation techniques including water recycling; and,
 - v) Shared access points, provisions for internal circulation and rear service areas shall be incorporated in all site plans.
- e) Buildings should generally be set at street edge with parking moved to the rear. Where surface parking lots are exposed to the street, significant landscape buffering, including the use of decorative walls and fencing shall be required.
- f) Signing will complement rather than dominate the landscape. It shall be incorporated as an integral part of a building or site layout wherever possible. Signing will not detract from the overall visual attractiveness of the built environment for both pedestrians and motorists and will be designed to be located so as not to be hazardous for either pedestrians or motorists.
- g) Safe, efficient road access shall be provided to sites and/or integration of traffic access with other sites.
- h) The location and design of outdoor storage and display areas are to be visually acceptable and generally screened from the road and freeway frontage.
- i) All lighting shall be dark sky friendly, using full cut-off fixtures to limit light trespass. Development agreements shall require lighting levels to be dimmed after closing hours.
- j) Parking lots shall contain internal landscaping features to encourage natural infiltration and provide shade.

4.4 CORRIDOR COMMERCIAL

The *Corridor Commercial* designation functions as an area that services the traveling public on Scugog Street (Highway 7A) as well as local commercial needs.

4.4.1 Objectives

The objectives of this designation are to:

- a) Recognize the existing linear commercial development that has occurred along Scugog Street (Highway 7A), from Simcoe Street (Regional Road 2) east to Lake Scugog;
- b) Encourage the consolidation, intensification and expansion of commercial uses in this area;
- c) Encourage the redevelopment of existing commercial uses to foster a more pedestrian-oriented environment, oriented to both Scugog Street and the waterfront of Lake Scugog, and to improve traffic conditions; and,
- d) Support and complement the planned function of the *Main Central Area* in providing goods and services to the community.

4.4.2 Permitted Uses

- a) Commercial uses including:
 - i) Commercial fitness centres;
 - ii) Existing residential uses and medium density residential uses as part of a mixed use development;
 - iii) Hotels, motels, and convention centres;
 - iv) Personal service uses;
 - v) Private and commercial schools;
 - vi) Private recreational uses such as banquet halls and private clubs;
 - vii) Restaurants;
 - viii) Retail stores including food stores and supermarkets, department stores and specialty shops; and,
 - ix) Service commercial uses.

4.4.3 General Development Policies

- a) The maximum retail floor area for any single commercial building or commercial portion of a mixed use building in the *Corridor Commercial* designation shall be 2,300 square metres.
- b) All development within the *Corridor Commercial* designation shall be subject to Site Plan Control.
- c) Redevelopment should be designed to permit an open space multi-use trail along the easterly edge of the designation to connect with the current waterfront trail in the *Main Central Area*.
- d) Residential development forming part of a mixed-use development project shall be subject to the policies of sub-section 4.1.3 of this Plan.

4.4.4 Urban Design Guidelines

- a) Development and redevelopment within the *Corridor Commercial* designation shall occur in accordance with the following guidelines:
 - i) A variety of urban forms may be built including plazas, free-standing stores and mixed-use buildings;
 - ii) A consistency of building setbacks from the road and a harmonious architectural style should be achieved. As redevelopment of this area occurs, buildings should be moved closer to the street line and the majority of the parking moved to the rear of the sites;
 - iii) A common and connected internal traffic circulation system between parcels and safe, well-defined pedestrian walkways should be provided from the street to the building entrances;
 - iv) Outdoor patios will be permitted in conjunction with restaurants provided they do not obstruct pedestrian or vehicular traffic, comply with parking and sign requirements and are compatible with neighbouring uses; and,

- v) Open storage and display of merchandise shall be limited to seasonal garden and produce centres.
- b) All development and redevelopment within the *Community Commercial* designation shall be subject to traffic analysis to ensure that further congestion in the area is not created. Wherever possible:
 - i) The Township will encourage the reduction in entrances, through the closing of entrances where multiple entrances exist on the same street and through the creation of joint / consolidated access;
 - ii) Turning lanes should be provided;
 - iii) Parking areas shall be connected;
 - iv) Landscaping between parking areas and Scugog Street (Highway 7A) shall be enhanced; and,
 - v) The requirements of the Ministry of Transportation shall be satisfied.

4.5 GATEWAY REGENERATION AREA DEFERRAL 3-1

The *Gateway Regeneration Area* designation forms the southerly gateway to the *Port Perry Urban Area*. Redevelopment of this area provides an opportunity to define and reinforce the south urban boundary of Port Perry.

4.5.1 Objectives

The objectives of this designation are to:

- a) Recognize the existing commercial development that has occurred east of Simcoe Street (Regional Road 2) south of Vanedward Drive in the *Port Perry Urban Area*;
- b) Encourage a mixed-use, sustainable neighbourhood community;
- c) Encourage the development of an attractive gateway to Port Perry; and,
- d) Encourage the redevelopment of Brownfield areas.

4.5.2 Permitted Uses

- a) A range of uses including:
 - i) Business, professional and medical offices;
 - ii) Commercial fitness centres;
 - iii) Entertainment and recreational uses;
 - iv) Hotel;
 - v) Light Industrial uses including research and development facilities;
 - vi) Medium and high density residential uses as part of a mixed-use development;
 - vii) Personal service uses;
 - viii) Private and commercial schools;
 - ix) Private recreational uses such as banquet halls and private clubs;
 - x) Residential uses subject to the policies of Subsection 4.5.3 of this Plan;
 - xi) Restaurants;
 - xii) Retail stores, including small scale department stores, not exceeding 1,500 square metres; and,
 - xiii) Service commercial uses.

4.5.3 General Development Policies

- a) In the *Gateway Regeneration Area*, residential development shall only be permitted where it is staged with employment uses to ensure that there is one full-time equivalent job created for each dwelling unit.
- b) Housing forms may include street, block and stacked townhouses, four-plexes and apartments. Residential development shall not

- exceed 30 percent of the total development area and shall be developed at a minimum density of 25 units per hectare.
- c) Notwithstanding the policies in this Plan to the contrary, the relocation of existing supermarkets currently located elsewhere in the *Port Perry Urban Area* to lands in the *Gateway Regeneration Area* is encouraged. However, new large format retail uses in excess of 1,500 square metres or retail uses more appropriately located in the *Main Central Area* are not permitted.
- d) The Township in consultation with the Region of Durham may consider alternative sustainable servicing schemes for the *Gateway Regeneration Area* where the servicing is:
- i) Sustainable;
 - ii) Compatible with the adjacent Provincially Significant Wetland; and,
 - iii) Staged to provide assurances of the operation, maintenance and functioning of such a system prior to further expansion.
- e) Light industrial uses shall comprise 50 percent or more of the development and may be located in places of high visibility along major Arterial roads adjacent to residential areas. The range of industrial uses permitted shall be sensitive to and compatible with abutting uses and shall include light manufacturing, assembling, processing, fabricating, repairing, research and development and warehousing.
- f) Limited light industrial outside storage will be permitted in accordance with the following criteria:
- i) Outside storage shall not exceed an area equivalent to 25 percent of the building total gross floor area;
 - ii) The materials to be stored in an outside storage area shall not exceed a height of 3 metres; and
 - iii) Storage areas shall be located primarily in the rear of the lot and shall be appropriately screened to not have a negative

impact on abutting properties and not be visible from an Arterial road.

- g) Development and redevelopment should be designed to permit an open space multi-use trail along the easterly edge of the designation to connect with the current waterfront trail in the *Main Central Area*.
- h) Much of the land in this designation is considered Brownfield, consistent with the definition in Section 3.4 of this Plan. The Township may consider the preparation of a Community Improvement Plan for this area to encourage its redevelopment.
- i) All development within the *Gateway Regeneration Area* designation shall be subject to Site Plan Control. Development shall be phased to ensure that residential development is only permitted at a rate commensurate with the ratios outlined in this section of the Plan.

- j) Prior to any development occurring in the *Gateway Regeneration Area*, a comprehensive Development Plan shall be approved by the Township.
- k) A gateway design for Simcoe Street (Regional Road 2) that celebrates Scugog's heritage as an agrarian and waterfront community should be prepared. Gateways should be developed for the main entrance points into Scugog, as well as historic downtown Port Perry.
- l) A comprehensive way-finding strategy should also be developed to orient people to the Township with an emphasis given to downtown Port Perry and the waterfront. The way-finding strategy shall include directional signs, destination signs, street signs and orienting community maps.

4.6 NEIGHBOURHOOD COMMERCIAL

4.6.1 Objectives

The objectives of this designation are to:

- a) Provide opportunities for the development of commercial uses that serve neighbouring residential areas;
- b) Ensure that the size and scale of local commercial uses is compatible with surrounding uses and activities; and,
- c) Provide commercial facilities and services which cater to the day-to-day needs of the nearby residents and employees without having to travel long distances.

4.6.2 Permitted Uses

- a) Commercial uses including:
 - i) Convenience stores;
 - ii) Entertainment retail and rental shops;
 - iii) Personal service uses;
 - iv) Professional offices;
 - v) Restaurants; and,
 - vi) Service commercial uses.
- b) Residential apartments in mixed-use buildings.
- c) Uses compatible with, complementary to and serving the primary commercial use of the land, such as parkettes and open space linkages.

4.6.3 General Development Policies

- a) Development and redevelopment within the *Neighbourhood Commercial* designation shall be designed to blend in and complement adjacent residential uses. Lands shall be developed at a scale that does not have an impact on the planned function of other commercial areas in the Township. In addition, such uses shall be designed to provide convenient access to pedestrians and cyclists.

- b) The maximum gross floor area for a *Neighbourhood Commercial* development shall be 2,000 square metres. No single commercial use shall exceed 500 square metres unless otherwise identified in this Plan. Any proposal to develop uses in excess of the above requirements shall not be considered pursuant to the policies of this section of the Plan.
- c) Mixed-use buildings are encouraged within the *Neighbourhood Commercial* designation. It is intended that the permitted neighbourhood retail commercial uses will be developed on the ground floor. Residential apartments may only be permitted within the *Neighbourhood Commercial* designation above the commercial uses located on the ground floor.
- d) The maximum building height is 8 metres.
- e) In considering applications for new development, the Township shall consider the number and spatial separation of existing commercial uses, the potential impact of additional commercial development on the viability of other commercial areas in the community.
- f) All development within the *Neighbourhood Commercial* designation shall be subject to Site Plan Control.
- g) The *Neighbourhood Commercial* designation located on Old Simcoe Road at Paxton Street is intended primarily to provide for medical offices and business related to the hospital and the provision of health services. An accessory pharmacy and medical related retail uses are also permitted.
- h) The current distribution and size of *Neighbourhood Commercial* designation developments serve the community well. Prior to considering new or expanded uses, the Township shall be satisfied that there is a need for such use in the area where it is proposed.

4.7 EMPLOYMENT AREAS

The Prestige Industrial and the General Industrial designations, together, shall be regarded as the Township's Employment Areas. The Employment

Areas provide lands for a range of industrial and manufacturing uses, with opportunities for appropriate accessory uses.

4.7.1 Objectives

The objectives of these designations are to:

- a) Ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations;
- b) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;
- c) Ensure that new industrial development occurs in an orderly manner and in conjunction with the establishment of appropriate water and wastewater services;
- d) Ensure that new industrial development is compatible with surrounding uses;
- e) Encourage an attractive built form; and,
- f) Ensure that the conversion of lands within the *Employment Areas* to non-employment uses occurs only through a municipally-initiated comprehensive review of this Plan.

4.7.2 General Development Policies

These policies apply to all lands within the *Employment Areas*:

- a) A minimum of 50% of all forecasted employment within the Township shall be accommodated within the *Employment Areas*.
- b) Lands designated *Prestige Industrial* and *General Industrial* may develop on individual well and private septic systems in accordance with the Regional Official Plan.
- c) Engineering reports which demonstrate that private services can be supported on site without impacting ground water and soil conditions on neighbouring properties shall be submitted prior to development.

- d) The implementing Zoning By-law shall provide sufficient control to ensure that new development, redevelopment and/or infill development will meet the requirements of the Durham Region Health Department and the Ministry of the Environment.
- e) Large subsurface wastewater systems as defined in regulations made under the *Environmental Protection Act* shall only be permitted where demonstrated to be appropriate and to the satisfaction of the Ministry of the Environment.
- f) The Township supports the undertaking of an Environmental Assessment to examine the possibility of extending municipal water services to the *Employment Areas* presently serviced by private water and wastewater services. Municipal water is intended to address concerns related to the quality of the ground water in that area and to provide opportunities for fire protection for larger industries. The provision of full municipal services to the *Employment Areas* shall not require an amendment to this Plan.
- g) The maximum height shall be three storeys or 11 metres, whichever is less.
- h) Industrial uses such as truck and/or transportation terminals having significant traffic requirements shall be encouraged to locate adjacent to Arterial or Collector roads.
- i) Service stations/gas bars and automobile rental establishments shall only be permitted on sites located at intersections with a collector or arterial road.
- j) Open storage shall only be permitted in the *General Industrial* designation and shall be screened from view by fences, buildings and/or landscaping, and generally only be located in the rear yard.
- k) Adequate off-street loading and parking facilities shall be provided for all permitted industrial and commercial uses.
- l) Adequate buffers shall be provided to separate industrial uses from permitted commercial uses in order to reduce conflicts. Buffers may include such features as setbacks, berms, walls, fences and landscape strips.

- m) All development within the *Employment Areas* shall be subject to Site Plan Control.
- n) New development on lands just west of the Reach Street (Regional Road 8) and Old Simcoe Road intersection shall be compatible with the surrounding residential uses.
- o) Stormwater management shall be coordinated in a comprehensive manner in accordance with the Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Drainage Plan completed by the Kawartha Region Conservation Authority (2005). The Township will require proponents to contribute toward the development of a municipal storm water management facility.
- p) Prior to lands being developed or redeveloped, the Environmental Features shall be addressed to the satisfaction of the Township and the Conservation Authority. Specifically:
 - i) No development shall be permitted within 120 metres of a wetland until such time as an Environmental Impact Study has been completed and the recommendations of that study have been incorporated into the development approval process;
 - ii) Expansions of existing buildings and uses in the floodplain shall require the buildings to be flood-proofed to an elevation above the flood plain in accordance with the requirements of the Conservation Authority;
 - iii) Existing uses in the flood plain that may present a danger to the water table or surface waters due to potential contamination should relocate outside of the flood plain. Existing uses are encouraged to implement best management practices to reduce the risk of potential water contamination. Expansions of existing uses in the flood plain will not be permitted; and,
 - iv) Stormwater management facilities should be located in locations approved by the Township.

- q) Development in the *Employment Areas* will be designed to increase connectivity and provide alternate access routes wherever possible. Schedule C-1 illustrates the planned road network for the *Employment Areas*. Plans of subdivision or lot creation by consent shall reflect this conceptual road pattern. Minor changes to the location of proposed roads shall be permitted if the intent of the connection is maintained.
- r) Roadways in the *Employment Areas* shall be designed to accommodate turning movements and the weight of large vehicles. Roadways shall also include landscaped boulevards with street trees at not less than 20 metre spacing.
- s) The conversion of lands within *Employment Areas* to non-employment uses shall only be permitted through a municipally-initiated comprehensive review of this Plan and only where it has been demonstrated that the land is not required for employment purposes over the long-term and that there is a need for the conversion. Reviews are to be submitted to the Region of Durham for consideration.

4.7.3 Prestige Industrial Permitted Uses and Design Guidelines

The *Prestige Industrial* designation comprises lands having prime exposure to highways or major Arterial roads. Development within this designation is intended for employment intensive uses exhibiting a high standard of building design and landscaping.

4.7.3.1 Permitted Uses

- a) Notwithstanding the uses permitted elsewhere within the *Employment Areas*, within the *Prestige Industrial* designation the uses shall be limited to:
 - i) Automotive sales, including accessory service uses;
 - ii) Business and professional offices;
 - iii) Data processing centres, research and development facilities;

- iv) Manufacturing, assembling, processing, fabricating, warehousing and wholesaling in wholly enclosed buildings, excluding outdoor storage uses;
 - v) Public parks and recreational facilities;
 - vi) Restaurants and service-related uses to serve the immediate *Employment Areas* as a minor component of the primary employment use; and,
 - vii) Limited personal service and retail uses, serving the immediate *Employment Areas*. Such uses shall not exceed 10% of the aggregate gross floor area, with a single use not exceeding 500 square metres.
- b) Adult Entertainment Establishments may be permitted to locate in the *Prestige Industrial* designation provided that:
- i) There is adequate water and wastewater services for the use;
 - ii) Buildings and signs are designed to maintain the *Prestige Industrial* character of the area;
 - iii) Roadways and parking are sufficient to accommodate the use; and,
 - iv) Not more than two such establishments may locate within the designation.

4.7.3.2 Design Guidelines

All development in the *Prestige Industrial* designation shall be subject to Site Plan Control. Through the Site Plan Control process the Township shall apply the following design guidelines to new development and redevelopment:

- a) Building Design
 - i) Building materials used in the *Prestige Industrial* designation shall include brick, stone, pre-finished steel, stucco on

masonry, glazed block, wood, marble, enamel, glass or composite panels of the forgoing materials;

- ii) Roof top equipment including vents, stacks, louvers, roof ventilators and similar mechanical equipment shall be screened from all directions. Screening shall be integrated with the architectural form of the building or designed to be compatible in form material, and colour;
 - iii) Buildings should be oriented with the front face of the building parallel to the adjacent major street. All elevations facing roadways shall be sensitive to the high level of visibility;
 - iv) Building entrances should be prominent and visible with entrance canopies, awnings and other architectural elements;
 - v) Major building components should be illuminated to complement the building and the site, but light trespass should be prevented onto adjacent sites;
 - vi) Loading and service areas should not be exposed to major streets and should be screened from view;
 - vii) Utility equipment, hydro transformers, and switching boxes should be positioned to not be visible from the public street and shall be incorporated into the design of the building and site landscape;
 - viii) A variety of roof shapes should be considered to avoid the monotony of flat roofs;
 - ix) Building heights shall be a maximum of three storeys; and,
 - x) Outdoor storage shall not be permitted in the *Prestige Industrial* designation.
- b) Site Design
- i) *Prestige Industrial* designation lands shall include a landscape element in the front and exterior side yards;

- ii) Boulevards shall be sodded or seeded;
- iii) Trees shall be placed in all exterior side and front yards along the roadway at a maximum interval of 10 m. Type, size and planting shall be in accordance with the Township Design Criteria;
- iv) 50 percent of the required landscaping shall be located in the front yard;
- v) Signing should complement the architecture of the building in its scale, materials, consistency and design and shall comply with the Township's Sign By-law;
- vi) Garbage containers shall be enclosed and located in the rear yard;
- vii) Parking areas within *Prestige Industrial* lots shall be paved and screened with landscaping wherever possible. Parking areas shall be permitted only in interior side and rear yards;
- viii) Buildings should be oriented with the front face of the building parallel to the adjacent major street. All elevations facing roadways shall be sensitive to the high level of visibility. Blank walls are not acceptable. The use of glass, variation in materials and changes in roof line are encouraged to break up the elevation and bring relief to the façade;
- ix) Loading, service and garbage areas should not be exposed to major streets; and,
- x) Display areas should be designed in a manner that is integrated with the landscape design on the property and should be set back 4.5 metres from the front property line.

4.7.4 General Industrial Permitted Uses and Design Guidelines

The *General Industrial* designation lands are located in the interior of the *Employment Areas*, and shall not be located in highly visible locations or adjacent to sensitive land use activities.

4.7.4.1 Permitted Uses

- a) Notwithstanding the uses permitted elsewhere within *Employment Areas*, within the *General Industrial* designation the uses shall be limited to:
 - i) Manufacturing, assembling, processing, fabricating and warehousing, wholesaling and distribution facilities;
 - ii) Accessory office uses provided they are on the same lot and are related to and ancillary to the main industrial use up to a maximum of 25 percent of the building total gross floor area;
 - iii) Outdoor storage uses that are accessory to a permitted use;
 - iv) Limited service related uses serving the immediate *Employment Area*; and,
 - v) Transportation/truck terminals.
- b) In addition to those primary uses, complementary commercial uses which serve the primary industrial uses may be permitted. Those uses include small scale business and personal services, equipment and automobile rental establishments and service stations/gas bars.
- c) Uses compatible with, complementary to and serving the primary business/industrial use of the land, such as parkettes and open space linkages may be permitted within the *General Industrial* designation.
- d) Industrial and other permitted uses requiring water for processing, cooling or washing shall not be permitted on private services unless the water used is largely recycled in the process.
- e) Truck terminals, including the repair, storage and sale of commercial transport vehicles shall be located within the *General Industrial* designation having direct access or close connection to an Arterial road, but not occupying high visibility sites adjacent to major entranceways to urban areas. Parking, loading and storage facilities shall be located at the rear of the lot, adequately

- screened from adjacent land uses, have a durable, dust free, hard service and suitable stormwater management facilities.
- f) An asphalt or concrete batching plant or aggregate transfer station may be permitted in the *General Industrial* designation by site-specific zoning. In the evaluation of the rezoning, consideration shall be given to the following:
- i) Minimizing visual impacts of the site from major Arterial roads and Highways;
 - ii) Minimizing impact on abutting uses including noise and odour; and,
 - iii) Addressing other issues required by the Township.

4.7.4.2 Design Guidelines

a) Building Design

- i) Buildings should be oriented with the front face parallel to the adjacent major street. All elevations facing roadways shall be sensitive to the high level of visibility; and,
- ii) Loading, service and garbage areas should not be exposed to major streets.

b) Site Design

- i) Boulevards shall be sodded or seeded;
- ii) Trees shall be placed in all exterior side and front yards along the roadway at a maximum interval of 10 metres. Type, size and planting shall be in accordance with the Township Design Criteria;
- iii) Only one wall or fascia sign not exceeding ten percent of the area of the façade upon which the sign is fixed may be permitted for each street frontage, up to a maximum of two signs and shall be compatible and blend with the architectural detailing of the building;

- iv) All signs pertaining to the same building or development shall be of the same style or of complimentary styles and shall comply with the Township's Sign By-law;
- v) Outdoor storage that is accessory to a permitted use shall be permitted only where the storage area is enclosed with a solid fence having a minimum height of 2.4 metres, plus tree or shrub planting on the exterior side of the fence. Storage shall generally not exceed 50 percent of the site area and a maximum height of 5 metres. Outside storage shall generally be located at the rear of the property;
- vi) Display areas should be designed in a manner that is integrated with the landscape design on the property and should be set back 4.5 metres from the front property line; and,
- vii) The driveway aprons within the municipal road allowance shall be paved.

4.8 HAZARD LANDS

4.8.1 Objectives

The objectives of this designation are to:

- a) Prevent development or site alteration on lands that are hazardous and/or unstable due to flooding, poor drainage, organic soils, erosion areas, steep slopes, meander belts, contamination or any other physical condition which could cause loss of life, personal injury, property damage or degradation of the environment;
- b) Maintain water quality and quantity in streams and Lake Scugog;
- c) Protect environmentally sensitive areas; and,
- d) Encourage the regeneration of natural areas near watercourses.

4.8.2 Permitted Uses

- a) Passive recreational parks and trails requiring minimal alteration to the natural landscape.

- b) No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control.
- c) Expansion or alterations of any existing building or structure located within an identified hazard land provided that:
 - i) The building or structure is not located within the floodway portion of the floodplain;
 - ii) New or existing hazards or environmental impacts are not created or aggravated;
 - iii) The Township and appropriate Conservation Authority have approved a flood proofing and/or erosion control plan;
 - iv) The development does not pose a threat to public health and safety or property;
 - v) Vehicles and people must have a way of safely entering and exiting the area during times of flooding;
 - vi) A private wastewater system has been provided to the satisfaction of the Region of Durham; and,
 - vii) The Township has adopted a site-specific amendment to the Zoning By-law.

4.8.3 General Development Policies

- a) The boundaries of the *Hazard Lands* designation are intended to reflect the limits of flooding of streams and lakes (including Lake Scugog), wetlands, steep slopes, erosion areas, meander belts and unstable/organic soils. Precise boundaries will be established through a survey identifying the appropriate elevation wherever development occurs adjacent to lands designated *Hazard Lands*.
- b) The Township will consult the Conservation Authority where development occurs adjacent to any lands designated *Hazard Lands*.

- c) Where development occurs adjacent to *Hazard Lands*, the development shall be designed and constructed to preserve the natural function and flow characteristics of the adjacent waterway.
- d) Lands designated *Hazard Lands* shall not be accepted as parkland dedication in the development process. However, the Township will encourage the transfer of these lands to a public authority.

4.8.4 Special Policy – Part of Lot 14, Concession 6

Notwithstanding any policies to the contrary under the Official Plan, the following special policy applies to the lands known as Part of Lot 14, Concession 6, being the lands assigned P.I.N. 26805-0035 (LT) as of March 31, 2011:

- a) Notwithstanding the Hazard overlay designation, development shall be permitted within those parts of the lands designated “General Industrial” provided that:
 - i) No hazardous substances shall be stored on the site;
 - ii) The floodplain storage capacity shall be maintained;
 - iii) Any permanent structure shall be flood-proofed to ensure that the footprint thereof is above the floodplain, as well as other measures deemed necessary for the protection of the infrastructure; and,
 - iv) Prior to development, but not land division:
 - .1 Approval is obtained pursuant to Section 41 of the *Planning Act*, as amended; and,
 - .2 The Conservation Authority has issued a permit subject to Ontario Regulation 182/06 and Conservation Authority policies in effect, which may include conditions requiring flood mitigation measures during any planning approval process.

- b) Any zoning by-law amendment for the lands shall include a prohibition against development in the area designated “Open Space”.
- c) Any approval granted pursuant to Sections 41, 51 or 53 of the *Planning Act*, as amended, shall be subject to a condition requiring that any fill added in the lands designated “Open Space” shall be excavated and moved to a location outside the floodplain in order to restore the flood storage capacity of those lands as it existed prior to the addition of such fill.

4.9 OPEN SPACE

- a) Areas designated as *Open Space* shall comply with the policies set out in Section 7 of this Plan.
- b) A continuous Lake Scugog waterfront trail within the *Port Perry Urban Area* is recognized as a primary method of providing public access to the waterfront and for connecting waterfront areas, such as waterfront places and open spaces. The Township shall support the ongoing development of a continuous and co-ordinated Lake Scugog waterfront trail system within this area and shall support the Conservation Authority, Provincial agencies, community groups and the private sector in the development of this trail.

5 **RURAL SYSTEM**

The lands within the *Rural System* are entirely subject to Provincial Plans. The southerly third of the Township is located within the Oak Ridges Moraine Plan Area. The northerly two-thirds of the Township are located within the Greenbelt Plan Area. The policies in this section of the Plan are required to be consistent with these Plans.

The Official Plan designates the rural part of the Township into the following land use designations:

- Agricultural;
- Shoreline;
- Hamlet;
- Residential Cluster; and,
- Mineral Aggregate Extraction.

These designations are shown on Schedule A. In addition former Waste Disposal Sites are shown on Schedule A as FWD symbols.

5.1 **AGRICULTURAL**

The *Agricultural* designation applies to lands that are within the Greenbelt Plan established by the Province of Ontario. Lands within the *Agricultural* designation are considered by this Plan to be lands which have a high capability for agriculture. Lands that generally have soil Classes 1, 2 and 3 according to the Canada Land Inventory and lands that are predominantly used for agriculture are in the *Agricultural* designation as identified on Schedule A.

5.1.1 **Objectives**

The objectives of this designation are to:

- a) Recognize agriculture as the primary activity and land use;
- b) Maintain and preserve the agricultural resource base of the Township and encourage the consolidation of agricultural farm parcels;

- c) Protect land suitable for agricultural production from fragmentation, development and land uses unrelated to agriculture;
- d) Promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township;
- e) Preserve and promote the agricultural character of the Township and the maintenance of the natural countryside as an open space area;
- f) Provide for opportunities for further aggregate and possible mineral extraction in the Township; and,
- g) Implement the Greenbelt Plan.

5.1.2 Permitted Uses

The primary use of land in the *Agricultural* designation shall be agriculture. Additional permitted uses are limited to:

- a) An accessory residential dwelling for full-time farm help except where a property has been zoned to prohibit a new dwelling as a result of a previous severance;
- b) Archaeological activities;
- c) Commercial greenhouses and nurseries;
- d) Existing public uses;
- e) Farm related commercial/tourism establishments;
- f) Farm related industrial uses that directly service and support the agricultural industry and require locations in close proximity to farming operations;
- g) Forest, wildlife and fisheries management;
- h) Home occupations and home industries;
- i) Passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities;

- j) Riding and boarding stables;
- k) Single-detached dwellings on existing lots except where a property has been zoned to prohibit a new dwelling as a result of a previous severance;
- l) Transportation and utility facilities;
- m) Watershed management and flood and erosion control projects carried out or supervised by a public agency; and,
- n) Wayside pits and quarries and portable asphalt plants for public road works subject to the requirements of the Ministry of the Environment.

All uses in the *Agricultural* designation shall be designed, located and managed to not detract from the primary role of the *Agricultural* designation.

5.1.3 Severance Policy

It is the intent of this Plan that agricultural lands are to be preserved. Severances are prohibited except in the following situations:

- a) Acquiring land for infrastructure purposes;
- b) Facilitating conveyances to public bodies or non profit entities for natural heritage conservation provided it does not create a separate lot for a residential dwelling;
- c) Minor lot adjustments or boundary addition provided they do not create a separate lot for a residential dwelling;
- d) For agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size created is 40.5 hectares (100 acres); and,
- e) A severance of a residence surplus to a farming operation as a result of a farm consolidation, which residence was an existing use as of December 16, 2004, provided the retained farm parcel is zoned to prohibit any further severances and the establishment of any residential dwelling.

The severance of land for farm retirement or intra-family purposes shall not be granted.

Where applicable, the Provincial Minimum Distance Separation formulae or the *Environmental Protection Act* and regulations made thereunder shall apply to the division of land by severance.

5.1.4 General Development Policies

- a) The establishment of additional dwelling unit(s) on a commercial farm for bona fide farm help is permitted, provided the lands are appropriately zoned. Prior to considering an application for re-zoning and/or site plan approval, the Township shall be satisfied that the additional dwelling unit:
- i) Is required for farm help as set out in a detailed submission addressing matters such as labour requirements related to the size and nature of the farm operation, and an assessment of the available residential accommodation on the farm;
 - ii) Will be located within the existing farm-building cluster;
 - iii) Can be serviced by appropriate water and wastewater services; and,
 - iv) Will be designed and/or located to be compatible or otherwise blend in with the farm operation.

Additional dwellings will generally be required to be temporary dwellings that may be removed from the site if they are no longer required.

- b) Home Occupations are permitted in a single-detached dwelling, subject to the following criteria:
- i) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - ii) The use is clearly secondary to the primary residential use in terms of floor space utilization and is compatible with surrounding uses;

- iii) The use is completely located in the principal residence of the person conducting the home-based business;
- iv) The character of the dwelling as a private residence is preserved;
- v) Adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
- vi) The use will not cause a traffic hazard;
- vii) The use can be serviced with appropriate water and wastewater systems; and,
- viii) The signage advertising the use is to be designed and located in accordance with the Township's Sign By-law.

The implementing Zoning By-law shall further detail appropriate performance standards for Home Occupations.

- c) Home Industries are permitted subject to Site Plan Control. Prior to approving a Site Plan Application, Council shall be satisfied that:
 - i) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - ii) The use is clearly secondary to the primary residential use or agricultural use on the lot and is compatible with surrounding uses;
 - iii) The character of the area is preserved;
 - iv) Adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
 - v) The use will not cause a traffic hazard;
 - vi) The use can be serviced with appropriate water and wastewater systems;

- vii) The signage advertising the use is to be designed and located in accordance with the Township's Sign By-law;
- viii) The building housing the proposed use is located within the existing farm-building cluster and shall utilize a common driveway with the principal use of the property;
- ix) The use does not occupy a gross floor area in excess of 200 square metres in an accessory building;
- x) The proposed use is set back from all lot lines by at least 30 metres;
- xi) Where permitted, open storage associated with the proposed use shall be screened from view and located within a fenced compound;
- xii) The use has a limited number of employees; and,
- xiii) Retail sales shall be limited to goods or products produced on the property.

The implementing Zoning By-law shall further detail appropriate performance standards for Home Industries.

- d) Farm related commercial/tourism establishments on farm properties are permitted subject to Site Plan Control in accordance with this Plan. Prior to approving such an application, Council shall be satisfied that:
 - i) The use is clearly associated with and located on a commercial farm;
 - ii) The retail component has a gross floor area of no more than 500 square metres;
 - iii) The majority of the products offered for sale, in terms of monetary value, are produced or manufactured on the farm property;
 - iv) The proposed use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;

- v) Adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
- vi) The proposed access to the site will not cause a traffic hazard;
- vii) The proposed use can be serviced with appropriate water and wastewater systems;
- viii) The proposed use enhances the rural and open space character of the Township through the preservation of older barns and/or the establishment of a built form that is compatible with the rural surroundings;
- ix) The building housing the proposed use is located within the existing farm-building cluster where possible and shall utilize a common driveway with the principal use of the property; and,
- x) The signage advertising the use is to be designed and located in accordance with the Township's Sign By-law.

The Implementing Zoning By-law shall further detail appropriate performance standards for commercial/tourism uses on farm properties.

- e) Farm related industrial establishments on farm properties are permitted subject to Site Plan Control in accordance with this Plan. Prior to approving such an application, Council shall be satisfied that:
 - i) The proposed use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - ii) Adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;

- iii) The proposed access to the site will not cause a traffic hazard;
 - iv) The proposed use can be serviced with appropriate water and wastewater systems;
 - v) The proposed use enhances the rural and open space character of the Township through the preservation of older barns and/or the establishment of a built form that is compatible with the rural surroundings; and,
 - vi) The signage advertising the use is to be designed and located in accordance with the Township's Sign By-law.
- f) New and expanding major recreational uses such as golf courses or camp grounds shall not be permitted in the *Agricultural* designation.

5.2 SHORELINE

The *Shoreline* designation applies to lands which are located in the Rural System adjacent to the shoreline of Lake Scugog and Chalk Lake which are used primarily for low density residential development, tourist commercial and resort development. The *Shoreline* designation is identified on Schedule A.

5.2.1 Objectives

The objectives of this designation are to:

- a) Recognize low density residential development as the primary land use and to protect the residential character;
- b) Encourage small scale tourist establishments and resort commercial development related to Lake Scugog;
- c) Direct and focus tourist commercial uses to specific areas in the Township where those uses will be compatible with adjacent land uses;

- d) Improve development conditions on the shoreline of Lake Scugog and Chalk Lake including the adjacent natural areas and to ensure the lake quality is maintained or improved;
- e) Maintain and protect the natural features of the shoreline area including fish habitat, shoreline nesting areas and indigenous vegetation; and,
- f) Encourage the establishment and maintenance of a natural vegetative buffer adjacent to the shoreline areas.

5.2.2 Permitted Uses

The principal use of land in the *Shoreline* designation shall be residential. Additional permitted uses on the Lake Scugog shoreline shall be limited to:

- a) Recreational and tourist commercial uses such as recreational camps, marinas and resorts;
- b) Ancillary uses and activities such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature or eating establishments; and,
- c) Open space, parks and natural areas.

5.2.3 General Development Policies

5.2.3.1 Residential

- a) New residential lots shall only be permitted by consent or small-scale plan of subdivision within the Shoreline designation provided these new lots are compatible and do not promote strip development.
- b) Upon designation of the Shoreline Residential Area boundary no further expansions shall be permitted.
- c) Only development on existing lots of records shall be permitted on existing private roads. New lots shall have frontage on and direct access on a year-round publicly maintained road or a road owned and maintained by a Condominium Corporation.

- d) Residential development including conversions from seasonal to permanent use or the expansion of dwellings by 50 percent of the current size shall utilize wastewater systems that incorporate tertiary treatment that will significantly reduce or prevent the migration of phosphorus and nitrogen into Lake Scugog or Chalk Lake.
- e) Residential development in the *Shoreline* designation shall be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character.
- f) Development shall demonstrate that:
 - i) There will be no negative effects on key natural heritage features or key hydrologic features;
 - ii) Connectivity between key natural heritage features and key hydrologic features will be maintained;
 - iii) The disturbed area of the site will not exceed 25 percent of the site and the impervious surface shall not exceed 10 percent;
 - iv) 30 percent of the total developable area of the site will remain naturally vegetated or returned to natural self-sustaining vegetation;
 - v) Buildings or structures will not occupy more than 25 percent of the total developable area;
 - vi) Buildings are set back from the shoreline by 30 metres;
 - vii) A vegetation buffer of 30 metres utilizing native plants is created adjacent to the shoreline; and,
 - viii) The ecological features and functions of the shoreline are protected and enhanced.
- g) Development in the *Shoreline* designation shall make provision for public access to Lake Scugog by roads, water and trails. The

Township will acquire easements and waterfront lands wherever possible.

5.2.3.2 Commercial

- a) New tourist establishments and resort commercial developments generating more than 4,500 litres of wastewater effluent per day shall require an amendment to this Plan. Commercial developments shall not be permitted on Chalk Lake.
- b) Existing small scale commercial uses which generate less than 4,500 litres per day of domestic waste may be permitted to expand or change uses by an amendment to the Zoning By-law.
- c) The Zoning By-law will provide specific zoning for commercial uses that will limit the extent to which these uses can expand without an amendment to the By-law.
- d) In considering an application to permit a new use or a significant expansion to an existing use, the Township shall have regard to:
 - i) The potential impact on adjacent land uses and traffic;
 - ii) The potential environmental impact on natural heritage features and hydrologic features;
 - iii) The economic benefits and costs related to the development; and,
 - iv) The appearance of the proposed buildings and the visual impact from Lake Scugog.
- e) All commercial uses shall have direct access to a year-round publicly maintained road.
- f) All new tourist establishments and resort commercial developments in the *Shoreline* designation will be subject to the policies of Paragraph g) of Subsection 5.2.3.1 of this Plan.
- g) Regard shall be had for the layout and design of tourist establishments, resort commercial developments and commercial uses such that the internal road pattern provides for the adequate

movement of vehicular traffic including emergency and service vehicles. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

- h) Setbacks for structures and uses requiring proximity to the water such as docks, boat houses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law and will be subject to the Rideau Canal and Trent-Severn Waterway In-Water and Shoreline Works and Related Activities policy document.
- i) An application for development of a resort commercial use which requires an Amendment to either this Plan or the implementing Zoning By-law shall be accompanied by a detailed hydrogeological report with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services. All private water supply and effluent treatment systems shall be installed in accordance with the authority responsible for their approval. Wastewater treatment systems shall require tertiary treatment. Stormwater management shall ensure that water quality treatment is provided.
- j) Regard shall be had for the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan.
- k) The provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.
- l) Notwithstanding the provisions of subsection (a) to the contrary, a tourist resort located on Part of Lots 21 and 22, Concession 6 (Reach) having a total of 230 units including hotel rooms and fractional or time-share recreational residential units shall be permitted subject to the following:

OPA No.1
Marsh Forest
By-law 48-13

- i) The development shall be phased so that not more than 115 units shall be developed in the first phase. Approval for proceeding to subsequent phases shall be contingent upon the Township and the Region acceptance of water monitoring records that demonstrate that the initial phase has had no significant impact on the wells that service the neighbouring residential uses.
- ii) The Zoning By-law shall be amended to permit the proposed development only when the following has been completed:
 - Issuance of an Environmental Compliance Approval for the sewage and water services, storm water management facilities and ground sourced heating and cooling as may be required;
 - Submission of a Financial Impact Study and Market Demand Study that confirms the viability of the project and the financial impact on the Township;
 - Approval from the Ministry of Natural Resources for potential damage to an Endangered Species being butternut trees on the property;
 - Approval from Parks Canada (Trent Severn Waterway) and Ministry of Natural Resources as may be necessary to develop a waterfront boat launching and docking facility to be used in conjunction with the resort;
 - A final site plan on which to base zoning that will prevent the development and alteration of lands deemed to be part of a significant woodland or wetland and the associated buffers;
 - Completion of preliminary design for improvements to Portview Road that will ensure safe access to the site;
 - Establishment of an easement over the lands to enable public access to the waterfront;

- Completion of Phase 3 and 4 Archeological studies as may be required based on the final site plan; and
 - Other matters outlined in Section 5.2.4 of this Plan.
- iii) The Township will utilize Site Plan control to ensure that the requirements of Section 5.2.3 of this Plan with respect to the amount of disturbed lands, buildings and structures and vegetative protection areas are met.
- iv) The Zoning By-law will establish a clear definition of this use in order to establish that permanent occupation of the proposed recreational residential units shall be prohibited.

5.2.4 Waterfront Design

- a) Waterfront Design policies address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focus on:
- i) The connections between people and these places;
 - ii) The relationship between buildings and the lake, natural areas and vegetative buffers, and other uses;
 - iii) The lake as public domain; and,
 - iv) The processes for ensuring sustainable lakefront communities.
- b) It is anticipated that the Township's waterfront may see considerable growth and change during the life of this Plan. In order to ensure that the waterfront areas evolve in a manner that enhances the quality of waterfront life, it is the desire of Council to create and encourage a high quality of built form that is sensitive to Lake Scugog and relates to the principles listed above. On this basis, the objectives of this Plan relating to waterfront design are to:
- i) Exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design;

- ii) Be sensitive to the impact of light and sound on the lake environment; and,
 - iii) Protect significant natural heritage values and ecological functions.
- c) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms.
- d) The design of all buildings shall have regard to appropriate setbacks and the protection or provision of vegetative buffers along the lakefront. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest. Generally, building articulation features such as canopies, decks, and varying facade materials and stepbacks should be used to reinforce a lake friendly scale.
- e) The Zoning By-law implementing this Official Plan will include regulations that will:
 - i) Limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the shoreline, and impose total coverage regulations which may be less than permissible lot coverage;
 - ii) Limit the size of the waterfront dwellings based on the height of the dwelling;
 - iii) Limit the expansion and additions to existing dwellings where the building does not comply with the By-law performance standards including shoreline setbacks and servicing;
 - iv) Limit the height of buildings within 60 metres from the shoreline of a lot to ensure that the building height does not intercept the natural tree line when viewed from the water;

- v) Limit the size of docks to a maximum percent of the shoreline frontage of the lot or a defined size, whichever is greater;
- vi) Provide width, height and setback standards to limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline; and,
- vii) Permit boathouses, which include boat ports, as established by the implementing Zoning By-law, which will specify:
 - .1 Minimum lot frontage standards to permit boathouses, including boat ports;
 - .2 Maximum height and width standards; and,
 - .3 Width, height and setback standards in the implementing Zoning By-law will limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline.
- f) The Township will require site plan approval for all new development in the *Shoreline* designation.
- g) Natural features shall dominate the shoreline, with the Township generally requiring that up to 90 percent of the front 20 metres of a lot be maintained in a natural vegetative state.
- h) Landscaping utilizing natural vegetation and indigenous species only shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development, where necessary. Invasive species or species requiring the use of pesticides, herbicides and fertilizers shall be discouraged. Existing natural areas between uses should be preserved wherever possible.
- i) Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.
- j) Non-residential buildings higher than two storeys should be designed to minimize overlook conditions particularly if located

adjacent to existing residential dwellings. Massing strategies such as stepping down towards buildings of lower height should be employed to minimize impacts.

- k) Development on private lands shall be designed with the intent of recognizing the relationship between the public realm and adjacent land uses.
- l) Noise generating activities should be located away from sensitive land uses, such as residential areas and public waterfront areas, and buffered as necessary.
- m) Lighting shall be designed to minimize light trespass onto adjacent lands and the water.
- n) When a non-residential development is located adjacent to existing or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as shadowing and high wind speeds. Site Plan applications may be required to submit wind and/or shadow studies to address such potential conditions.
- o) When a non-residential development abuts a street with a residential use on the opposite side, the frontage should be treated with a wide landscaped strip and, where possible, parking shall not be located closer to the street than the building face.
- p) On large sites, efforts should be made to encourage pedestrian linkages between uses and adjacent sites.

5.3 HAMLET

The *Hamlet* designation applies to lands within the boundaries of Blackstock, Caesarea, Epsom, Greenbank, Manchester, Nestleton, Nestleton Station, Seagrave and Utica which are identified on Schedule A. The *Hamlets* provide an important residential, commercial and social function in the rural area. The boundaries of the *Hamlets* are further delineated in maps provided in Schedules H-1 to H-9 of the Plan.

5.3.1 Objectives

The objectives of this designation are to:

- a) Recognize the unique and historic nature of the communities that provide a transition between the *Port Perry Urban Area* and the surrounding agricultural and rural landscape;
- b) Maintain the character and amenities of the existing rural communities in the Township;
- c) Direct the majority of non-farm rural development to areas where similar development currently exists;
- d) Provide opportunities for small-scale commercial, industrial and tourism related uses that are compatible with the character and scale of the *Hamlet*;
- e) Ensure that new development in the *Hamlets* are sustainable on the basis of partial or private services; and,

DEFERRAL 2-3

- f) Recognize Blackstock as a future Urban Settlement within the Township.

5.3.2 Permitted Uses

Land in the *Hamlet* designation may be used for the following:

- a) Single-detached or semi-detached dwellings;
- b) Home occupations and home industries;
- c) Public institutional uses such as schools, places of worship and community halls;
- d) Commercial uses and new commercial uses serving the *Hamlet*, surrounding rural areas and supporting tourism in the area; and,
- e) Public parks.

5.3.3 General Development Policies

- a) Following the adoption of this Plan no further *Hamlet* boundary expansion will be considered during the life of the Plan.
- b) Residential development shall occur generally by plan of subdivision. However, infilling or minor expansions through the creation of lots by severance may be permitted subject to the approval of the water and wastewater services by the Ministry of the Environment or the Durham Region Health Department.
- c) In addition to the requirements of the *Planning Act*, an application for approval of a draft plan of subdivision within a *Hamlet* shall be accompanied by:
 - i) A current hydrogeological report, based on test wells on the subject site, addressing existing conditions and the potential impact of the proposed subdivision on the available water supply in terms of quantity, quality and sustainable yield for both the proposed and existing wells. The report shall also assess the potential impact of proposed private wastewater systems on the groundwater supply in terms of bacterial and chemical parameters, as determined by the Durham Region Health Department and the Ministry of the Environment;
 - ii) A lot servicing plan, indicating the proposed location of all structures, drilled wells and the subsurface wastewater system envelopes, including a 100 percent replacement area for each in ground conventional Class 4 sewage disposal system;
 - iii) In the case of Blackstock which is serviced by municipal water supply, a report demonstrating to the satisfaction of the Region of Durham that development on partial municipal services is feasible and sustainable as an interim servicing solution pending the availability of full municipal or communal services;
 - iv) A report of the results of a soil sampling program that adequately represents the geology of the subdivision; and,

- v) An existing and final grading plan indicating elevations and lot drainage patterns.
- d) Multi-lot residential development shall require the preparation of a hydrogeological study satisfactory to the Township and the Region of Durham.
- e) While legally existing legal non-conforming uses are permitted in *Hamlet* areas, expansion of uses which are incompatible due to noise, odour or other emissions will be discouraged.
- f) The minimum lot size in a *Hamlet* shall not be less than that required for the safe and efficient operation of private individual water and wastewater services on the site. In Blackstock consideration of the municipal water system shall be given.
- g) New development shall be designed to maintain the historic rural character of the *Hamlet* areas. The built form and building materials should reflect this character. The Township may use Site Plan Control within the *Hamlet* areas to ensure that new development is compatible with the existing community.
- h) New Commercial uses and expansions to existing uses may be permitted provided that the Township is satisfied that:
 - i) The proposed expansion is compatible with the character of the surrounding neighbourhood;
 - ii) The gross floor area of the existing use and the proposed expansion shall not exceed 500 square metres;
 - iii) The use has frontage and direct access onto a public road;
 - iv) The use can be serviced with appropriate water and wastewater systems;
 - v) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - vi) Adequate parking and loading facilities and landscaping can be provided on the site; and,

- vii) Fencing, landscaping, berming or a combination of these features shall be utilized to ensure that the use is adequately screened from existing and planned residential uses.
- i) The maximum size of a permitted non-residential use shall be 500 square metres of gross floor area and may require a hydrogeological study to the satisfaction of the Township and the Region of Durham should wastewater flows exceed 4,500 litres per day.
- j) Where a proposed non-residential use abuts or is in close proximity to an existing residential use, fencing, landscaping or berming, or a combination of these features, shall be utilized to ensure that there is adequate screening between the uses.
- k) The Township will seek to improve the recreational facilities and programs available to residents within *Hamlets*. Funding for such improvements may be acquired through the sale of surplus municipal land, cash-in-lieu of parkland, community events or contributions. Continued community involvement in the operation of these facilities and programs is encouraged.
- l) The establishment of a new permitted non-residential use or an expansion to an existing non-residential use shall be subject to Site Plan Control.

5.3.4 Blackstock

DEFERRAL 2-4

Blackstock is recognized as a Village or Town in the Greenbelt Plan to reflect its historic independent municipal status, level of community facilities and services and municipal water system.

- a) The Township will work with the Region of Durham to examine the opportunities to provide municipal wastewater treatment services including opportunities for innovative or alternative sewer treatment services in Blackstock.
- b) Following an Environmental Assessment that supports the provision of municipal services in Blackstock, a Secondary Planning Process shall be undertaken by the Township. This process shall determine:

- i) Housing densities and forms that make efficient use of lands, density and affordability, infrastructure, the needs of future residents and the objectives of the Growth Plan;
 - ii) Compatibility of new development with current developments;
 - iii) The extent to which community commercial and employment facilities should be developed in the community;
 - iv) Traffic impacts and road improvements;
 - v) The adequacy of recreational facilities and parks;
 - vi) More detailed examination of environmental features and conditions;
 - vii) Enhancement of the community core of Blackstock; and,
 - viii) Development in Blackstock will be limited to infilling and minor rounding out of the current built-up area until a long-term servicing strategy has been established.
- c) A Blackstock Secondary Plan shall be approved as an Amendment to this Plan in accordance with the requirements of the Region of Durham and the *Planning Act*. A concurrent Durham Regional Official Plan Amendment shall also be required.

5.4 RESIDENTIAL CLUSTERS

This designation only applies to existing residential clusters which have developed in the rural area. *Residential Clusters* are settlement areas of a smaller scale than *Hamlets* and include Saintfield and Cadmus. *Residential Clusters* are identified on Schedule A.

5.4.1 Objectives

The objectives of this designation are to:

- a) Recognize the existing *Residential Clusters* in the Township; and,

- b) Provide for limited infill development on existing lots and minor expansions to existing uses provided they can be serviced with private water and wastewater services.

5.4.2 Permitted Uses

- a) Single-detached or semi-detached dwellings;
- b) Home occupations and home industries; and,
- c) Local parkland that serves the needs of the *Residential Clusters* and surrounding rural area.

5.4.3 General Development Policies

- a) The expansion of the *Residential Clusters* beyond the current boundaries shall not be permitted. In addition, the establishment of new *Residential Clusters* will not be permitted.
- b) Residential infill development within the boundary of the *Residential Clusters* may be permitted subject to the following:
 - i) Infill development is privately serviced and meets the standards of the Region of Durham and the Ministry of the Environment;
 - ii) It is demonstrated that surrounding agricultural operations can continue with normal farm practices;
 - iii) The infill development complies with the Minimum Distance Separation Formulae;
 - iv) The infill development is not located in key natural heritage or hydrologic features, lands farmed within the *Agricultural* designation or in the Oak Ridges Moraine; and,
 - v) The infill development does not result in the creation of more than three new lots, or would extend or promote strip development.
- c) Expansions to existing non-residential uses may be permitted subject to an amendment to the Zoning By-law. Such uses will be subject to Site Plan Control.

- d) For the Residential Cluster at Chalk lake, the provisions of the modified Section 5.2.3.1 d), e) and f) and Section 5.2.4 e) and g) shall apply to new development and significant expansions to existing development.

5.5 MINERAL AGGREGATE EXTRACTION

This designation only applies to lands that are currently licensed for aggregate and mineral extraction by the Ministry of Natural Resources. The *Mineral Aggregate Extraction* designation is identified on Schedule A.

5.5.1 Objectives

The objectives of this designation are to:

- a) Recognize existing pits and quarries and protect them from activities that would preclude or hinder their continued use or expansion;
- b) Protect known aggregate deposits and areas of high potential mineral aggregate resources for potential future extraction;
- c) Ensure that new pits and quarries will not have a negative impact on significant natural heritage and hydrologic features and related ecological functions;
- d) Ensure that the haul routes used are appropriate;
- e) Ensure that extractive activities are carried out in a manner that minimizes environmental and social impacts;
- f) Ensure that aggregate extraction operations are designed to minimize visual impacts on the open space character of the rural landscape; and,
- g) Ensure the progressive rehabilitation of pits and quarries to an appropriate after use.

5.5.2 Permitted Uses

Permitted uses on lands designated *Mineral Aggregate Extraction* are limited to:

- a) The extraction of stone, gravel, sand and other aggregates and associated operations such as crushing, screening, washing and aggregate storage;
- b) Agricultural operations;
- c) Essential transportation and utility facilities;
- d) Watershed management and flood and erosion control projects carried out or supervised by a public authority;
- e) Forestry and resource management uses;
- f) Archaeological activities;
- g) Non-intensive recreation uses such as nature viewing and pedestrian trail activities; and,
- h) Wayside pits and quarries and portable asphalt plants.

The establishment of permanent concrete batching plants or asphalt plants on lands within the *Mineral Aggregate Extraction* designation is not permitted.

5.5.3 General Development Policies

- a) Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment or rezoning.
- b) Development of new aggregate uses or expansions to existing uses shall proceed by Official Plan Amendment only, subject to the following policies. When considering applications for new Aggregate uses, preference shall be given to those areas identified as Primary Aggregate Areas on Schedule E.
- c) In order to preserve the scenic beauty and amenity of the area, extractive operations will generally be restricted to areas that are not exposed to public view or can be substantially screened through berms and vegetation.

- d) Extractive operations will generally be prohibited within approximately 120 metres of any lands adjoining the *Port Perry Urban Area* or property designated *Residential Cluster, Hamlet* or *Shoreline* by the Plan. Where a proposed extractive operation borders on other uses, where land use compatibility issues may arise, the Township at its discretion may require that the buffer area of 120 metres shall also apply.
- e) No pit shall be excavated so that its edge is at a point less than 30 metres from the limit of any road right-of-way and 15 metres from any adjoining property line unless the adjoining property is also zoned for Aggregate uses.
- f) New residential lots will not be permitted to establish within 120 metres of existing *Mineral Aggregate Extraction* designations.
- g) All extractive uses must satisfy the requirements of the Ministry of the Environment as to water supply, disposal of liquid wastes and control of air pollution.
- h) Where aggregate extraction is permitted on lands designated *Agricultural*, agricultural rehabilitation of the site shall be carried out and substantially the same acreage and average soil capability for agriculture shall be restored following rehabilitation.
- i) Extractive operations including wayside pits and haul routes shall not conflict with the following criteria:
 - i) The protection of natural heritage and hydrologic features ecological, geological, historic and archaeological sites or areas;
 - ii) The protection of surface and groundwater resources;
 - iii) The maintenance of prime agricultural land in accordance with the Provincial Policy Statement;
 - iv) The minimization of the adverse impact of extractive and accessory operations on existing and approved residential development; and,

- v) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.
- j) Extractive operations shall be screened while in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment. Screening shall incorporate the following:
 - i) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes;
 - ii) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape;
 - iii) All plantings should be properly maintained to ensure continued survival and good growth rates; and,
 - iv) Where the existing forest is adequate to be considered as an effective screen along the perimeter of the site, no artificial berming or stock piling of overburden materials will be permitted within the forested area being used as a natural screen.
- k) A wayside pit shall be permitted in the *Mineral Aggregate Extraction, Agricultural* designations without an amendment to the implementing Zoning By-law. An application for a wayside permit shall be accompanied by:
 - i) A sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used; and,
 - ii) A rehabilitation statement or plan compatible with the proposed operation and land use in the area.
- l) The comments of the Township and neighbouring residents will be solicited on applications for wayside permits.
- m) The opportunity to use mineral aggregate resources which would not be otherwise commercially developed, including abandoned

- pits and quarries, shall be considered prior to issuing a wayside permit.
- n) Where lands designated as *Mineral Aggregate Extraction* are no longer licensed for aggregate extraction, those lands shall be considered to be designated *Agricultural*. This Plan will be updated to reflect this change in designation during the next five-year review.
- o) The following policies shall apply to the establishment or enlargement of aggregate operations in the Oak Ridges Moraine Planning Area:
- i) New aggregate operations and wayside pits may be permitted in the *Natural Linkage Area* and *Agricultural* designations and shall only be considered by an Official Plan Amendment application. In no circumstance shall a new aggregate operation or the expansion of an *existing* operation beyond approved boundaries be permitted in the *Natural Core Area* designation.
 - ii) Applications for mineral aggregate operations or wayside pits in the *Natural Linkage* designations shall not be approved unless the proponent demonstrates that:
 - .1 The quantity and quality of groundwater and surface water will be maintained and, where possible, improved or restored;
 - .2 The health, diversity, size and connectivity of Key Natural Heritage Features on the site or on adjacent land, will be maintained and, where possible, improved or restored;
 - .3 That as much of the site as possible will be rehabilitated;
 - .4 In the case of land in a prime agricultural area, by restoring the land so that it can be used for agriculture;
 - .5 In all other cases, by establishing or restoring natural self-sustaining vegetation; and,

- .6 If there are areas of natural and scientific interest (earth science) on the site or on adjacent land, that the geological or geomorphological attributes for which they were identified will be protected.
- iii) In addition to the above requirements, applications for mineral aggregate operations and wayside pits in the Natural Linkage Designation shall not be approved unless the proponent demonstrates:
 - .1 There will be no extraction within 1.5 metres of the water table;
 - .2 The extraction of mineral aggregates from the site will be completed as quickly as possible; and,
 - .3 The entire site will be rehabilitated as quickly as possible, and in the case of a prime agricultural area, by restoring the land so that the average soil quality of each area is substantially returned to its previous level and in all other cases, by establishing or restoring natural self-sustaining vegetation.
- iv) In order to maintain connectivity, when a mineral aggregate operation or wayside pit is located in a *Natural Linkage Area*, there shall at all times be an excluded area (which, for greater certainty, may contain both undisturbed land and land whose rehabilitation is complete) that,
 - .1 Is at least 1.25 kilometres wide;
 - .2 Lies outside the active or unrehabilitated portions of the area being used; and,
 - .3 Connects part of the Natural Linkage Area outside the mineral aggregate operation or wayside pit.
- v) An application for mineral aggregate operation or wayside pit in a Key Natural Heritage Feature as shown on Schedule E may only be approved provided:
 - .1 The proponent demonstrates that:

- The long-term ecological integrity of the site will be maintained, or where possible improved or restored;
 - The extraction of mineral aggregates from the area within the Key Natural Heritage Feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation; and,
 - The area from which mineral aggregates are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation of equal or greater ecological value.
- vi) An application for mineral aggregate operation or wayside pit in a Landform Conservation Area as shown on Schedule D shall not be approved unless the proponent demonstrates that:
- .1 The area from which the mineral aggregates are extracted will be rehabilitated to establish a landform character that blends in with the landform patterns of the adjacent lands; and,
 - .2 The long-term ecological integrity of the subject lands will be maintained, or where possible improved or restored.
- vii) The Township shall work cooperatively with the aggregate industry to develop and implement comprehensive rehabilitation plans for the parts of the Oak Ridges Moraine that are affected by mineral aggregate operations.
- viii) Mineral aggregate operations are exempt from the site alteration and land form conservation policies of this Plan.

6 **GREENLANDS SYSTEM**

The Official Plan designates the natural areas within the Township into several land use designations that recognize the natural heritage features within the Greenbelt and the Oak Ridges Moraine and connecting linkages. It is noted that the boundary of the Oak Ridges Moraine is fixed and cannot be changed. The boundary of the Greenbelt Plan is prescribed by Ontario Regulation 59/05 as provided by the *Greenbelt Act, 2005*.

The *Greenlands System* includes the following sub-designations:

- Greenbelt
 - Natural Core Area
 - Natural Linkage Area
- Oak Ridges Moraine
 - Natural Core Area
 - Natural Linkage Area
 - Countryside Area

This section also includes policies related to two significant natural environmental features within the Township, being the Nonquon River Watershed and East Cross Forest.

6.1 **OBJECTIVES**

The objectives of the *Greenlands System* are to:

- a) Establish a balanced relationship between development and nature by preserving natural features and ecological systems and protecting people and property from environmental hazards;
- b) Maintain, improve and where possible, restore the health, diversity, size and connectivity of natural heritage features, hydrologically sensitive features and related ecological functions;
- c) Maintain natural stream form and flow characteristics and the integrity and quality of watercourses;

- d) Ensure that only land uses that maintain, improve or restore the ecological and hydrological functions of the *Greenlands System* are permitted;
- e) Ensure that the *Greenlands System* is maintained as a series of inter-connected natural features for the benefit of present and future generations;
- f) Encourage the acquisition of land that is the site of significant natural heritage features by public authorities for conservation purposes;
- g) Provide the tools to properly assess development applications located in close proximity to natural heritage features;
- h) Ensure that development is appropriately setback from significant natural heritage features;
- i) Eliminate the potential for the loss or fragmentation of significant wetlands and the habitats and ecological functions they provide;
- j) Encourage and support the Ministry of Natural Resources and the appropriate Conservation Authority in conducting evaluations of unevaluated wetlands within the Township;
- k) Provide opportunities, where appropriate, for passive outdoor recreational activities;
- l) Protect significant scenic and cultural heritage resources;
- m) Recognize and protect the Nonquon River for its significant natural heritage features and ecological functions; and,
- n) Protect the East Cross Forest and its ecological function.

6.2 GENERAL DEVELOPMENT POLICIES

- a) The Township supports the need to undertake multi-stakeholder watershed planning studies in order to protect the integrity of ecological and hydrological functions and shall establish priorities for the preparation of watershed plans. In this regard, the Township will work in partnership with the Ministry of Natural

Resources, Conservation Authorities, adjacent municipalities and other agencies in the preparation of watershed plans.

- b) Where any land within the *Greenlands System* is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public or will be purchased by any Township or other public agency.
- c) The Township shall work with the Region of Durham, Conservation Authorities and Province to develop and implement a land securement strategy that would result in the transfer of lands within the *Greenlands System* into public ownership. The Township shall consider opportunities to obtain dedication of lands or conservation easements within the *Greenlands System* through the development approval process.
- d) The Township will pursue a variety of mechanisms to achieve the preservation of woodlands, such as the preparation of forest management plans, conservation easements, municipal purchase, parkland dedication, gratuitous dedication, and density transfer.
- e) Additional information regarding natural heritage features and hydrologically sensitive features may become available through detailed evaluation of development applications or further study. The incorporation of additional natural heritage features may be undertaken without further amendment to this Plan.
- f) Development will not be approved where an Environmental Impact Study, Natural Heritage Evaluation or a Hydrological Evaluation completed identifies unacceptable negative impacts on the natural heritage system. The EIS may identify a vegetation protection zone which:
 - i) Is of sufficient width to protect the Key Natural Heritage Feature or Key Hydrologic Feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after, construction, and where possible, restore or enhance the feature and/or its function; and,

- ii) Is a minimum of 30 metres and is established to achieve, and be maintained as natural self-sustaining vegetation.
- g) All existing, expanded or new infrastructure including municipal water supply and sanitary sewers subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the *Greenlands System* subject to the policies of this section of the Plan and provided it meets one of the following two objectives:
- i) It supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or,
 - ii) It serves the significant growth and economic development expected in Southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.
- h) Stormwater management ponds are prohibited in Key Natural Heritage Features or Key Hydrologic Features (also referred to in this Plan as Hydrologically Sensitive Features) or their vegetation protected zones. Naturalized stormwater management ponds are permitted within 120 metres of a Key Hydrologic Feature provided they are located a minimum of 30 metres away from the edge of the river/stream and in the vegetation protection zones of any abutting Key Natural Heritage Features or Key Hydrologic Features. Stormwater management ponds should avoid hydrologically sensitive features. All naturalized stormwater ponds will be subject to a natural heritage evaluation.

6.3 GREENBELT – NATURAL CORE AREA

Natural Core Area include areas with the highest concentration of sensitive and/or significant natural features and functions and the designation applies to lands that are within the Greenbelt Plan established by the

Province of Ontario. These areas are to be managed as a connected and integrated natural heritage system recognizing the functional inter-relationships between them.

This designation also applies to lands located in the Greenbelt which form a natural 30 metre vegetative protective buffer zone for natural heritage features. The vegetation protection zone is measured from the outside boundary of the Key Natural Heritage or Key Hydrologic Feature.

The Natural Heritage System that makes up the *Natural Core Area* comprises the following Key Natural Heritage Features and Key Hydrologic Features:

- Significant habitat of endangered species, threatened species and special concern species;
- Fish habitat;
- Wetlands;
- Life Science Areas of Natural and Scientific Interest (ANSIs);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat;
- Sand barrens, savannahs and tall grass prairies; and alvars;
- Permanent and intermittent streams;
- Lakes;
- Seepage areas and springs, and wetlands; and,
- A minimum 30 metre vegetative buffer around these features.

6.3.1 Objectives

The objectives of this designation are to:

- a) Prohibit development or site alteration within key natural heritage features and key hydrologic features and their related vegetative protective buffer area; and,
- b) Preserve and maintain the environmental features and functions of the vegetative protective buffer area.

6.3.2 Permitted Uses

- a) Existing agricultural operations;

- b) Forest, wildlife and fisheries management;
- c) Watershed management and flood and erosion control projects carried out or supervised by a public agency, but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;
- d) Transportation, infrastructure, and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- e) Passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities and pre-existing snowmobile trails;
- f) Archaeological activities;
- g) Single-detached dwellings and accessory uses on existing lots of record if it is demonstrated that:
 - i) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
 - ii) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- h) Existing agricultural operations and expansions to existing agricultural buildings and structures and accessory uses within Key Natural Heritage Features and Key Hydrologic Features if it is demonstrated that:
 - i) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
 - ii) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- i) Mineral aggregate extraction operations subject to Section 5.5 of this Plan and the following:

- i) No new mineral aggregate operation and no wayside pits and quarries, or any ancillary or accessory use thereto will be permitted in the following Key Natural Heritage Features and Key Hydrologic Features:
 - .1 Significant wetlands;
 - .2 Significant habitat of endangered species and threatened species; and,
 - .3 Significant woodlands unless the woodland is occupied by young plantation or early successional habitat (as defined by the Ministry of Natural Resources).

- ii) An application for a new mineral aggregate operation or new wayside pits and quarries may only be permitted in other Key Natural Heritage Features and Key Hydrologic Features not identified in Paragraph i) of Subsection 6.3.2 of this Plan and any vegetation protection zone associated with such other feature where the application demonstrates:
 - .1 How the water resources system will be protected or enhanced; and,
 - .2 How the aquatic areas remaining after extraction are to be rehabilitated and how the Key Natural Heritage Features and Key Hydrologic Features will be maintained or restored to the extent possible, or improved.

- iii) Any application for a new mineral aggregate operation or the expansion of an existing mineral aggregate operation shall be required to demonstrate:
 - .1 How the connectivity between Key Natural Heritage Features and Key Hydrologic Features will be maintained before, during and after the extraction of mineral aggregates;
 - .2 How the operator could immediately replace any habitat that would be lost from the site with equivalent

habitat on another part of the site or on adjacent lands;
and,

- .3 How the water resource system will be protected or enhanced.
- iv) An application for the expansion of an existing mineral aggregate operation may be permitted in the *Natural Core Area*, including Key Natural Heritage Features and Key Hydrologic Features, and in any associated vegetation protection zone only if the related decision is consistent with the Provincial Policy Statement.

6.4 GREENBELT – NATURAL LINKAGE AREA

The *Natural Linkage Area* designation applies to lands located in the Greenbelt that form a vegetative buffer zone for key natural heritage features lands in the Natural Heritage System. This designation forms part of a central corridor system that supports or has the potential to support movement of plants and animals and provide linkages to natural heritage features.

6.4.1 Objectives

The objectives of this designation are to:

- a) Preserve and maintain the environmental features and functions of the linkages;
- b) Continue with stewardship, remediation and appropriate park and trail initiatives which maintain and enhance the ecological features and functions found in these linkages; and,
- c) Prohibit development within other significant natural heritage and hydrologic features unless it is demonstrated through an EIS approved by the Township and the Region of Durham in consultation with the appropriate Conservation Authority that there will be no negative impacts on the feature or their related ecological function.

6.4.2 Permitted Uses

- a) Agriculture, agriculture related and secondary uses;
- b) Forest, wildlife and fisheries management;
- c) Watershed management and flood and erosion control projects carried out or supervised by a public agency, but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;
- d) Transportation, infrastructure, and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- e) Passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities;
- f) Archaeological activities;
- g) Single-detached dwellings and accessory uses on existing lots of record if it is demonstrated that:
 - i) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
 - ii) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- h) Existing agricultural operations and expansions to existing agricultural buildings and structures and accessory uses if it is demonstrated that:
 - i) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
 - ii) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- i) Mineral aggregate extraction operations subject to Section 5.5 of this Plan and the following:

- i) No new mineral aggregate operation and no wayside pits and quarries, or any ancillary or accessory use thereto will be permitted in the following Key Natural Heritage Features and Key Hydrologic Features:
 - .1 Significant wetlands;
 - .2 Significant habitat of endangered species and threatened species; and,
 - .3 Significant woodlands unless the woodland is occupied by young plantation or early successional habitat (as defined by the Ministry of Natural Resources).

- ii) An application for a new mineral aggregate operation or new wayside pits and quarries may only be permitted in other Key Natural Heritage Features and Key Hydrologic Features not identified in Paragraph i) of Subsection 6.4.2 of this Plan and any vegetation protection zone associated with such other feature where the application demonstrates:
 - .1 How the water resources system will be protected or enhanced; and,
 - .2 How the aquatic areas remaining after extraction are to be rehabilitated and how the Key Natural Heritage Features and Key Hydrologic Features will be maintained or restored to the extent possible, or improved.

- iii) Any application for a new mineral aggregate operation or the expansion of an existing mineral aggregate operation shall be required to demonstrate:
 - .1 How the connectivity between Key Natural Heritage Features and Key Hydrologic Features will be maintained before, during and after the extraction of mineral aggregates;
 - .2 How the operator could immediately replace any habitat that would be lost from the site with equivalent

habitat on another part of the site or on adjacent lands;
and,

- .3 How the water resource system will be protected or enhanced.
- iv) An application for the expansion of an existing mineral aggregate operation may be permitted in the *Natural Linkage Area*, including Key Natural Heritage Features and Key Hydrologic Features, and in any associated vegetation protection zone only if the related decision is consistent with the Provincial Policy Statement.

6.5 GREENBELT – EXISTING USES

- a) All existing uses lawfully used in the *Greenlands System* within the Greenbelt prior to the Greenbelt Plan coming into effect are permitted to continue to exist.
- b) Expansions to existing buildings and structures, accessory structures and uses and/or conversions of legally existing uses are permitted subject to no new municipal servicing being required and the use does not expand into a Key Natural Heritage Feature or Key Hydrologic Feature.
- c) Expansions to existing agricultural buildings and structures, residential dwellings and accessory uses may be considered within Key Natural Heritage and Key Hydrologic Features if it is demonstrated that:
 - i) There is no alternative and the expansion/alteration is directed away from the feature; and,
 - ii) The impact of the expansion/alteration is minimized.

6.6 OAK RIDGES MORAINÉ – GENERAL POLICIES

The Oak Ridges Moraine is a unique landform, valued for its scenic qualities, natural heritage features, forests, groundwater resources and aggregate resources. For the purpose of assisting in the interpretation of

the land use policies within the Oak Ridges Moraine Planning Area definitions are provided in Appendix 1.

6.6.1 Objectives

The objectives of the Oak Ridges Moraine policies are to:

- a) Protect the *ecological and hydrological integrity* of the Oak Ridges Moraine Area;
- b) Ensure that only land and resource uses that maintain, improve or restore the *ecological and hydrological functions* of the Oak Ridges Moraine Area are permitted.
- c) Maintain, improve and where possible, restore the health, diversity, size and *connectivity* of *significant* natural heritage features, Hydrologically Sensitive Features and related *ecological functions*.
- d) Maintain natural stream form and flow characteristics and the integrity and quality of watercourses.
- e) Ensure that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations.
- f) Provide for land and resource uses and *development* that is compatible with the other objectives of this Plan.
- g) Encourage private lands to practice good stewardship and enhance natural features and functions on the Oak Ridges Moraine wherever possible.
- h) Provide for public recreational access to the Oak Ridges Moraine Area.
- i) Provide clear direction on what uses are permitted and under what conditions in the implementing Zoning By-law.

6.6.2 Permitted Uses

- a) Only applications for *development* and *site alteration* that conform to this Plan, the Regional Official Plan, and the Oak Ridges

Moraine Conservation Plan will be considered within the Oak Ridges Moraine Planning Area. The land use categories in the following sections, as shown on Schedule A, govern the use of land within the Oak Ridge Moraine Planning Area.

6.7 OAK RIDGES MORAINES – NATURAL CORE AREA

The *Natural Core Area* designation applies to areas with a high concentration of Key Natural Heritage Features, Hydrologically Sensitive Features or landform conservation areas.

6.7.1 Objectives

The objective of this designation is to:

- a) Maintain and where possible improve or restore the *ecological integrity* of the environmental features. Additional objectives are identified in Sections 11 (1) and (2) of the Oak Ridges Moraine Conservation Plan.

6.7.2 Permitted Uses

The following uses may be permitted subject to meeting the policies in this Plan, specifically Section 6.13:

- a) Fish, wildlife and *forest management*;
- b) Conservation projects and flood and erosion control projects;
- c) Low intensity recreational uses;
- d) *Existing agricultural uses*;
- e) *Home business as an accessory use*;
- f) *Small scale home industry as an accessory use*;
- g) *Bed and breakfast establishments as an accessory use to a single dwelling*;
- h) *Farm vacation homes as an accessory use to a single dwelling*; and,

- i) Transportation, infrastructure and utilities in accordance with Subsection 6.13.6 of this Plan.

6.7.3 General Development Policies

- a) On lands within the Natural Core Area designation, every *Planning Act application* or *site alteration* shall be supported by information which identifies planning, design and construction practices that ensure that no buildings or other *site alterations* will impede the movement of plants and animals among Key Natural Heritage Features, Hydrologically Sensitive Features and adjacent lands.

6.8 OAK RIDGES MORaine – NATURAL LINKAGE AREA

The *Natural Linkage Area* designation applies to areas forming part of a central corridor system that supports or has the potential to support movement of plants and animals among Natural Core Areas, Natural Linkage Areas, and valley and stream corridors.

6.8.1 Objectives

The objective of this designation is to:

- a) Maintain and where possible improve or restore, the *ecological integrity* of the Moraine, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along valleys and stream corridors. Additional objectives are identified in Sections 12 (1) and (2) of the Oak Ridges Moraine Conservation Plan.

6.8.2 Permitted Uses

The following uses may be permitted subject to meeting the policies in this Plan, specifically Subsection 5.5.3 and Section 6.13:

- a) Fish, wildlife and *forest management*;
- b) Conservation projects and flood and erosion control projects;
- c) Low intensity recreational uses;
- d) *Existing agricultural uses*;

- e) *Home business as an accessory use;*
- f) *Small scale home industry as an accessory use;*
- g) *Bed and breakfast establishments as an accessory use to a single dwelling;*
- h) *Farm vacation homes as an accessory use to a single dwelling;*
and,
- i) Transportation, infrastructure and utilities in accordance with Subsection 6.13.6 of this Plan.

6.8.3 General Development Policies

- a) On lands within the *Natural Linkage Area* designation, every *Planning Act application* for *development* or *site alteration* shall be supported by information which identifies planning, design and construction practices that ensure that no buildings or other *site alterations* will impede the movement of plants and animals among Key Natural Heritage Features, Hydrologically Sensitive Features and adjacent lands.
- b) New aggregate operations shall only be considered by an Official Plan Amendment *application* and must conform to the policies of the Township Official Plan and the Durham Regional Official Plan.

6.9 OAK RIDGES MORAINÉ – COUNTRYSIDE AREA

The Countryside Area designation includes areas of rural land outside the *Natural Core Area* and *Natural Linkage Area* designations.

6.9.1 Objectives

The objective of this designation is to:

- a) Protect *prime agricultural areas*, provide for the continuation of agricultural and other rural land uses that support the objectives of the Township and Durham Regional Official Plans. Additional objectives for the Countryside Area designation are identified in Sections 13(1) and (2) of the Oak Ridges Moraine Conservation Plan.

6.9.2 Permitted Uses

- a) The following uses may be permitted subject to meeting the policies in this Plan, specifically Subsection 5.5.3 and Section 6.13:
- i) *Agricultural uses;*
 - ii) Small scale agriculturally-related commercial or industrial uses that directly service and support the agricultural industry and requires a location in proximity to agricultural operations;
 - iii) *Home business as an accessory use;*
 - iv) Small scale *home industry as an accessory use;*
 - v) *Bed and breakfast establishments as an accessory use to a single dwelling;*
 - vi) *Farm vacation homes as an accessory use to a single dwelling;*
 - vii) *Fish, wildlife and forest management;*
 - viii) Conservation projects and flood and erosion control projects; and,
 - ix) Transportation, infrastructure and utilities in accordance with Subsection 6.13.6 of this Plan.
- b) Notwithstanding the uses permitted above, agriculturally-related commercial and industrial uses shall not be permitted on lands designated as Prime Agricultural Lands in the Durham Regional Official Plan.
- c) An *application* for a small scale agriculturally-related commercial or industrial use shall not be approved unless the proponent demonstrates that:
- i) It is not feasible to locate the use in a settlement area; and,

- ii) The buildings or structures will be planned, designed, and constructed so as not to adversely affect the rural character of the *Countryside Area* nor adversely impact the *ecological integrity* of the Oak Ridges Moraine.
- d) New aggregate operations uses shall only be considered by an Official Plan Amendment *application* and must conform to the policies of the Township Official Plan and the Durham Regional Official Plan.
- e) Major recreational uses shall only be considered by an Official Plan Amendment *application* and must conform to the policies of the Township and Durham Regional Official Plans. Such uses shall not be permitted on lands designated as prime agricultural lands in the Durham Regional Official Plan, since major recreational uses are not permitted in *prime agricultural areas*.

6.10 OAK RIDGES MORAINE – SPECIFIC LAND USE POLICIES

6.10.1 Aggregate Resources

- a) The establishment of new aggregate operations or wayside pits, or the expansion of *existing* aggregate operations or wayside pits on the Oak Ridges Moraine shall be subject to the policies of Section 3.20 of this Plan.
- b) Notwithstanding any other policy of this Plan, no new aggregate operation or wayside pit, nor any expansion of an *existing* operation beyond *existing* approved limits shall be permitted in the *Natural Core Area* designation.

6.10.2 Low Intensity Recreational Uses

- a) Low-intensity recreational uses are recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including, but not limited to the following:
 - i) Non-motorized trail uses;
 - ii) Natural heritage appreciation;

- iii) Unserviced camping on public and institutional land; and,
 - iv) *Accessory uses*.
- b) Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the proponent demonstrates that the *adverse effects* on the *ecological integrity* of the Oak Ridges Moraine will be kept to a minimum by:
- i) Keeping disturbed areas to a minimum; and,
 - ii) Avoiding the most sensitive portions of the *site*, such as steep slopes, organic soils and significant portions of the *habitat of endangered, rare or threatened species*.

6.10.3 Major Development

- a) *Major development* shall only be permitted by amendment to this Plan.

6.10.4 Major Recreational Uses

- a) Major recreational uses are 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 golf courses, serviced playing fields, serviced campgrounds and ski hills. These types of uses may only be considered in the *Countryside Area* designation, subject to an Official Plan Amendment.
- b) An *application* to establish or expand a major recreational use shall be accompanied by a recreational plan demonstrating that:
- i) Water use for maintenance or snow-making or both will be kept to a minimum;
 - ii) Grassed, watered and manicured areas will be limited to sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures;

- iii) Crossings of intermittent and permanent streams will be kept to a minimum;
 - iv) Water-conserving technologies such as low flow toilets/shower heads, timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens will be used in club houses, restaurants, the irrigation of watering of sports field surfaces, golf fairways, tees and greens, as well as for landscaped areas around buildings and structures; and,
 - v) Stormwater treatment facilities will be used to capture and treat runoff from areas with *impervious surfaces*.
- c) An *application* to establish or expand a major recreational use shall be accompanied by a vegetation management plan demonstrating that:
- i) The application of fertilizers, pesticides, herbicides and fungicides will be limited to sports field surfaces, golf fairways, tees, greens and landscaped areas around buildings and structures, and, in those locations, will be kept to a minimum;
 - ii) Grass mixtures that require minimal watering and upkeep will be used for sports field surfaces and golf fairways; and,
 - iii) Wherever possible, intermittent stream channels and drainage swales will be kept in a free-to-grow, low maintenance condition.
- d) An *application* to establish or expand a major recreational use shall demonstrate that:
- i) The recreational activities on the *site* will be compatible with the natural character of the surrounding area and will be designed and located so as not to conflict with adjacent land uses; and,
 - ii) New technologies relating to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain,

and where possible improve or restore the *ecological integrity* of the Oak Ridges Moraine.

6.11 OAK RIDGES MORaine – ACCESSORY USES

- a) Nothing in this Plan shall prevent the following accessory *agricultural uses*, provided such uses comply with Subsections 6.13.2 to 6.13.4:
- i) Construction of buildings and structures that are farm-related and required for a legally *existing* farm operation;
 - ii) Roadside sale of produce from a legally *existing* farm operation;
 - iii) *Development* of a second dwelling that is a temporary, mobile or portable unit, if the proponent demonstrates that the dwelling:
 - .1 Is required to house help that is needed on the farm operation on a seasonal or full time basis;
 - .2 Does not require a consent under Section 50 or 53 of the *Planning Act*;
 - .3 Will not adversely affect the *ecological integrity* of the Oak Ridges Moraine; and,
 - .4 The severance of such accessory dwelling shall not be permitted.
- b) Notwithstanding Section 6.8, nothing in this Plan shall prevent the erection of an accessory building or structure provided it:
- i) Is clearly accessory to a principal use that is permitted within each land use designation;
 - ii) Is located in close proximity to the main building or structure on the *lot*; and,
 - iii) Complies with Subsection 6.13.4 of this Plan that is associated with a single residential dwelling or a use that is

permitted in *Natural Core Area*, *Natural Linkage Area* and *Countryside Area* designations of the Plan.

- c) In accordance with the Durham Regional Official Plan, granny flats/garden suites shall not be permitted outside *Hamlets* within the Oak Ridges Moraine Planning Area.

6.12 OAK RIDGES MORaine – EXISTING USES

- a) Nothing in this Plan or the implementing Zoning By-law shall prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose.
- b) Nothing in this Plan shall prevent the erection or use for a purpose prohibited by this Plan of a building or structure for which a permit has been issued under Subsection 8(2) of the *Building Code Act, 1992* on or before November 15, 2001 provided the permit has not been revoked under Subsection 8(10) of the *Building Code Act, 1992*, and the building or structure when erected is used and continues to be used for the purpose for which it was erected.
- c) Nothing in this Plan shall prevent the expansion of a building or structure that existed legally on November 15, 2001 on lands that are located no closer than 120 metres from a Key Natural Heritage Feature or a Hydrologically Sensitive Feature provided:
 - i) The use of the building or structure, once expanded, will be the same as, the use of the building or structure on November 15, 2001; and,
 - ii) If the expansion results in a change of use, such use is permitted in the implementing Zoning By-law.

If the lands on which the expansion is proposed are located closer than 120 metres from the boundary of a Key Natural Heritage Feature or a Hydrologically Sensitive Feature or within a Key Natural Heritage Feature, such *development* is subject to Subsection 6.13.4 of this Plan.

- d) Nothing in this Plan shall prevent the reconstruction of any building or structure that lawfully existed on November 15, 2001, that is damaged or destroyed by causes beyond the owner's control provided the ground floor area of the reconstructed building or structure is within the outside limits of the building or structure that existed on November 15, 2001 and provided the use of the building or structure, once reconstructed, will be the same as the use of the building or structure on November 15, 2001.
- e) Nothing in this Plan shall prevent the conversion of a legally *existing* use to a similar use. An amendment to the implementing Zoning By-law to permit any other use not identified in the by-law will be required and will only be approved if it can be demonstrated that the conversion will bring the use into closer conformity with the requirements of the Official Plan and will not adversely affect the *ecological integrity* of the Oak Ridges Moraine.
- f) If an *existing* use has *adverse effects* on the *ecological integrity* of the Oak Ridges Moraine, any *Planning Act application* to expand the building, structure or use or to convert the *existing* use to a similar use may be considered provided the approval, if granted, will bring the use into closer conformity with the requirements of the Official Plan.
- g) Nothing in this Plan shall prevent the use, erection or location of a single-detached dwelling on a *lot* that existed on November 15, 2001 provided:
 - i) The proposed dwelling is located on an open public road allowance maintained on a year round basis;
 - ii) The use, erection and location would have been permitted by the applicable Zoning By-law on November 15, 2001; and,
 - iii) If the lands on which the dwelling is proposed are located within 120 metres of a Key Natural Heritage Feature or Hydrologically Sensitive Feature, the *development* complies with Subsection 6.13.4 of this Plan.

6.13 OAK RIDGES MORAINÉ – DEVELOPMENT CRITERIA

6.13.1 Key Natural Heritage and Hydrologically Sensitive Features

- a) Key natural heritage features relate to *wetlands*, significant portions of the *habitat of endangered, rare and threatened species, fish habitat, significant valleylands, significant woodlands, areas of natural and scientific interest (ANSI - Life Science), sand barrens, savannahs* and tall grass prairies and *significant wildlife habitat*. Hydrologically sensitive features relate to permanent and intermittent streams, *wetlands, kettle lakes* and seepage areas and springs.
- b) The general location of Key Natural Heritage Features and Hydrologically Sensitive Features are shown on Schedule E. Schedule E does not include *significant wildlife habitat*, significant portions of the *habitat of endangered, rare and threatened species*, seepage areas and springs. These features shall either be identified on a site-by-site basis or through the appropriate study such as a natural heritage or hydrological evaluation prior to undertaking any *development* or *site alteration* on the Oak Ridges Moraine.
- c) Where site-specific studies or updated information for the Province of Ontario results in refinements to the boundary or extent of key natural heritage feature or its related minimum vegetation protection zone, such refinement shall not require an amendment to this Plan. However, where such refinement of the boundary or extent of the feature is proposed for a *wetland*, area of natural and scientific interest and/or significant portions of the *habitat of endangered, rare and threatened species* or *fish habitat*, or their related minimum vegetation protection zones, then formal confirmation of said refinement is required from the Ministry of Natural Resources (Ontario) and in the case of *fish habitat*, with the Department of Fisheries and Oceans (Canada) or its delegate, prior to any *development* or *site alteration*.
- d) In addition, where said evaluation results in greater minimum vegetation protection zone than is required by the policies of the Oak Ridges Moraine Conservation Plan, the greater standard shall be used. All *development* and *site alteration* shall be prohibited

- within the greater minimum vegetation protection zone as established.
- e) *Development* and *site alteration* shall be prohibited within Key Natural Heritage Features and Hydrologically Sensitive Features and their related minimum vegetation protection zone as identified by Table 6-1. Notwithstanding, conservation and resource management, transportation, infrastructure, utilities, (but only if the need for the project has been demonstrated and there is no reasonable alternative) and low intensity recreational uses may be permitted.
 - f) New *agricultural uses* and/or *agriculturally related uses* shall not be permitted within a Key Natural Heritage Feature and/or a Hydrologically Sensitive Feature and their associated minimum vegetation protection zone.
 - g) An *application* for *development* or *site alteration* shall be accompanied by a natural heritage evaluation in the following circumstances if the *development* or *site alteration* is proposed within the minimum area of influence that relates to a Key Natural Heritage Feature or Hydrologically Sensitive Feature.
 - h) A natural heritage or hydrological evaluation shall:
 - i) Demonstrate that the *development* or *site alteration* applied for will have no *adverse effect* on the Key Natural Heritage Feature or Hydrologically Sensitive Feature, or on the related *ecological* and *hydrological functions*;
 - ii) Identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the Key Natural Heritage Features and Hydrologically Sensitive Features and its connections with other key natural heritage and/or *hydrological features*;
 - iii) Demonstrate how *connectivity* within and between Key Natural Heritage Features will be maintained and, where possible, improved or restored before, during and after construction;

- iv) Determine whether the minimum vegetation protection zone is sufficient to protect the features and its functions, and if not, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it;
 - v) Where a minimum vegetation protection zone is not specified in Table 6-1, determine whether such a protection zone is required and if so, provide the appropriate dimensions to protect, improve or restore the Key Natural Heritage Feature;
 - vi) In the case of Key Natural Heritage Feature that is *fish habitat*, ensure compliance with the requirements of the Department of Fisheries and Oceans;
 - vii) An evaluation may result in the minimum vegetation protection zone greater than that shown in the table to the Oak Ridges Moraine Conservation Plan; and,
 - viii) Scientific data changes be transferred to the Province and/or upper-tier municipality or other relevant stakeholders that take into account GIS standards, to ensure changes are incorporated into the long-term monitoring of the Plan Area.
- i) When determining the minimum vegetation protection zone for Life Science ANSI's, the natural heritage evaluation shall include, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Government of Ontario, as amended from time to time.
 - j) Notwithstanding any other policy in this Plan, the construction of buildings or structures within a significant *wetland* is not permitted. In addition, no *development* is permitted on lands that are deemed to be hazardous, unless specific permission is obtained from the applicable Conservation Authority.

TABLE 6-1
Key Natural Heritage Features, Hydrologically Sensitive Features and
Areas of Natural and Scientific Interest (Earth Science) – Minimum
Areas of Influence and Minimum Vegetation Protection Zones

Item	Feature	Minimum Area of Influence	Minimum Vegetation Protection Zone
1.	Wetlands	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to Subsection 6.13.1 h) iv) if a natural heritage evaluation is required
2.	Significant portions of habitat of endangered, rare and threatened species	All land within 120 metres of any part of feature	As determined by a natural heritage evaluation carried out under Subsection 6.13.1 h)
3.	Fish habitat	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to Subsection 6.13.1 h) iv) if a natural heritage evaluation is required
4.	Areas of Natural and Scientific Interest (Life Science)	All land within 120 metres of any part of feature	As determined by Natural Heritage Evaluation carried out under Subsection 6.13.1 h)
5.	Areas of Natural and Scientific Interest (Earth Science)	All land within 50 metres of any part of feature	As determined by an Earth Science Heritage Evaluation carried out under Subsection 6.13.3 g)
6.	Significant valleylands	All land within 120 metres of stable top of bank	All land within 30 metres of stable top of bank, subject to Subsection 6.13.1 h) iv) if a natural heritage evaluation is required
7.	Significant	All land within 120	All land within 30 metres of

TABLE 6-1
Key Natural Heritage Features, Hydrologically Sensitive Features and
Areas of Natural and Scientific Interest (Earth Science) – Minimum
Areas of Influence and Minimum Vegetation Protection Zones

Item	Feature	Minimum Area of Influence	Minimum Vegetation Protection Zone
	woodlands	metres of any part of feature	the base of outermost tree trunks within the woodland, subject to Subsection 6.13.1 h) iv) if a natural heritage evaluation is required
8.	Significant wildlife habitat	All land within 120 metres of any part of feature	As determined by a natural heritage evaluation carried out under Subsection 6.13.1 h)
9.	Kettle Lakes	All land within 120 metres of the surface catchment area	All land within the surface catchment area or within 30 metres of any part of feature, whichever is greater, subject to Subsection 6.13.1 h) iv) if a hydrological evaluation is required
10.	Permanent and intermittent streams	All land within 120 metres of meander belt	All land within 30 metres of meander belt, subject to Subsections 6.13.1 h) iv) and 6.13.1 i) if a hydrological evaluation is required
11.	Seepage areas and springs	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to Subsections 6.13.1 h) iv) and 6.13.1 i) if a hydrological evaluation is required
12.	Sand barrens, savannahs and tallgrass prairies	All lands within 120 metres of any part of feature	All lands within 30 metres of any part of feature, subject to Subsection 6.13.1 h) iv) if a natural heritage evaluation is required

6.13.2 Areas of High Aquifer Vulnerability Policies

- a) *Aquifer Vulnerability* refers to the susceptibility of the groundwater aquifer to contamination from both human and natural sources. Areas of High *Aquifer Vulnerability* are shown on Schedule F.
- b) The Township shall consider impacts on Areas of High *Aquifer Vulnerability* when new *development* or *site alteration* is proposed. The following uses are prohibited on the lands identified as High *Aquifer Vulnerability* on Schedule F:
 - i) Generation and storage of *hazardous waste* or *liquid industrial waste*;
 - ii) Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) Storage of contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
- c) The discharge or spreading of bio-solids that do not originate from agricultural operations in the Region of Durham shall not be permitted in Areas of High *Aquifer Vulnerability*.

6.13.3 Landform Conservation Area Policies

- a) Landform Conservation Areas are areas consisting of steep slopes, *kames*, kettles, ravines and ridges and representative landforms that shall be protected for their contribution to the *ecological integrity* and *hydrological function* of the Oak Ridges Moraine. Landform Conservation Areas (Categories 1 and 2) are shown on Schedule D.
- b) The Township shall consider impacts on landform conservation areas when new *development* or *site alteration* is proposed.

c) An *application* for *development* or *site alteration* on lands identified as a Landform Conservation Area – Category 1 or 2 shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum including:

- i) Maintaining significant *landform features* such as steep slopes, *kames*, kettles, ravines and ridges in their natural undisturbed form;
- ii) Limiting the portion of the *net developable area* of the *site* in accordance with the following:

Criteria	Category 1	Category 2
Maximum <i>net developable area</i> of the <i>site</i> that is disturbed	25 percent	50 percent
Maximum <i>net developable area</i> of the <i>site</i> with <i>impervious surfaces</i>	15 percent	20 percent

d) An *application* for *major development* with respect to land in a Landform Conservation Area shall be accompanied by a Landform Conservation Plan that shows:

- i) Elevation contours in sufficient detail to show the basic topographic character of the *site*, with an interval of not more than 2 metres;
- ii) Analysis of the *site* by slope type;
- iii) Significant *landform features* such as *kames*, kettles, ravines and ridges; and,
- iv) All water bodies including intermittent streams and ponds.

e) The Landform Conservation Plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character including:

- i) Retention of significant *landform features* in an open, undisturbed form;

- ii) Road alignment and building placement to minimum grading requirements;
 - iii) Concentration of *development* on portions of the *site* that is not *significant*;
 - iv) Use of innovative building design to minimize grading requirements; and,
 - v) Use of selective grading techniques.
- f) An *application* for *development* or *site alteration* that does not constitute *major development* in a Landform Conservation Area shall be accompanied by a site plan that:
- i) Identifies the areas within which all building, grading and related construction will occur;
 - ii) Demonstrates that buildings and structures will be located within the areas referred to in Clause i) above so as to minimize the amount of *site alteration* required; and,
 - iii) Provides for the protection of *areas of natural and scientific interest (earth science)* in accordance with Paragraph g) below.
- g) An *application* for *development* or *site alteration* with respect to land in an *Area of Natural and Scientific Interest (Earth Science)* or the related minimum area of influence shall be accompanied by an earth science heritage evaluation that:
- i) Identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the Area of Natural and Scientific Interest was identified; and,
 - ii) Determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it.

6.13.4 Lands in Proximity of a Key Natural Heritage Feature and Hydrologically Sensitive Feature

- a) In accordance with the Existing Uses policies in Section 6.12 of this Plan, *development* or *site alteration* may be permitted within 120 metres of a Key Natural Heritage Feature and Hydrologically Sensitive Feature, subject to the provisions of the implementing Zoning By-law and shall be subject to Site Plan Control. When considering *development* proposals within this area, the Township will ensure that:
- i) The *development* will be set back from the boundaries of a Key Natural Heritage Feature and Hydrologically Sensitive Feature as far as possible;
 - ii) No other reasonable opportunities to site the *development* on the *lot* are available;
 - iii) The *development* will not have an adverse impact on the *ecological integrity* of the Oak Ridges Moraine; and,
 - iv) The proposed use, building or structure complies with the provisions in Subsections 6.13.2 and 6.13.3 of this Plan.
- b) In order to implement this policy, the implementing Zoning By-law will:
- i) Permit the minor expansion of buildings and structures that existed legally on November 15, 2001;
 - ii) Permit the *development* of minor accessory buildings and structures to a single family dwelling provided the building or structure is located in close proximity to the single family dwelling on the *lot*; and,
 - iii) Place all lands identified as having Key Natural Heritage Features or Hydrologically Sensitive Features and the minimum vegetative buffer area around those lands in a zone that does not permit *development*.
- c) When applying Site Plan Control to implement this policy, the Township may:

- i) Require the preservation, maintenance or establishment of vegetation buffers in order to mitigate the potential impact of the *development* and enhance the natural features and functions of the moraine ecosystem;
- ii) Limit grading and the alteration of the natural landscape within the *Oak Ridges Moraine Area* to implement the provisions of Subsection 6.13.3 of this Plan; and,
- iii) Require greater setbacks, landscaped open space, less lot coverage or other limitations that exceed the minimum requirements of the Zoning By-law in order to maintain or enhance the *ecological integrity* of the Oak Ridges Moraine.

6.13.5 Lot Creation Policies

- a) In addition to the lot creation policies of this Plan and Section 6.13, the following policies shall apply in the Oak Ridges Moraine Planning Area:
 - i) A *lot* may be created subject to the policies of this Plan and under the following conditions:
 - .1 Severance, from a *rural lot*, of a *farm retirement lot* or a *lot* for a *residence surplus to a farming operation*. The maximum permitted is a cumulative total of one such severance for each *rural lot*. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total.
 - .2 Severances of 40 hectare parcels or greater may be permitted only if the subject properties have previously merged in title, a surplus residence was not previously severed from the *lot*, and the severance follows the original lot lines or original half lot lines and the retained portion has an area of at least 40 hectares.
 - .3 Allowing land acquisition for transportation, infrastructure and utilities, as described in Subsection 6.13.6 of this Plan, but only if the need for the project

has been demonstrated and there is no reasonable alternative.

- .4 The addition of adjacent land to an *existing* lot, but only if the adjustment does not result in the creation of a *lot* that is undersized for the purpose for which it is being or may be used.
 - .5 Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.
 - .6 Severance from each other of the parts of a *lot* that are devoted to different uses, but only if uses are legally established at the time of the *application* for severance.
- ii) A *lot* may be created subject to the policies of Clause i) above and under the following conditions:
- .1 A *lot* may only be created if there is enough *net developable area* on both the severed *lot* and the retained *lot* to accommodate the proposed uses, buildings, structures and *accessory uses* without encroachment into Key Natural Heritage Features or Hydrologically Sensitive Features or vegetation protection zones.
 - .2 When a *lot* is created, the Township shall enter into a site plan agreement or other agreement with the proponent to establish conditions requiring that *natural self-sustaining vegetation* be maintained or restored in order to ensure the long-term protection of any Key Natural Heritage Features or Hydrologically Sensitive Features on the *lot*.
 - .3 New *lots* shall not be created within or partially within a minimum vegetation protection zone of a Key Natural Heritage Feature and/or a Hydrologically Sensitive Feature.

- .4 New estate residential subdivisions shall not be permitted within the Oak Ridges Moraine.
- .5 A *lot* shall not be permitted that would extend or promote strip *development*.
- .6 Any *application* to create new *lots* must include a report demonstrating that the *application* is in conformity with the requirements of this Plan.

6.13.6 Infrastructure Policies

- a) In addition to the policies of Section 8 of this Plan, the policies of Subsection 6.13.6 shall apply to lands within the Oak Ridges Moraine Planning Area. Where there is a conflict between the policies of Subsection 6.13.6 and Section 8 of this Plan, the policies of Subsection 6.13.6 shall prevail.
- b) Transportation, infrastructure and utility uses are only permitted within the Oak Ridges Moraine if the appropriate study has been undertaken and demonstrated both need and that there is no reasonable alternative to the undertaking. An undertaking for a transportation, infrastructure or utility use is required to demonstrate that the requirements of this Plan for protecting the *ecological* and *hydrological integrity* of the Moraine have been fulfilled.

In most cases, these undertakings will demonstrate conformity with this Plan through the completion of an Environmental Assessment. If an Environmental Assessment process does not apply, then the requirements of this Plan will be met through the *Planning Act*, *Condominium Act* and local improvement provisions of the *Municipal Act, 2001* approval processes, or other applicable approval process.

- c) Transportation, infrastructure and utilities uses are defined to include:
 - i) Public highways;
 - ii) Transit lines, railways and related facilities;

- iii) Gas and oil pipelines;
 - iv) Water and wastewater service systems and lines and stormwater management facilities;
 - v) Power transmission lines;
 - vi) Telecommunications lines and facilities, including broadcasting towers;
 - vii) Bridges, interchanges, stations and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in clauses (i) to (vii); and,
 - viii) Rights of way required for the facilities listed in clauses (i) to (vii).
- d) A proposal for a transportation, infrastructure and utilities use in the *Natural Linkage Area* and *Natural Core Area* designations shall not be approved unless:
- i) The need for the project has been demonstrated and there is no reasonable alternative; and,
 - ii) The proponent demonstrates that the following requirements will be satisfied, to the greatest extent possible while also meeting all applicable safety standards:
 - .1 The area of construction disturbance will be kept to a minimum;
 - .2 Right-of-way widths will be kept to the minimum that is consistent with meeting other objectives such as stormwater management and with locating as many transportation, infrastructure, and utility uses within a single corridor as possible;
 - .3 The project will allow for wildlife movement;
 - .4 Lighting will be focused downwards and away from Natural Core Areas; and,

- .5 The planning, design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the Plan Area to a minimum.
- iii) In addition to Clauses i) and ii) above, if the proposal is located in the *Natural Core Area* designation, the proponent shall demonstrate that:
 - .1 The project does not include and will not in the future require a highway interchange or a transit or railway station in the *Natural Core Area*; and,
 - .2 The project is located as close to the edge of the *Natural Core Area* as possible.
- e) Except as permitted in Paragraph f) below, with respect to land in a Key Natural Heritage Feature or a Hydrologically Sensitive Feature, all new transportation, infrastructure and utilities uses and all upgrading or extension of *existing* transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, are prohibited.
- f) Transportation, infrastructure, and utility uses may be permitted to cross a Key Natural Heritage Feature or Hydrologically Sensitive Feature if the proponent demonstrates that:
 - i) The need for the project has been demonstrated and there is no reasonable alternative;
 - ii) The planning, design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the Oak Ridges Moraine to a minimum;
 - iii) The design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages;
 - iv) The landscape design will be adapted to the circumstances for the *site* and use native plant species as much as possible, especially along rights of way;

- v) The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and *connectivity* of the Key Natural Heritage Feature or Hydrologically Sensitive Feature; and,
- vi) Service and utility trenches for transportation, infrastructure and utilities shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.

6.13.7 Stormwater Management

- a) Every proposal for *development* or *site alteration* shall demonstrate planning, design and construction practices to protect water resources will be used, including:
 - i) Keeping the removal of vegetation, grading and soil compaction to a minimum;
 - ii) Keeping all sediment that is eroded during construction within the *site*;
 - iii) Seeding or sodding exposed soils as soon as possible after construction; and,
 - iv) Keeping chemical applications to suppress dust and control pests and vegetation to a minimum.
- b) In considering a proposal for *development* or *site alteration*, the municipality shall seek to reduce areas with *impervious surfaces* and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads.
- c) Municipal *development* standards shall incorporate planning, design and construction practices that will:
 - i) Reduce the portions of *lots* and *sites* that have *impervious surfaces*; and,
 - ii) Provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales.

- d) Paragraphs a) to c) above do not apply to proposals for *mineral aggregate operations*.
- e) For the purposes of stormwater management, the minimum standard for water quality is that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average.
- f) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in Key Natural Heritage Features and Hydrologically Sensitive Features.
- g) A proposal for *major development* shall be accompanied by a Stormwater Management Plan in accordance with the stormwater management policies of Section 3.15 of this Plan.
- h) The objectives of a stormwater management plan are to:
 - i) Maintain groundwater quality and flow and stream base flow;
 - ii) Protect water quality;
 - iii) Protect aquatic species and their habitat;
 - iv) Prevent increases in stream channel erosion; and,
 - v) Prevent any increase in flood risk.
- i) A stormwater management plan shall provide for an integrated treatment approach that uses a planned sequence of methods of controlling stormwater and keeping its impact to a minimum by techniques including, without limitation:
 - i) Lot level controls such as devices and designs that direct roof discharge to rear yard ponding areas;
 - ii) Conveyance controls such as grassed swales; and,
 - iii) End-of-pipe controls such as wet ponds at the final discharge stage.
- j) A Stormwater Management Plan shall be prepared in accordance with the applicable watershed plan, if one exists.

- k) Despite anything else in this Plan, new *rapid infiltration basins* and new *rapid infiltration columns* are prohibited.

6.14 NONQUON RIVER SUBWATERSHED

The Nonquon River flows north from headwaters in the Oak Ridges Moraine to the west of Port Perry and empties into Lake Scugog after flowing through the Hamlet of Seagrave. The majority of the Nonquon River basin is in the Township.

6.14.1 Objectives

The objective of the Nonquon River Subwatershed policies is to:

- a) Provide an integrated management strategy that will:
 - i) Provide future direction for sustainable development in the Nonquon River subwatershed;
 - ii) Ensure the long-term health of ecosystems through protection and conservation of significant natural heritage features; and,
 - iii) Protect human life and reduce property damage from hazards such as flooding and erosion.

6.14.2 General Development Policies

- a) Hazard lands present in the Nonquon River Subwatershed will be subject to the policies of Section 4.8 of this Plan.
- b) Development will not be permitted in areas of significant woodlands situated in significant valleylands, fish habitat within significant woodlands or valleylands, sensitive water quality and quantity areas and hazard lands (natural and human-made hazards).
- c) Development may be permitted, subject to an EIS only if it does not negatively impact the features or the ecological functions for which the area is identified, in areas of significant woodlands situated outside significant valleylands, fish habitat outside of

- significant woodlands or valleylands, sensitive water quality and areas for natural corridor enhancement.
- d) Groundwater discharge and recharge areas within the Nonquon River Subwatershed shall be protected in accordance with Sections 3.15, 3.20 and 3.22 of this Plan.
- e) Rehabilitation, restoration and improvement measures will be incorporated to improve environmental features and ecological functions that have been lost or degraded. The necessary measures may include:
- i) Re-establish linkages between fragmented woodlots and natural corridors within and adjacent to the subwatershed using tax incentives to encourage reforestation which would result in the creation of new habitat, reduced fragmentation, increased forest cover and facilitation of native plant and animal species;
 - ii) Stabilization of eroding streambanks, using natural channel design techniques and materials;
 - iii) Eliminate, remediate or bypass in stream barriers to allow easier movement of aquatic fauna;
 - iv) Replant vegetative buffer zones using native woody plant species to stabilize streambanks, improve groundwater regime, provide shade and increase vegetative diversity along shorelines;
 - v) Consider opportunities to integrate/create/enhance fish habitat as part of new development; and,
 - vi) Reduce/mitigate impacts associated with inputs of urban storm water flows.
- f) Mitigative and restoration measures (such as Best Management Practices) shall be employed to minimize potential impacts associated with agricultural practices and rural development.

- g) Urban storm water management will be undertaken to prevent adverse environmental impacts on the quantity/quality of surface and groundwater in accordance with Section 3.15 of this Plan.

6.15 EAST CROSS FOREST

East Cross Forest occupies approximately 1,350 hectares and is located in the southeastern portion of the Township, in the former Township of Cartwright on the Oak Ridges Moraine. A large portion of the site falls within the Oak Ridges Moraine and is subject to the policies of Sections 6.6 to 6.13 of this Plan.

6.15.1 Objectives

The objectives of the East Cross Forest policies are to:

- a) Improve the environmental quality of the East Cross Forest including environmentally sensitive areas including a tributary of the coldwater East Cross Creek;
- b) Protect the forest from further environmental degradation; and,
- c) Protect the prairie savannah vegetation.

6.15.2 General Development Policies

- a) The portion of land of the East Cross Forest which falls within the Oak Ridges Moraine will be subject to the policies of Sections 6.6 to 6.13 of this Plan.
- b) The portion of land outside of the Oak Ridge Moraine which falls within the Greenbelt will be subject to the policies of Sections 6.3 to 6.5 of this Plan.
- c) The Township shall encourage the establishment of an identifiable and continuous open space network of trails, to be integrated wherever possible with environmental features, stormwater facilities to be used for low-intensity active and passive recreational uses. Wherever possible, trails, bicycle paths, walkways, and utility corridors will be used to connect these spaces to provide for jogging, cycling, horseback riding, cross-country skiing and snowshoeing.

- d) Generally motorized vehicles will be prohibited on the trail system, except for snowmobiles using club managed and existing trails and emergency and conservation vehicles. Appropriate barriers will be strategically located to prohibit unauthorized access to trails and associated road allowances.
- e) The trail system will be based on existing trails. Areas not appropriate for trail usage shall be rehabilitated for forestry and conservation uses. Limited expansion of trails should be considered where appropriate.
- f) The trail system shall have standardized signage identifying natural heritage features; directions and rules for trail use.
- g) The Township will investigate a land securement strategy, and encourage private land stewardship to encourage ongoing protection of the East Cross Forest.
- h) The Township will continue to make the public aware of the importance of the East Cross Forest and the role the public can play in the protection of the natural resource.

7 PARKS AND OPEN SPACE

The parkland and open space system within the Township contributes to a healthy and vibrant community by supporting healthy living for all ages, creating an awareness and appreciation of the natural and local environment amongst residents, and providing important educational and economic benefits.

The *Parks and Open Space* designation applies to public and private lands located within the *Port Perry Urban Area* and the *Rural System*.

7.1 GENERAL PROVISIONS

7.1.1 Objectives

The objectives of this designation are to:

- a) Create a parkland and open space system that is connected to the Township's *Greenlands System*;
- b) Provide for a continuous trail and integrated park system throughout the Township with an emphasis on the waterfront;
- c) Provide sufficient lands to meet the recreational needs of the population;
- d) Ensure that the use of parks and open space is compatible with adjacent land uses and the character of the surrounding neighbourhood;
- e) Establish a hierarchy of parks in the Township that establishes a basis for creating recreational areas and programs that meet the needs of the residents of the Township; and,
- f) Implement the strategic goals and objectives set out in the Parks, Recreation and Culture Strategic Master Plan.

7.1.2 Permitted Uses

- a) The *Parks and Open Space* designation includes Township Parks, Community Parks, Neighbourhood Parks, Parkettes and Open Space Linkages and Trails. Lands designated *Parks and Open*

Space shall be used primarily for active and passive recreational purposes and accessory uses. Public and private parks, including golf courses are included in this designation.

- b) Community recreation facilities, community facilities such as public cemeteries and public community centres, stormwater management facilities, infrastructure and utilities may also be permitted, provided any adjacent natural features and functions are protected and enhanced and the scale of the use is compatible with the character of adjacent development.

7.1.3 General Development Policies

- a) The *Parks and Open Space* designation is intended to integrate, wherever possible, environmental features and stormwater management facilities with parks to provide opportunities for active and passive recreation. Wherever possible trails, bicycle paths, walkways, sidewalks and utility corridors will be used to connect these spaces.
- b) Lands included within the *Parks and Open Space* designation are shown schematically on Schedule B and Schedule B-1. The actual locations, configurations and boundaries of the Township Parks, Community Parks, Neighbourhood Parks, the Parkettes and the Open Space Linkages shall be established in plans of subdivision and in the implementing Zoning By-law.
- c) Additional parkland may be acquired pursuant to the provisions of the *Planning Act* and by other available means, including:
 - iv) Using financing allocated in the Municipal Budget;
 - v) Using donations, gifts, and bequests from individuals or corporations; and/or,
 - vi) Using funding allocated by any authority having jurisdiction.
- d) As an alternative to parkland conveyance, Council may require the payment of money in lieu of such conveyance.
- e) Where development occurs adjacent to the shoreline of Lake Scugog, the Township will generally require parkland dedication

adjacent to the shoreline. The Township will require a minimum 10 metres of land dedication beyond the flood limits as a condition of development approval for lands adjacent to the shoreline.

- f) The Township will preserve access points, as deemed necessary, to Lake Scugog in order to promote tourism and enable residents and tourists to enjoy the recreation amenity. Road allowances leading to water and municipally owned waterfront properties will only be declared surplus and sold when alternative access to the lake exists in the immediate area.
- g) Where any lands included within the *Parks and Open Space* designation are under private ownership, it shall not be construed that these sites are free and open to the public, nor that they will be acquired by the Township or any other authority.
- h) The Port Perry Waterfront Parks are identified schematically on Schedule B-1. They are a major recreational resource that incorporate a library, marina and a community recreation centre. The Township will continue to improve and develop this area with a mix of active and passive recreational activities. Additional waterfront lands will be acquired to extend the shoreline park system wherever possible.
- i) The following development criteria shall apply to recreational activities and uses occurring within the Township:
 - i) All recreational activities should be designed and located so as not to conflict with surrounding land uses and be compatible with the natural and cultural character of the area;
 - ii) Trails will be located and designed so as not to adversely affect adjoining private landowners;
 - iii) Trails will be located and designed to avoid steep slopes, wetlands, erosion-prone soils and ecologically sensitive areas such as significant plant and animal habitats and Areas of Natural and Scientific Interest;

- iv) Trail design, construction and management should ensure the safety of trail users;
- v) The development, enhancement or restoration of natural vegetative buffers along the shoreline will be encouraged; and,
- vi) All park designs are to incorporate Crime Prevention Through Environmental Design (CPTED) principles.

7.2 PARKLAND CLASSIFICATION SYSTEM

- a) To accommodate the needs and interests of the community, a parks and open space classification system shall be provided within the Township. The classification system is intended to aid in the development, design and acquisition of parks within the Township.
- b) Consistent with land use designations, the parks and open space classification system shall be composed of *Township Parks, Community Parks, Neighbourhood Parks* and *Parkettes*. Parks and *Parkettes* will be encouraged to develop in accordance with the standards outlined below.

7.2.1 Township Parks

- a) *Purpose and Function* – *Township Parks* are large areas intended to provide for multiple functions serving the entire Township including individuals, families, community organizations as well as the travelling public. Opportunities for both active and passive recreation, social and cultural activities, community events, and the preservation of natural shoreline features, historic sites and environmental areas should be encouraged at this level. Parks in this classification include:
 - Port Perry Waterfront Parks;
 - Scugog Community Recreation Centre;
 - Blackstock Recreation Complex/Fairgrounds;
 - Port Perry Fairgrounds.

These parks will serve the Township's large scale parks needs well into the future.

- b) *Size – Township Parks* should be large and spacious to accommodate a wide variety of recreational activities and functions while ensuring the protection and enhancement of natural shoreline vegetation and environmental areas. *Township Parks* shall be provided at a combined standard with *Community Parks* of 3.0 hectares per 1000 persons.
- c) *Location – Township Parks* should be situated in a manner, which is easily accessible to the entire Township, large volumes of traffic, including the traveling public, and can be easily accessed by public transit. Connections with open space linkages and the Township's recreational trail system shall be encouraged. Significant frontage along major traffic routes including Arterial and Collector roads is encouraged. Adequate off-street parking shall be provided.
- d) *Facilities – Township Parks* should be developed as focal points for community events, multi-purpose functions including tourist activities and events, passive and active recreational activities, organized activities, and the protection and enhancement of environmental features. Examples may include:
- Arenas
 - Recreation and Community Centres
 - Passive Recreation Areas
 - Active Recreation Areas
 - Sports Fields
 - Skate Parks
 - Splash Pads
 - Track Facilities
 - Walking trails
 - Natural and Environmental Areas
 - Shoreline Recreation Activities
 - Restroom and Service Facilities
 - Parking Areas

7.2.2 Community Parks

- a) *Purpose and Function* – *Community Parks* are intended to serve the community and surrounding area in which they are located. Opportunities for a broader range of community facilities not generally found within *Neighbourhood Parks* providing both active and passive recreation activities and the preservation of environmental areas should be encouraged. Local Community Centres may be permitted within this designation.
- b) *Size* – *Community Parks* shall be adequately sized to provide a broad variety of passive and active recreational activities meeting the needs of the community and surrounding area. These parks shall be provided at a combined standard with *Township Parks* of 3.0 hectares per 1000 persons.
- c) *Location* – *Community Parks* shall be widely distributed throughout the Township in strategic locations and shall be generally geared towards the *Hamlets*. Such parks shall generally serve as a community focal point, have significant frontage along an Arterial or Collector road that is adequate for the provision of on-street parking and be located adjacent to schools, natural areas and/or environmental features, wherever possible.
- d) *Facilities* – *Community Parks* should be developed as focal points for communities and surrounding areas and should be of sufficient size to provide for a broad range of passive and active recreation activities which may include:
- Local Community Centres/Halls
 - Passive Recreation Areas
 - Active Recreation Areas
 - Sports Fields
 - Walking Trails
 - Natural and Environmental Areas
 - Playground Equipment
 - Paved Areas for Informal Games/Basketball Uprights
 - A Wider Range of Facilities for Families
 - Restroom Facilities
 - Parking Areas, where appropriate

7.2.3 Neighbourhood Parks

- a) *Purpose and Function* – *Neighbourhood Parks* are intended to fulfill the needs and interests of residents in the surrounding area. Opportunities for both active and passive recreation activities should be encouraged at this level.
- b) *Size* – *Neighbourhood Parks* shall be adequately sized to provide a variety of passive and active recreational activities meeting the needs of the surrounding area. These parks shall be provided at a standard of 1.0 hectares per 1000 persons.
- c) *Location* – *Neighbourhood Parks* shall be centrally located within the neighbourhood or neighbourhoods it is intended to serve, have significant frontage along a Collector or Local road that is adequate for the provision of on-street parking and be located adjacent to schools, natural areas and/or environmental features wherever possible.
- d) *Facilities* – *Neighbourhood Parks* should be of sufficient size to accommodate a variety of passive and active recreation activities which may include:
 - Passive Recreation Areas
 - Smaller Sized Active Recreation Areas
 - Walking Trails
 - Natural and Environmental Areas
 - Playground Equipment
 - Paved Areas for Informal Games/Basketball Uprights
 - Facilities for Families with Pre-Schoolers
 - Parking Areas, where appropriate

7.2.4 Parkettes

- a) *Purpose and Function* – *Parkettes* are intended to fulfill the needs and interests of residents in the immediate local area by providing limited small-scale passive recreational activities. Opportunities for both active and passive recreation activities shall be restricted at this level. The establishment of new *Parkettes* within the Township shall generally be discouraged in favour of developing

Neighbourhood Parks or *Community Parks*, unless site conditions dictate.

- b) *Size* – *Parkettes* shall be adequately sized to provide a limited amount of passive recreational activities meeting the needs of the immediate area. The Township on a site-by-site basis shall determine specific size requirements for *Parkettes*.
- c) *Location* – *Parkettes* shall be located where a specific demand has been identified and where site conditions warrant.
- d) *Facilities* – *Parkettes* should be of sufficient size to accommodate a limited amount of activities which may include:
 - Limited Passive Recreation Activities
 - Natural Areas

7.2.5 Open Space Linkages and Trails

- a) Open Space Linkages, which are not specifically identified on Schedules B and B-1, are intended to provide greater connection between other park and open space components. The Township will encourage the development of a recreational trail system throughout the municipality. Wherever possible, such a trail system shall be located on public lands or lands over which an easement has been granted to a public authority or non-profit organization. Linkages may be required as part of the parkland dedication process. Trail design, construction and maintenance shall ensure accessibility and safety of users wherever possible.
- b) In order to enhance the potential for a network of linked multi-use recreational trails throughout the Township, all development applications will be reviewed and evaluated on the extent to which the creation, expansion and preservation of such a network can be accomplished as part of or adjacent to such development application and whether it is appropriate to acquire such facilities as part of a parkland dedication.

7.3 PARKLAND ACCEPTABILITY

- a) Where land is required for park dedication purposes, the Township shall be satisfied as to the location, size, configuration and general topography of the proposed park site within the development or redevelopment area. More specifically the Township shall ensure:
- i) Park sites are of sufficient size and shape to accommodate the development of standard park facilities;
 - ii) Park sites are reasonably central to the service population and should feature extensive street frontage for visibility, safety and accessibility;
 - iii) When an open watercourse is involved in an area to be dedicated, the Township may require that easements for access to and maintenance of watercourses be dedicated as a condition of approval;
 - iv) Where required, secondary accesses in the form of pedestrian walkways or trails shall be provided by the developer in accordance with the following design criteria:
 - .1 3.65 metre minimum right-of-way;
 - .2 Durable walking surface materials; and,
 - .3 Fencing to municipal specifications;
 - v) When development is proposed on a site, part of which is designated subject to flooding or other hazardous conditions, such lands shall not be included as part of the dedication for park purposes as required under the *Planning Act*. Lands subject to these conditions are encouraged to be integrated, where possible, with the development of municipal parks and open spaces in order to form pedestrian walkways, linear trail systems and passive recreation areas;
 - vi) Parks should be reasonably flat composed mostly of tableland, and be well-drained to accommodate a variety of passive and active recreational activities. Natural vegetation and other plantings may be effectively utilized in enhancing

park features or protecting environmental and/or shoreline areas from incompatible uses. Where possible and desirable, park sites should be oriented to take advantage of favourable topography, vistas and mature vegetation;

- vii) Lands dedicated to the municipality for public park purposes shall be covered with a layer of topsoil and be graded to establish finished contours by those responsible for dedicating the lands to the satisfaction of the Township;
- viii) Parks or portions thereof may be designed to include stormwater quantity and quality control features. Where stormwater quantity and quality control features are included in parks, the design of such features will be subject to the approval of the Township, in consultation with the Conservation Authority. In instances where grading or the presence of water precludes the use of a portion of park area for the required park purposes, the stormwater control features portion of the park shall not be included as part of the parkland dedication;
- ix) Parks sites should be free and clear of all abandoned structures, building materials and debris and left in a condition that is satisfactory to the Township; and,
- x) Prior to accepting any lands dedicated for park or open space purposes the Township may require evidence that no environmental contamination has occurred or is present on the lands. In the event that evidence shows contamination may have taken place on site or on adjacent lands the Township may require that the site be rehabilitated or remediated to the satisfaction of the Township and/or the Province prior to accepting the lands.

7.4 GOLF COURSES

- a) The development or expansion of golf courses shall be by amendment to this Plan and, in addition to the General Development policies in Section 3 and the *Greenlands System*

policies in Section 6 of this Plan, respectively, shall comply with the following criteria:

- i) Road access shall be from a paved public roadway. Direct access to a Type A Arterial road or Provincial Highway is discouraged;
- ii) Water for irrigation should be obtained from surface run-off and surface sources rather than sub-surface sources;
- iii) The natural topography of the landscape shall be maintained except for minor modifications required for buildings, parking areas, tees and greens;
- iv) A buffer strip of undisturbed vegetation of not less than 15 metres shall be maintained adjacent to natural watercourses. Where the watercourse is identified as sensitive on Schedule B, the buffer strip shall be not less than 30 metres;
- v) Applications shall be accompanied by the following:
 - .1 A site and grading plan;
 - .2 A hydrogeological report;
 - .3 A landscape analysis and landscaping plan;
 - .4 An environmental analysis;
 - .5 An integrated pest management program;
 - .6 A traffic impact analysis; and,
 - .7 A supply and demand analysis;
- vi) The requirements of the Durham Regional Official Plan shall be met; and,
- vii) Golf courses shall be designed and maintained to minimize impacts on the natural and physical environment. Significant modifications to the natural landscape shall not be permitted.

8 TRANSPORTATION AND INFRASTRUCTURE

The policies in this section address the development of roadways, utilities, sanitary sewer, water supply, infrastructure and other public works in the Township and apply to all lands within the municipality.

8.1 OBJECTIVES

The objectives of these policies are to:

- a) Facilitate the movement of people and goods within the Township to and from adjacent municipalities by means of a safe, integrated and balanced transportation system;
- b) Establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, public transit, cycling, snowmobiling and walking;
- c) Develop a transportation system that protects transportation corridors and is compatible with and supportive of future land uses;
- d) Encourage the use of public transit, cycling and walking as sustainable, energy efficient, affordable and accessible forms of travel;
- e) Ensure that new roads in urban settlement areas are constructed to provide safe vehicular operation, designed in a manner that helps to provide equitable opportunities for all modes of traffic including truck and to provide access from the operation of an efficient public transit system;
- f) Encourage bicycle and pedestrian paths to generally be separated from the roadway on existing and proposed Township roads and utility corridors, parks and green spaces;
- g) Ensure that appropriate right-of-way widths for all existing and proposed roads and trails are provided in accordance with the *Planning Act*;

- h) Encourage the use of alternate development standards for roads, where appropriate;
- i) Encourage the efficient use of land along transportation corridors to maximize the use of public transit; and,
- j) Support the Region of Durham in the planning, design and operation of a fully integrated Regional Transportation system, composed of roads, transit, priority and strategic goods movement networks.

8.2 GENERAL DEVELOPMENT POLICIES

- a) The Transportation System is shown on Schedules C and C-1 and has been classified on the basis of function and design, comprising Arterial roads, Collector roads and transit service. An Official Plan Amendment is required to change the classification of a road on Schedules C and C-1.
- b) The locations of new Arterial and Collector roads are approximate. The exact alignment shall be determined either through municipal studies or the consideration of development applications.
- c) The Township will not open or maintain roadways, which are not constructed to municipal standards.
- d) New roads and utilities shall be permitted in all designations subject to the justification requirements of this Plan when proposed to be located in a Key Natural Heritage Feature or a Hydrologically Sensitive Feature.
- e) The Township in conjunction with the Region of Durham will endeavour where feasible to reserve or obtain the necessary rights-of-ways indicated in this Plan. Privately owned land required to meet the desired right-of-way widths shall generally be acquired by the Township through dedication as a condition of subdivision, condominium, land severance or site plan approval.
- f) All new transportation uses and upgrading or extension of existing transportation uses, including the opening of a road within an

- unopened road allowance, are generally prohibited within Key Natural Heritage Features.
- g) Transportation uses may be permitted to cross a Key Natural Heritage Feature or a Hydrologically Sensitive Feature if the proponent demonstrates that:
- i) The need for the project has been demonstrated and there is no reasonable alternative (to be determined through an Environmental Assessment process, the *Planning Act* or local improvement provisions of the *Municipal Act, 2001*);
 - ii) The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Oak Ridges Moraine and Greenbelt to a minimum;
 - iii) The design practices adopted will maintain, and where possible improve or restore, ecological and recreational linkages, including the trail system;
 - iv) The landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights-of-way; and,
 - v) The long term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and connectivity of the Key Natural Heritage Feature or Hydrologically Sensitive Feature.
- h) Service and utility trenches for transportation uses shall be planned, designed and constructed so as to minimize disruption of the natural groundwater flow.
- i) The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure are subject to the following:
- i) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;

- ii) Planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusions, noise and road salt;
 - iii) New or expanding infrastructure shall avoid Key Natural Heritage Features or Key Hydrologic Features unless need has been demonstrated and it has been established that there is no reasonable alternative;
 - iv) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a Key Natural Heritage Feature or Key Hydrologic Feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions and where reasonable, maintain or improve connectivity; and,
 - v) Infrastructure serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the vegetation protection zone of a Key Natural Heritage Feature or Key Hydrologic Feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated vegetation protection zone, but all reasonable efforts shall be made to keep such infrastructure out of Key Natural Heritage Features or Key Hydrologic Features or the vegetation protection zones.
- j) All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the environment and be consistent with the objectives and the land use designations in this Plan. Site and design guidelines include the following:
- i) Blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells;

- ii) Finished slopes should be graded not greater than a 3 to 1 slope and planted; large cuts should be terraced to minimize surface erosion and slope failure;
 - iii) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape;
 - iv) Vegetation screens should be used where feasible;
 - v) Transportation and utility structures should be sited and designed to minimize visual impact;
 - vi) A development setback from the top of bank for utility structures will be required to minimize visual impacts;
 - vii) The visual impact of utility structures should be minimized by siting, structural design, coloration and landscape planting in order to minimize the impact on the rural environment; and,
 - viii) The Township's road standards may be modified to accommodate environmental or natural feature preservation.
- k) A transportation study will be prepared at the request of the Township or other agency having jurisdiction to address both the impact of any new development upon Provincial Highways, Regional roads and/or all Arterial roads as well as any associated highway improvements that are required prior to the approval of any secondary plans, plans of subdivision or site plans.
- l) In addition to all applicable municipal requirements, all development adjacent to or in proximity to Provincial Highway 7A and Highway 7/12 and will be subject to the safety and geometric requirements and permits of the Ministry of Transportation. Permits from the Ministry of Transportation are required for any new buildings, or site alterations or entrances within 45 metres of the highway property line and within a radius of 180 metres of the centre point of the intersection of a road and Highway 7A and Highway 7/12. Permits may also be required for uses which cause persons to congregate in large numbers within 800 metres of any limit of any Provincial Highway.

- m) Existing Collector and Arterial roads are shown on Schedule C-1. Local roads will develop through plans of subdivision.

8.3 ROAD NETWORK

- a) Roads in the Township will be classified and maintained on the basis of their function and design as Arterial roads, Collector roads, Local roads and private roads. The right-of-way width for a public road shall allow for the placement of utilities, municipal services, high occupancy vehicle lanes, cycling lanes, sidewalks and landscaped boulevards where required.
- b) Council may close existing Local roads and road related facilities subject to the provisions of the *Municipal Act, 2001*, without the need to amend this Plan.
- c) All Township roads within the rural areas of the Township shall be designed and maintained to allow for the passage of large farm equipment to the greatest extent possible and shall have a minimum 20 metre road allowance. In certain areas a wider road allowance may be required to provide sufficient area to ensure proper grades and stabilization of slopes due to topography or environmental conditions.
- d) Where possible, equal amounts of widening will be required from either side of the road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible, in such cases, it may be necessary to acquire more than half or even all of the total required widening from one side in order to attain the full required width.

8.3.1 Private Roads

- a) Private roads are lanes, mutual driveways, roads or right-of-ways maintained by private individuals or Condominium Corporations. New development on private roads will be restricted to a Plan of Condominium.
- b) New building lot creation by severance or subdivision will not be permitted on private roads.

- c) Prior to the Township assuming any private road, it must be brought up to a municipal standard. The cost of bringing such road up to municipal standards shall not be borne by the Township. In addition, prior to assuming a private road the Township shall be satisfied that the costs of maintaining the road will be off-set by increased assessment.

8.3.2 Arterial Roads

- a) Arterial roads are under the jurisdiction of the Ministry of Transportation, the Region of Durham or the Township. Arterial roads are designed to accommodate transportation needs within the Township and to other municipalities. The key characteristics for Arterial roads are summarized in Clauses i), ii) and iii) below. Complete details on Arterial roads are provided in the Durham Regional Official Plan:

- i) Type A Arterial roads are designed to accommodate the movement of large volumes of traffic at moderate to high speeds over relatively long distances. These roads generally intersect only with freeways and other Arterial roads. Type A Arterial roads shall have a right-of-way width of 36-45 metres.
- ii) Type B Arterial roads are designed to accommodate the movement of moderate volumes of traffic at moderate speeds, within the Region of Durham. These roads generally intersect with other Arterial roads and Collector roads. Type B Arterial roads shall have a right-of-way width of 30-36 metres.
- iii) Type C Arterial roads are designed to accommodate the movement of lower volumes of traffic at slower speeds over relatively short distances. Type C Arterial roads shall have a right-of-way width of 26-30 metres.

- b) Arterial roads shall be designed in accordance with the requirements of the Durham Regional Official Plan and the following principles:

- i) Provide full continuous movements;

- ii) Limit private access;
 - iii) Provide for public transit vehicles and transit stops;
 - iv) Provide sidewalks on both sides within urban areas and *Hamlets*; and,
 - v) Provide for cycling lanes where possible.
- c) Private access to Arterial roads shall be permitted on a limited basis in accordance with the provisions specified in Table 8-1 below and subject to the approval of the authority having jurisdiction.

**TABLE 8-1
Arterial Road Access Standards**

	Urban	Rural
Type A	One access every 200 metres of road	Not permitted, except for existing lots of record, where there is no alternative access to a Local road.
Type B	One access every 80 metres of road	Not permitted, except for existing lots of record, where there is no alternative access to a Local road.
Type C	One access every 30 metres of road in the <i>Main Central Area</i> , Commercial and <i>Employment Areas</i> . <i>Residential</i> land uses limited to large lot singles, controlled access residential blocks and front yard lane concepts.	One access per lot.

- d) Truck traffic is expected to use Arterial roads and may be discouraged from using Collector and/or Local roads.
- e) The right-of-way, speeds and access spacing requirements of the Durham Regional Official Plan Schedule E-Table E7 shall apply to the Arterial roads shown on Schedules C and C-1. However, if the intent of this Plan is adhered to, and following adequate study to the effect that such provisions are impractical and cannot be implemented precisely, the authority having jurisdiction on such roads may deviate from these provisions without the need for an amendment to this Plan. In addition, these requirements shall not apply to Arterial roads within Central Areas and *Hamlets*.
- f) Sight triangles shall be provided in accordance with the standards of the authority having jurisdiction on the roads. Specified site triangle dimensions are to be used unless otherwise agreed to by the road authorities having jurisdiction over the intersecting roads.
 - i) Intersections between Local roads and Arterial roads – 15 metres by 15 metres.
 - ii) Intersections between Arterial roads and Arterial roads – 30 metres by 30 metres.
- g) New septic tank tile fields shall be kept to a minimum of 10 metres back from all road allowances to protect the Township from heavy relocation costs during any road rebuilding operations.

8.3.3 Collector Roads

- a) Collector roads are under the jurisdiction of the Township and are designed to move moderate volumes of traffic over short distances within a particular area of the Township. The primary function of a Collector road is to collect and distribute traffic among Local roads, Collector roads, Arterial roads and major traffic generators.
- b) Collector roads shall be designed in accordance with the following principles:
 - i) Provide reasonable continuous movements;
 - ii) Minimize the number of private accesses;

- iii) Incorporate methods to prevent speeding without compromising continuous movement;
- iv) Provide sidewalks on both sides within urban areas and *Hamlets*;
- v) Provide for public transit vehicles and transit stops;
- vi) Provide for cycling lanes where possible; and,
- vii) Have a right-of-way width between 23 and 26 metres.

8.3.4 Local Roads

- a) Local roads are under the jurisdiction of the Township and are designed to carry lower volumes of traffic and to facilitate access to individual properties.
- b) Local roads shall be designed to:
 - i) Have a right-of-way width of 20 metres; and,
 - ii) Provide sidewalks on both sides where warranted.
- c) Council may permit a narrower right-of-way where it is not necessary to have a 20 metres right-of-way to contain roads and utilities.
- d) Council may close any Local roads or bridges in accordance with the *Municipal Act, 2001* if it is deemed not to be in the Township's interest to repair or maintain them, without the need to amend this Plan.
- e) In the *Hamlets*, *Residential Cluster* and *General Industrial* designations, Local roads may be constructed to a modified urban standard to encourage natural infiltration.

8.3.5 Design Guidelines for Urban Areas and Hamlets

- a) Road designs shall include well-designed streetscape features, incorporating, among other things: street tree planting, street lighting and furnishings, sidewalk and boulevard treatments, a

variety of paving materials, and where appropriate, bicycle lanes, community mailboxes and future transit shelters.

- b) Road designs may incorporate traffic calming techniques such as narrower right-of-way, traffic circles and speed control devices, where appropriate, to promote a safer pedestrian environment and/or to maintain vehicles within designated speed limits. The Township will consider alternative standards for public road rights-of-way in order to achieve urban design objectives in certain areas of the municipality.

- c) The design of roads shall incorporate a high quality of urban design standards. On this basis:
 - i) Road rights-of-way shall be designed to secure a separation of vehicles and pedestrians and should provide an appropriate sidewalk for pedestrian use;

 - ii) On Collector and Arterial roads, a suitable boulevard shall be provided to separate the road curb from the sidewalk and such boulevard shall include hard and/or soft landscape materials, street trees and pedestrian-level street lights, where appropriate;

 - iii) Where medians are provided within the road rights-of-way, such medians shall be encouraged to include hard and/or soft landscape materials, where appropriate;

 - iv) A regularized pattern of street tree planting shall be encouraged along all roads and the Township shall establish minimum planting standards and species types;

 - v) The number and location of access points onto the public road system shall be minimized by encouraging common access points to be shared by adjacent development;

 - vi) Street lighting shall, where appropriate incorporate pedestrian-level lighting to maintain pedestrian safety;

 - vii) Street lighting that reduces energy consumption and directs light away from the night sky and adjacent uses shall be encouraged;

- viii) Services and utilities shall be encouraged to locate underground in a common trench, where possible, in order to maintain a pleasant visual environment along public roads;
 - ix) Above-ground utility service providers shall be encouraged to co-operate with the Township in identifying locations which minimize the visual impacts of such equipment and facilities where located within the public road rights-of-way; and,
 - x) Pursuant to Section 41 of the *Planning Act*, Site Plan Approval shall require the development of major employment lands over a floor area threshold of 560 square metres to install bicycle racks, sidewalk connections between building and municipal sidewalks and to consider interior employee change rooms and showers.
- d) Streetscape features located within public rights-of-way, such as lighting fixtures, directional and street signs, parking meters, transit shelters, and street furniture shall be complementary in their design and located in an integrated manner so as to avoid visual clutter.
- e) Gateway features shall be established at strategic locations within the Township and may include specialized boulevards, landscape medians, decorative street lightings, and/or decorative signage treatments.
- f) The establishment of trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, transit shelters, and bicycle parking facilities that are considered to be “sustainable design elements” for the purposes of Section 41 (4)(2)(e) of the *Planning Act*, which means that these items may be required to be installed by a land within a municipal right-of-way as a condition of Site Plan Approval.

8.4 PEDESTRIAN AND CYCLING ROUTES AND FACILITIES

- a) The Township will develop an interconnected system of cycling and walking routes providing access to major activity and employment areas and to public transit throughout the Township. Development of such a trail system will occur through land acquisition, easements and rights-of-way.
- b) Development of a continuous shoreline trail around Lake Scugog is recognized as a priority for the Township.
- c) Where required and feasible, Township Road shoulders may be adapted to provide safer travel for bicycles between settlement areas and other major activity nodes.
- d) The Township may complete an Active Transportation Plan to create an organized approach to improving the pedestrian and cycling realm and to encourage non-vehicular travel.
- e) In order to plan for and encourage walking and cycling, the Township shall:
 - i) Expand the Township’s existing pedestrian and cycling system by establishing off road trails, on road bike lanes, signed bike routes and sidewalks;
 - ii) Ensure that high quality pedestrian infrastructure and wayfinding signage is established at key locations either as a condition of development approval or by the Township as part of its annual capital works program;
 - iii) Ensure that high quality cycling infrastructure is established throughout the Township including at all commercial and community facilities either as a condition of development approval or by the Township as part of its annual capital works program;
 - iv) Provide convenient and highly accessible locations for visitors to park cars to access the pedestrian and cycling system and improved public transit;

- v) Consider the provision of safe and convenient cycling and walking routes in the review of all new development and redevelopment applications;
- vi) Require the provision of sidewalks in the *Port Perry Urban Area* and *Hamlets*, where appropriate;
- vii) Investigate and provide for bicycle lanes wherever possible in the construction or reconstruction of roads and bridges;
- viii) Encourage and support measures which will provide for barrier-free design of pedestrian facilities;
- ix) Ensure that lands for bicycle/pedestrian paths are included with the land requirements for roads;
- x) Ensure that the rights and privacy of adjacent property owners are factored into the design process for pedestrian and cycling routes;
- xi) Require the provision of bicycle stands as a condition of approval of site plan applications; and,
- xii) Ensure that all pedestrian and cycling routes are designed to be safe.

8.4.1 Design Guidelines

- a) Sidewalks/and/or multi-use trails shall be provided through all new commercial and institutional developments and through all new residential developments proposing 12 or more units.
- b) A high quality amount of pedestrian and cycling infrastructure shall be established throughout the Township including at all commercial, institutional, and community facilities as a condition of approval or by the Township as part of its annual capital works program.

8.5 PUBLIC TRANSIT

- a) The Township in consultation with the Region of Durham and the Ministry of Transportation will continue to support fully accessible

- public transit service particularly for service nodes and corridors in new development areas.
- b) The Township will continue to support Durham Region Transit and GO bus service in the community.
 - c) The Township will encourage opportunities to promote future transit usage, in particular along Transit Spines which facilitate inter-regional and inter-municipal services along Arterial roads and intersect with local transit services. Transit Spines designations shall be consistent with Schedule 'C' Map C3 of the Durham Regional Official Plan. Walking distances to transit will be minimized by:
 - i) Locating commercial, mixed-use and higher density developments adjacent to transit spines;
 - ii) Having main entrances to commercial and mixed-use development within 4 metres of the road allowance on transit spines; and,
 - iii) Improving access from interior neighbourhoods to transit spines.
 - d) When considering development proposals in the *Port Perry Urban Area*, the Township shall ensure that development does not preclude opportunities for public transit in the future.

8.6 PARKING

- a) Adequate off-street parking and loading facilities are required for all new development. All parking areas shall be designed to:
 - i) Minimize conflict with traffic on Arterial roads;
 - ii) Provide parking for the physically handicapped;
 - iii) Provide landscape screening along street frontages; and,
 - iv) Points of ingress/egress shall be limited in number and sharing of access points will be encouraged.

- b) The Township will endeavour to provide off-street parking to serve the downtown of Port Perry, and major parks and community facilities. In this regard, the Township may:
 - i) Operate municipal parking lots or structures on properties the Township owns, acquires and/or leases, and provide direction for establishing new lots and structures;
 - ii) Establish areas where payment of cash-in-lieu of required parking may be accepted. A reserve fund may be established to be used for the improvement or expansion of public parking facilities; and,
 - iii) Use, or authorize the use of vacant lands for parking on a temporary basis, where such parking is needed and desirable.
- c) The Township shall review off-street and on-street parking regulations to reflect evolving patterns of automobile use. Reduced parking requirements may be considered where sufficient public off-street and on-street parking facilities exist. In addition, parking requirements may be reduced if the uses on the lot each require parking at different times of the day. Opportunities for the sharing of parking in mixed-use development will be considered during the review of a development application.
- d) Within the *Main Central Area* or *Hamlets*, Council may reduce certain parking requirements such as the number of spaces or the amount of cash-in-lieu for non-residential uses.

8.7 STRATEGIC GOODS MOVEMENT

- a) Schedule 'C' and Schedule 'C-1' identify a Strategic Goods Movement Network. This network shall be consistent with Schedule 'C' Map C4 of the Durham Regional Official Plan. The Strategic Goods Network identifies preferred haul routes that are planned to accommodate commercial vehicles on a year round basis, and which link major generators of goods movement traffic. The Township in co-operation with the Region of Durham shall encourage the maintenance and expansion of infrastructure to support this network subject to budgetary considerations.

- b) The Township shall encourage long distance commercial vehicle operation on roads specifically identified on Schedules C and C-1 as a Strategic Goods Movement Network of higher classification and discourage such operations on Local roads.

8.8 RECREATIONAL TRAILS

- a) Multi-use recreational trails are key to facilitating daily, active living. At a local level, trails can foster a sense of connectivity that brings communities closer together. Local interest in further trail development in the Township is high particularly the continuation of the Waterfront Trail along Lake Scugog. To foster Recreational Trails in the Township the following policies shall apply. Trails are shown generally on Schedules B-1 and C.
- b) There are a number of recreational trails in the Township that provide opportunities for residents and tourists to enjoy the natural amenities of the Township. These trails shall be protected and preserved for these purposes wherever possible.
- c) New or expanded trails shall be designed to minimize impacts on the natural environment and adjacent land uses.
- d) Where possible, legal easements or rights of ways shall be obtained to ensure the ongoing use of trails on private lands. However, trails do not necessarily have to be publicly owned or maintained.
- e) Trails shall be accessible to persons with disabilities where topography and trail access permits accessible design.

8.9 WATER AND WASTEWATER SERVICES

8.9.1 Municipal Water and Wastewater Systems

- a) Municipal water and wastewater services, infrastructure and plants are the responsibility of the Region of Durham. Private wells and sewage systems are approved by the Durham Region Health Department. It is the policy of this Plan that:

- i) All development in the *Port Perry Urban Area* shall be connected to municipal water and wastewater systems unless exempted by the policies of this Plan and the Durham Regional Official Plan;
- ii) Development will be limited in the *Port Perry Urban Area* based on the ability and financial capability of the Region of Durham to provide municipal water and wastewater services in accordance with its approved Development Charges By-laws;
- iii) The allocation of municipal water and wastewater system capacities through the development approvals process will be based upon a program developed in consultation with the Region of Durham, and implemented through reports to Council when necessary, which ensures the timely and efficient use of these services and implementation of the policies of this Plan;
- iv) The Township will not commit capacity to a property until a development agreement between the Township, Region of Durham and property is in place;
- v) Limited infilling or minor expansion to existing development may take place in the *Port Perry Urban Area* with private drilled wells and/or private sewage disposal systems in accordance with the provisions of this Plan, prior to the availability of municipal services, provided that:
 - .1 A satisfactory agreement has been entered into with the Region of Durham, including the requirement for future connection to the Regional water supply and sanitary sewer system;
 - .2 The proposed use does not require excess use of water and appropriate provisions have been included in the Zoning By-law to that effect;
 - .3 The proposed use complies with the standards of the Region of Durham and the Ministry of the Environment;

- .4 Consideration is given to designing the development in such a way as to allow for further subdivision of the land upon provision of full Regional Services, and,
- .5 For development on partial services, the development is within the reserve water and wastewater treatment system capacity.
- vi) Partial services utilizing municipal water and private sewage disposal will only be considered as an interim servicing solution to permit phased development of lands designated Residential in Port Perry following the approval of an Environmental Assessment and commitment from the Region of Durham to expand the Nonquon River Water Pollution Control Plant;
- vii) The Township will work with the Region of Durham to investigate the potential of extending full municipal services to the *Port Perry Employment Area* in an effort to address environmental and health issues related to the use of private services in that area;
- viii) The Township will support the investigation of servicing options for Blackstock that may enable full municipal services to be provided to that community; and,

8.9.2 Private Water and Wastewater Systems

- a) Prior to approving development on private services the Township will consult with the Durham Region Health Department by confirming that appropriate conditions exist for the sustainable operation of private water and wastewater systems.
- b) The development of new wells shall only be permitted where the water supply of other existing developments will not be adversely impacted by increased use of the aquifer.
- c) Wells and septic systems shall be located so as not to interfere with adjacent uses or future public works.
- d) Private wastewater systems shall be set-back 30 metres from any surface water feature wherever possible.

- e) Private wastewater systems within 120 metres of Lake Scugog, Chalk Lake or along an inflowing waterway shall incorporate phosphorous and nitrogen removing technology to reduce nutrient loading into adjacent waterbodies.

8.10 UTILITIES

- a) Utilities include water supply plants, water pollution control plants, electricity generating stations, hydro transformer stations, hydro corridors, pipeline corridors, telecommunications/communications facilities and gas facilities.
- b) The location of new utility facilities and/or corridors are generally permitted within any land use designation provided:
 - i) Proposed utility development satisfies the policies for infrastructure development in Section 8 of this Plan;
 - ii) Such facilities do not adversely impact any adjacent use;
 - iii) New utility corridors are located adjacent to existing utility and/or transportation corridors, wherever possible;
 - iv) Communication towers for radio, cable TV and phone transmissions are not located within or adjacent to any residential area; and,
 - v) New electrical generating stations proposed by private corporations shall only be permitted by amendment to this Plan and shall be subject to all applicable Provincial approvals.
- c) Telecommunications/communications switching stations, hydro transformer stations or sub-stations and similar facilities which are required to be located in residential areas or settlement areas shall incorporate architectural and landscaping features consistent with the appearance of adjacent uses.
- d) In order to improve the visual appearance of the streetscape, utilities such as hydro, telecommunications/communications and cable television shall be provided in-ground within all new

- development and where feasible, within the road allowances abutting the external limit of the new development. In the case of redevelopment, conversion of overhead service to in-ground service shall be provided wherever technically and economically feasible.
- e) Subject to approval of Ontario Power Generation or other electricity providers/suppliers, the Township encourages the use of lands within power transmission corridors for:
- i) Recreational uses such as hiking trails and bicycle paths;
 - ii) Market or allotment gardens;
 - iii) Agricultural cultivation; and,
 - iv) Other uses compatible with adjacent land uses and consistent with the intent and policies of this Plan.
- f) In the planning of any major new utility or corridor, including expansions, the proponent shall satisfy the Township with respect to possible impacts as it relates to environmental, economic, social, transportation and other concerns as determined by the Township. The proponent may be required to enter into an agreement with the Township, which includes, but is not limited to such matters as compensation and mitigation of adverse impacts.
- g) The Township will ensure that adequate utility networks, are or will be, established to serve the anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.
- h) The Township will promote all utilities, including telecommunications, to be planned for and installed in a coordinated and integrated basis in order to be more efficient, cost effective and to minimize disruption.
- i) The Township will ensure that appropriate locations for large utility equipment, including telecommunications, and cluster sites have been determined and that consideration be given to the location requirements for larger infrastructure within public rights of way, as well as easements on private property.

- j) All new commercial, industrial, institutional and multiple unit residential developments, including plans of subdivision, shall be designed and constructed to accommodate advanced telecommunications systems. A dedicated broadband fiber optic conduit shall be installed in new roadways and from the road allowance to new buildings to ensure that the development can access advanced telecommunications technologies when they become available.

8.11 COMMUNITY FACILITIES AND SERVICES

- a) Community facilities include schools, libraries, art and cultural facilities, post offices, places of worship, cemeteries, fire and police stations, daycare centres, community centres, and other recreational facilities that are designed to meet the educational, social, recreational and cultural needs of Township residents.
- b) Schools are encouraged to be built to serve the surrounding neighbourhood and/or catchment area. New schools are to be planned and sites reserved as part of the planning process for the establishment of new neighbourhoods.
- c) Institutions and community facilities are encouraged to locate in close proximity to centres of activity to enable joint use of facilities. Wherever possible, civic open space areas shall be provided and incorporated in the planning and design of these facilities.
- d) Post offices, places of worship, cemeteries, community centres, fire and police stations, libraries, art and cultural facilities are encouraged to locate in settlement areas to enable easy accessibility by the majority of the population and, where possible, to utilize full municipal services. Community facilities are subject to the policies of the land use designations where these facilities are located.
- e) Daycare centres may be incorporated within any existing place of worship, public or private school, or public assembly hall provided each site can demonstrate the ability to accommodate the additional use. Private home daycare facilities shall be subject to

- the provisions of this Plan governing home-based occupations. All daycare facilities shall conform to applicable Provincial legislation.
- f) The establishment of a new cemetery and/or crematorium shall require an amendment to this Plan. In the consideration of such an application, the following matters will be addressed:
- i) The suitability of the location with regard to such matters as urban form and compatibility with adjacent development;
 - ii) Provision for future roads and the orderly extension of urban services;
 - iii) The proposed use will not impact upon, detract from or propose any significant alterations to natural heritage features;
 - iv) The suitability of soil and ground water conditions;
 - v) Landscaping requirements; and,
 - vi) Other issues as may be deemed necessary by the municipality.
- g) In order to ensure that municipal services are provided in a manner that meets the needs of Township residents, Facility Strategies that deal with service areas shall be prepared to serve as a guide for the provision of services to a growing and changing population. In addition, the Township shall ensure that the School Boards are an integral part of the planning process so that the provision of schools keeps pace with projected demand.

9 IMPLEMENTATION

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The *Planning Act* contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by the Township to meet the goals and objectives of this Plan.

9.1 OFFICIAL PLAN REVIEW PROCESS

- a) The Official Plan will serve as the basis for managing change in the Township until 2031. This Plan will be reviewed not less frequently than every 5 years as required by the *Planning Act*.

9.2 AMENDMENTS TO THE PLAN

- a) This Plan should only be amended when the policies of this Plan have been found not to address issues, or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. Any Amendment shall conform to the overall intent of the Official Plan as set out in the Strategic Directions and policies of this Plan.
- b) Requests for amendment to this Plan will only be considered once a complete application has been received in accordance with Section 9.3 of this Plan. Applications to convert Employment Area lands to non-employment uses shall only be considered through a municipal comprehensive review.
- c) The following general criteria shall apply to the review of all Official Plan Amendment applications. The proponent of an amendment application may be required to submit reports from qualified professionals to address such matters, including, but not necessarily limited to:
 - i) Conformity to the strategic directions and policies of this Plan;
 - ii) Suitability of the location of the proposed use;

- iii) Compatibility with existing and planned land uses in the surrounding area;
 - iv) The impact on the natural environment having regard for natural heritage features and hydrologic features;
 - v) Need for the proposed use;
 - vi) Availability of supporting capital works and services;
 - vii) Fiscal impact on Municipal capital works and services;
 - viii) Comments of public agencies; and,
 - ix) Any other specific requirements of Council.
- d) The following changes may be made to the Official Plan and Zoning By-law without an amendment:
- i) Changes or corrections to wording or reference errors;
 - ii) Alterations in the numbering and arrangement of any provisions; and,
 - iii) Adjustments to base information on any Schedule.

9.3 COMPLETE APPLICATION

- a) In accordance with the provisions of Subsections 22(6.1) and 34(10.4) of the *Planning Act*, any application submitted to the Township in support of a development proposal must be deemed to be a complete application and be accompanied by the appropriate fee, before any processing will begin. Any required background reports, studies documents and materials must be prepared and submitted to the satisfaction of the Township.
- b) The authority to deem an application complete may be delegated to Staff by by-law.
- c) To be considered complete under the *Planning Act*, Official Plan Amendment and Zoning By-law Amendment applications must be accompanied by the following:

- i) A completed application form(s);
 - ii) Any information or material prescribed by the *Planning Act* and relevant Ontario Regulations;
 - iii) Prescribed application fee(s); and,
 - iv) A completed pre-consultation form setting out the applicable information requirements.
- d) In addition to the requirements specified above, this section of the Plan sets out the supplementary information or material in the form of studies that is required in support of an application for an Official Plan Amendment or a Zoning By-law Amendment. Some of the studies identified below may also be requested in order to allow for the proper evaluation of an application for Site Plan Approval.

The supplementary information requirements may include, but shall not be limited, to the following:

- i) Land Use Planning Report - The intent of such a report would be to describe the proposal in detail and provide an opinion on how the proposal will conform to the Principles and Objectives and Strategic Directions of this Plan.
- ii) Market Impact Study - This assessment determines whether a proposal can proceed on the basis of market demand without having a negative impact on the planned function of the commercial designations contained in the Plan.
- iii) Agricultural Impact Assessment (AIA) - The intent of such an assessment is to determine the need for the proposed development, demonstrate that there are no other reasonable alternatives outside the prime agricultural areas or on lands with lower agricultural potential, that the development will not have an impact on the efficient and logical expansion of nearby urban areas and that the development complies with Provincial Minimum Distance Separation criteria.

- iv) Environmental Impact Study (EIS) - The purpose, intent, and content of such a study is set out in Section 3.7 of this Plan.
- v) Contamination Management Plan – A Contamination Management Plan is required within Highly Vulnerable Aquifer Areas within Urban Areas, for any proposal for development or site alteration to permit any high risk land uses as outlined in Schedule ‘E’ – Table E-5 of the Durham Regional Official Plan. The Contamination Management Plan must define the approach to protect water resources within the Highly Vulnerable Aquifer Areas.
- vi) Contaminant Management Plan – is required for any proposal for development or site alteration on lands in proximity to a Wellhead Protection Area in accordance with Schedule ‘E’ Table ‘E6’ of the Durham Regional Official Plan.
- vii) Hydrogeological Assessment - Such an assessment will be required to support development on private or partial services.
- viii) Stormwater Management Report - Such an assessment provides recommendations on stormwater quality and quantity that ensures that post-development peak flow will not be greater than pre-development flows, as well as addressing possible impacts on watershed flow regimes, and identifying site management measures required during construction.
- ix) Servicing Study - The purpose of such a study is to identify specific sanitary and water supply needs for individual development proposals.
- x) Traffic Impact Assessment - Such an assessment may be required to determine what impact a development proposal will have on roads adjacent to a proposed development and roads in the general area.
- xi) Financial Impact Study – To determine the net financial impact of a development on municipal capital and operating

expenses a Financial Impact Study is required for any proposal for development or site alteration in which the provision of any municipal services and utilities would cause financial environmental or other hardships to the Region of Durham or the Township.

- xii) Archaeological Assessment - Such an assessment determines the existence of archaeological remnants requiring preservation, excavation or protection.
- xiii) Cultural Heritage Impact Statement - The intent of the study is to determine what impacts the development will have on the identified or significant cultural heritage resource and whether the application will conform to the Principles and Objectives and Strategic Directions of this Plan.
- xiv) Tree Preservation Plan/Study - The intent of such a Plan/Study is to inventory trees on a development site and make recommendations on how trees can be retained and/or replanted as a condition of development.
- xv) Environmental Site Assessment (Phase I and II) - The intent of a Phase I study is to determine whether or not a property is contaminated. In the event that a Phase I investigation shows evidence of contamination, a Phase II investigation that includes matters such as surface and subsurface soil sampling and groundwater and surface water sampling and a Contaminant Management Plan is required. A Record of Site Condition in accordance with the *Environmental Assessment Act* shall be completed for all development sites that have undergone a Phase II EIS.
- xvi) Land Use Compatibility Assessment - The intent of such an assessment is to describe and review the potential impacts of proposed sensitive land uses on existing industrial uses or the impacts of existing industrial uses on proposed sensitive land uses, in terms of noise, dust, odour and similar items in accordance with Ministry of the Environment Guidelines. Such an assessment may include a Noise Impact and Vibration Study.

- xvii) Noise Impact and Vibration Study - The intent of this study is to identify noise and vibration mitigations requirements proposed for development involving sensitive land uses that are adjacent to or in proximity to a highway, Arterial road, industrial use or railway.
- e) The list of information or material specified in this section of the Plan is not intended to be exclusive. Other information or material may be required by the Township, in consultation with the Region of Durham, and other applicable agencies in response to a particular development proposal or raised through the review process. All studies shall be:
- i) Carried out by qualified professional consultants retained by and at the expense of the proponent. The Township shall require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the Township at the proponent's expense; or
 - ii) Carried out by a qualified professional consultant retained by the Township at the expense of the proponent; and,
 - iii) Carried out within 2 years from date of submission. Studies older than two years may not be considered acceptable for submission to the Township.
- f) All study recommendations shall be implemented by the proponent to the satisfaction of the Township, the Region of Durham, and other applicable agencies.

9.4 PRE-CONSULTATION

Prior to the submission of any development application for which the Township is the approval authority, proponents shall pre-consult with the Township in accordance with the provisions of this Plan and the Township's Pre-consultation By-law. The Region of Durham is encouraged to participate in the Township's pre-consultation process as appropriate. The pre-consultation process is intended to address the requirements for a completed application and may require more than one pre-consultation meeting and involve other agencies and Municipal Departments.

9.5 ZONING BY-LAW

This Plan shall be implemented by a new comprehensive Zoning By-law adopted under Section 34 of the *Planning Act*. The implementing By-law shall conform with and give effect to the provisions of this Plan.

Until such time as the Zoning By-law is revised or a new Zoning By-law is enacted, the existing Zoning By-law shall remain in effect. However, any Amendment to the existing By-law shall be in conformity with this Plan.

9.5.1 Temporary Uses

- a) Council may pass a By-law as provided for under Section 39 of the *Planning Act* to allow the temporary use of lands that do not comply with the Land Use designations in this Plan.
- b) Temporary uses may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. Subsequent By-laws granting extensions of up to three years may be passed. However, once the By-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.
- c) Prior to the approval of a Temporary Use By-law, Council shall be satisfied that:
 - i) The temporary use does not require major capital investment or alteration to the existing landscape;
 - ii) The proposed use is compatible with surrounding land uses;
 - iii) The proposed use does not require the extension of municipal services;
 - iv) The developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted;
 - v) The By-law shall specify a maximum time period for which the use may be permitted;

- vi) The proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
 - vii) Parking facilities required by the proposed use will be provided entirely on-site;
 - viii) The proposed use will not have a negative impact on natural heritage features and hydrologic features; and,
 - ix) The proposed use shall generally be beneficial to the community as a whole.
- d) Generally, Council will not permit the extension of any temporary use by-law beyond a period of 6 years.

9.5.2 Holding Provisions

- a) Council may utilize Holding provisions as provided for under Section 36 of the *Planning Act* in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of the development. Where the Township uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:
- i) A Site Plan Agreement or Subdivision Agreement as may be required has been completed between the municipality and the developer;
 - ii) All engineering plans and arrangements with respect to services and municipal works, including roads have been completed;
 - iii) All technical studies have been submitted;
 - iv) The financial requirements of the municipality have been satisfied;
 - v) All measures to protect natural areas have been implemented;
 - vi) An archaeological assessment, to the satisfaction of the Province, has been undertaken by an archaeologist licensed

under the *Ontario Heritage Act*, and any significant archaeological resources have been conserved by removal and documentation, or preservation on site, to the satisfaction of the Province; and,

- vii) Site contamination or other environmental constraints have been appropriately addressed.

9.5.3 Interim Control By-laws

- a) In accordance with the *Planning Act*, Council may use Interim Control By-laws to limit the use of lands, buildings or structures in an area where the Township has initiated a land use planning study.

9.5.4 Non-Conforming Uses

- a) As a general rule, existing uses that do not conform to the designations and policies of this Plan should gradually be phased out so that the affected land use may change to a use that is in conformity with the Official Plan and the intent of the implementing Zoning By-law. In some instances, it may also be appropriate and practical to allow the replacement, extension or enlargement of non-conforming uses in order to avoid unnecessary hardship. The Township shall, therefore, have regard for the following principles:
 - i) The feasibility of acquiring the property for holding, sale, lease or development by the Township for a more appropriate permitted use; and,
 - ii) The possibility of relocating the non-conforming use to another site.
- b) If the property cannot be acquired or a building relocated, Council may, without an amendment to this Plan, consider passing a Zoning By-law Amendment pursuant to the *Planning Act* to allow for an extension to a non-conforming use. Prior to such approval, Council shall be satisfied that:
 - i) The size of the extension or enlargement of the established use is in proportion to the size of the use as it existed at the date of the enactment of the implementing Zoning By-law;

- ii) The proposed extension is compatible with the character of the surrounding area and does not generate noise, vibration, fumes, dust, smoke, odours, lighting and traffic so as to create a public nuisance or health hazard;
- iii) The proposed extension will not prejudice the long term intent of or the orderly development contemplated by the provisions and designations contained in this Plan;
- iv) Site planning and design will minimize the impact of the proposed extension on neighbouring conforming uses and includes, where appropriate, measures such as fencing, landscaping, and setbacks through the use of Site Plan Control;
- v) Adequate water and wastewater servicing is available; and,
- vi) Access or parking conditions in the vicinity will not be impacted.

9.5.5 Non-Complying Buildings, Structures or Lots

- a) A non-complying building, structure or lot does not comply with the regulations and performance standards of the implementing Zoning By-law.
- b) A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - i) Does not further increase a situation of non-compliance;
 - ii) Complies with all other applicable provisions of this Plan and the implementing Zoning By-law;
 - iii) Does not increase the amount of floor area in a required yard or setback area;
 - iv) Will not pose a threat to public health or safety; and,
 - v) Complies with the applicable policies and provisions of the relevant Conservation Authority.

- c) A non-complying lot in existence prior to the effective date of the implementing Zoning By-law that does not meet the lot area and/or lot frontage requirements contained within the implementing Zoning By-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the implementing Zoning By-law, and the buildings or structures comply with all of the other provisions of the implementing Zoning By-law.

- d) Notwithstanding Subsection 9.5.5 of this Plan, within the Oak Ridges Moraine, the expansion of an existing building or structure on the same lot or expansion of an existing institutional use or the conversion of an existing use to a similar use that legally existed on November 15, 2001, may only be considered if:
 - i) The proponent demonstrates that the criteria of Subsection 9.5.5 of this Plan can be satisfied;
 - ii) There will be no change in use; and,
 - iii) The proponent demonstrates that the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine.

- e) Nothing in this Plan shall prevent the reconstruction within a reasonable time frame, within the same location and dimensions, of an existing building or structure that legally existed on November 15, 2001 that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.

- f) If an existing use (legally existed on November 15, 2001) has adverse effects on the ecological integrity of the Oak Ridges Moraine or a natural heritage feature, any application to expand the building, structure on the same lot or use (institutional uses only) or to convert the existing uses to a similar use shall be considered with the objective of bringing the use into closer conformity with this Plan.

9.6 SITE ALTERATION BY-LAW

- a) Council may adopt a Site Alteration By-law that will require approval for changes to landscape, vegetation and placement or removal of fill throughout the Township.
- b) Should site alteration be undertaken without the approval of the Township prior to a *Planning Act* application being submitted, the Township may refuse to process the application until the site has been rehabilitated to the satisfaction of the Township.
- c) The Site Alteration By-law is intended to implement the provisions of this Plan. Applications for site alteration approval shall be reviewed under the policies of this Plan.
- d) Council may delegate site alteration approval to Staff.

9.7 SITE PLAN CONTROL

- a) Pursuant to the *Planning Act*, the Township designates all of the land within the Township as outlined on Schedule A as a Site Plan Control Area. All development shall be subject to Site Plan Control, with the following exceptions:
 - i) Any building or structure owned or operated by the Township, the Region of Durham, a Conservation Authority, the Government of Ontario or the Government of Canada except for uses that provide commercial services;
 - ii) Any structure erected for the purposes of flood or erosion control;
 - iii) Any permitted agricultural buildings or structures that are used for farming operations and which by their nature do not directly serve the public and/or do not charge public fees, except an agricultural building within the Oak Ridges Moraine Area and specialized agriculture where buildings are in excess of 2,000 square metres;
 - iv) Any temporary structure as defined by the Ontario Building Code;

- v) A residential building containing less than three dwelling units, except those dwellings designated under the *Ontario Heritage Act* and those within the following designations:
 - Main Central Area;
 - Shoreline; and,
 - Hamlet.
 - vi) Alterations to buildings or structures which do not alter the nature of the existing use;
 - vii) Aggregate extraction activities which do not include permanent buildings or structures; and,
 - viii) Any expansion or enlargement of a building or structure that is less than 20 square metres or less than 10 percent of the total floor area of the building, whichever is less.
- b) Notwithstanding the above agricultural buildings or structures and residential buildings containing less than three dwelling units may be subject to Site Plan Control for the purposes of implementing requirements from an Environmental Impact Study, a natural heritage evaluation or a hydrological evaluation.
- c) The Township will require the Owner of lands proposed for development under Site Plan Control, to enter into one or more agreements pursuant to the *Planning Act* to address all matters contained therein, including appropriate conditions of approval.
- d) The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the intent of this Plan. Any required site plan agreement shall deal with the following, as appropriate:
- i) Road widenings;
 - ii) Location of vehicular access points;
 - iii) Loading, parking and driveway locations;

- iv) The surfacing of loading, parking and driveway areas;
 - v) The location and design of walkways and walkway ramps;
 - vi) The location, massing and conceptual design of any buildings and structures;
 - vii) The location and type of lighting and landscaping;
 - viii) The location and type of garbage storage;
 - ix) The location and nature of easements;
 - x) The grade and elevation of the land;
 - xi) The type and location of storm, surface and wastewater disposal facilities;
 - xii) The location and type of snow removal facilities; and,
 - xiii) The location of any natural heritage features and hazardous land.
- e) As part of the submission the Township requires the owner to demonstrate how the proposed design and the site and buildings:
- i) Implement the Urban Design Guidelines of the Township;
 - ii) In the *Port Perry Urban Area* contributes to compact, urban and pedestrian-oriented form and function that enhances pedestrian and transit accessibility;
 - iii) Safely addresses vehicular traffic impacts;
 - iv) Implements sustainable development objectives including protection of the natural heritage system, energy efficiency, minimizing light pollution and water consumption, stormwater management controls, tree planting and other enhancements to the natural environment as identified by the Township’s sustainability checklist;
 - v) Protects, enhances or restores the Township’s built heritage;

- vi) Integrates with surrounding ultimate land uses and addresses impacts due to noise, traffic, overshadowing, and wind effects;
- vii) Provides landscaped areas and urban amenities consistent with the context of the planned land uses and the Township's landscaping design and amenity requirements;
- viii) Makes appropriate provision for sequential staging of services, including the construction of infrastructure to service the site; and,
- ix) Implements any other relevant policies of this Plan.

9.8 PUBLIC MEETINGS

- a) It is a policy of this Plan that public participation be an integral component of any land use planning process. On this basis, before making any planning decision, Council shall be satisfied that:
 - i) Adequate public notice in accordance with the *Planning Act* has been given;
 - ii) Enough information to enable a person to reasonably understand the nature of the proposal and its impacts is available prior to any public meeting;
 - iii) All public and agency comments have been assessed and analyzed by Staff; and,
 - iv) Their decision will appropriately balance the overall public interest against the private interest expressed in the application.
- b) Proponents shall be encouraged to pre-consult with neighbouring land owners to obtain their views before a formal application is submitted.
- c) Public Open Houses shall be required for major municipally-initiated planning programs and studies, such as Secondary Plans and Zoning By-law reviews.

- d) The Township may eliminate notice to the public and a public meeting for a minor Official Plan Amendment that:
 - i) Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - ii) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
 - iii) Corrects grammatical or typographical errors in the Plan that do not affect the intent of the policies or maps; and,
 - iv) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps.
- e) In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the procedures of the *Planning Act*.

9.9 MAINTENANCE AND OCCUPANCY BY-LAWS

- a) Council shall update or enact a Property Standards By-law in accordance with the *Building Code Act, 1992* regarding minimum standards for the following:
 - i) The physical condition of buildings and structures;
 - ii) The physical condition of lands;
 - iii) The adequacy of sanitation; and,
 - iv) The fitness of buildings and structures for occupancy.
- b) The By-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of substandard property, and require the demolition and clearing of such property which the owner does not intend to repair and maintain. Upon passing a Property Standards By-law, Council shall appoint a Property Standards Officer who will be responsible

for administering and enforcing the By-law. Council shall also appoint a Property Standards Committee for the purpose of hearing appeals against an order issued by the Property Standards Officer.

9.10 COMMUNITY IMPROVEMENT

Community Improvement may be generally defined as encompassing all those activities, both public and private, which maintain rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities within the community. These activities will improve the general appearance and economic viability of a Community Improvement Area. Community Improvement Plans identify the specific projects that need to be carried out in a particular area to improve the quality of life and the built environment in an area. Community Improvement Areas may be established by Council and designated by by-law, in accordance with the provisions of the *Planning Act*.

The major focus for the Township's community improvement efforts will be the *Main Central Area* and the Gateway Regeneration Area as shown on Schedule A-1.

9.10.1 Objectives

- a) Maintain or improve municipal services, public utilities and social and recreational facilities;
- b) Improve conditions in older residential neighbourhoods and industrial areas;
- c) Improve the property and business tax base by encouraging economic expansion and new development by both the private and public sectors;
- d) Promote the revitalization for the downtown business area;
- e) Undertake significant improvements to the waterfront;
- f) Improve parking facilities in the downtown business area;
- g) Improve stormwater management and treatment in the *Main Central Area*;

- h) Encourage investment and improvement in the maintenance and rehabilitation of existing commercial, industrial, institutional and residential buildings and structures;
- i) Encourage the rehabilitation of Brownfield sites; and,
- j) Improve energy efficiency.

9.10.2 Criteria for Designation

- a) A number of the non-residential land uses conflict with residential uses in a predominantly residential area; or,
- b) The area contains a number of buildings in need of maintenance, repair or rehabilitation due to age, appearance and inability to meet current energy efficiency and structural standards; or,
- c) There are deficiencies in the sanitary sewer, water or stormwater systems in the area; or,
- d) There are deficiencies in the road network and associated infrastructure in the area including parking facilities and signage; or,
- e) There is a lack of appropriate parkland and other recreational facilities within the area; or,
- f) The potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement; or,
- g) A number of potential or existing environmental problems such as soil contamination exist in the area; or,
- h) There are a number of screening, buffering, streetscaping or landscaping deficiencies in the area; or,
- i) There are cultural heritage resources in an area warranting protection and/or enhancement; or,
- j) There are poor drainage conditions such as flooding, ponding in low lying and flat areas and inadequate ditching.

9.10.3 Community Improvement Area Designation

- a) On the basis of Subsection 9.10.2, this Plan establishes the *Main Central Area* and *Gateway Regeneration Area* designations as Community Improvement Areas.
- b) Council may by by-law establish other Community Improvement Plan Areas as appropriate, in accordance with Subsection 9.10.2 of this Plan.

9.10.4 Phasing

- a) In the phasing of community improvements, the Township shall:
 - i) Integrate community improvement projects into other municipal improvement programs;
 - ii) Determine specific community improvement project priorities and the budget allocation as part of the municipal budgeting process; and,
 - iii) Undertake improvements in the community improvement project areas based on the number and severity of the deficiencies, the benefits of the improvement to the project area and the Township, the degree of municipal commitment and public support for the project, and the financial resources available.

9.10.5 Consultation with Region of Durham

- a) The Township will consult with the Region of Durham when community improvement project plans are being prepared to ensure the co-ordination of improvements to sewer, water, and other Regional services with municipal improvements. Where possible, the Township may create partnerships for Community Improvement Programs and funding.

9.11 CAPITAL WORKS PROGRAM

- a) The Township shall prepare a Capital Works Plan that shall be in conformity with this Plan. The intent of the Capital Works Plan will be to determine what short term and long term capital works

expenditures will be required to implement the goals and objectives of this Plan.

9.12 PARKLAND DEDICATION

- a) The Township shall require that, as a condition of development or redevelopment or the approval of a plan of subdivision of land in the Township, land be conveyed or dedicated to the Township for park or other public recreational purposes. All parkland conveyed to the Township shall be free of all encumbrances and hazards such as flooding. In addition, all land to be conveyed shall not be contaminated.

- b) The conveyance or dedication of land to the Township for park or other public recreational purposes shall be in accordance with the following:
 - i) For residential development, redevelopment or plans of subdivision providing for low, medium and/or high density uses, conveyance or dedication shall be either equal to 5 percent of the land proposed for development, redevelopment or subdivision or 1 hectare per 300 dwelling units, whichever is greater;

 - ii) For industrial or commercial development, redevelopment or subdivision, a conveyance or dedication based on 2 percent of the land;

 - iii) For mixed-use development, conveyance or dedication requirements will only apply to the residential portion of the development proposal in the amount equal to 1 hectare per 300 dwelling units. However, in no instance shall the contribution be less than 2 percent of the land area or the equivalent cash-in-lieu value;

 - iv) For conversion of non-residential buildings to residential uses, dedication will be in accordance with Paragraph (a) of this section of the Plan with appropriate credit to be made for any previous dedication; and,

- v) For residential plans of subdivision, the standard of 1 hectare per 300 dwelling units may be applied to blocks within the plan of subdivision, provided such blocks are excluded from the calculation for the 5 percent of the land proposed for subdivision.
- c) Council may waive the land conveyance requirement in favour of cash-in-lieu of parkland dedication or require a combination of cash and land where:
 - i) The use of alternative parkland dedication policy consumes more than 10 percent of the site area thereby rendering the site undevelopable; or,
 - ii) The amount of land for parkland dedication does not result in a sufficient area for park development; or,
 - iii) The dedication of land is not deemed necessary.
- d) In all cases, the value of the land shall be determined in accordance with the provisions of the *Planning Act*.
- e) Valleylands, lands required for drainage purposes or stormwater management, lands susceptible to flooding or otherwise unsuitable for development will not be accepted as statutory parkland dedication.
- f) Lands to be dedicated for park purposes shall be in a condition acceptable to the Township. The timing of such conveyance shall be determined by the Township.
- g) Where a development or redevelopment proposal includes non-developable land or land designated as part of the Natural Heritage System, the Township may request that such land be dedicated to the municipality. However, these lands will not be included as part of the parkland dedication.

9.13 LOT CREATION

Consents may be given for the creation of new lots, boundary adjustments, rights-of-way, easements, long term leases and to convey additional lands to an abutting lot, provided an undersized lot is not created.

9.13.1 General Development Policies

- a) Applications for consents shall only be granted where the following conditions are satisfied:
 - i) A plan of subdivision is not necessary;
 - ii) The number of lots created is generally not more than two lots;
 - iii) The lot can be adequately serviced with appropriate water and wastewater systems;
 - iv) The lot will front onto and will be directly accessed by a public road which is maintained year round;
 - v) Access to the lot will not cause a traffic hazard;
 - vi) The creation of the lot will not restrict the ultimate development of adjacent lands;
 - vii) The size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and is compatible with adjacent lots;
 - viii) The lot will not have a negative impact on the natural heritage features and related ecological functions in the area;
 - ix) New lots will not be permitted on lands containing physical constraints to development such as poor drainage, flood, susceptibility, steep slopes, or any other physical condition that may jeopardize public health and safety; and;
 - x) The consent complies with all relevant provisions of this Plan.

- b) Provisional consent may be granted subject to appropriate conditions of approval in accordance with the *Planning Act*. Lot Line adjustments for legal or technical reasons shall be permitted in all designations.

9.13.2 Lots for Utilities

- a) The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted provided:
 - i) The use cannot be accommodated through the use of easements or rights-of-way;
 - ii) The area of the proposed lot is minimized and reflects what is required for the use;
 - iii) The implementing Zoning By-law, as a condition of Provisional Consent, only permits uses that are related to the utility on the lot; and,
 - iv) They comply with the policies of this Plan.

9.13.3 Lot Creation for Public Purposes

New lots may be created for acquisition by a public body provided they comply with the general intent and purpose of this Plan.

9.13.4 Lot Creation Outside of Settlement Areas

The creation of new lots outside of the *Port Perry Urban Area* and the *Hamlet* designations are prohibited unless specifically provided for in this Plan.

9.13.5 Lot Creation in Prime Agricultural Areas

- a) Lot creation in prime agricultural areas may only be permitted for:
 - i) Agricultural uses, provided the lots are of a size that is appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;

- ii) Agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate water and wastewater services;
- iii) A residence surplus to a farming operation as a result of farm consolidation provided a new residential dwelling is not permitted on the vacant remnant parcel of farmland created by the severance; and,
- iv) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

9.14 BONUSING

Council may pass a by-law pursuant to the *Planning Act* that increases the maximum density and/or height permitted by this Plan for medium and high-density residential development if the increase will result in the provision of a significant public benefit that would have not otherwise have been realized. A significant public benefit could include the:

- a) Provision of needed community recreation facilities;
- b) Provision of parkland in excess of what would be otherwise required by this Plan;
- c) Provision of public transit facilities;
- d) Conservation / enhancement / restoration of a significant built heritage feature;
- e) Provision of public art in a key location;
- f) Provision of affordable and/or attainable housing; and,
- g) Any other public benefit that has been identified in a Council-initiated study.

9.15 SUBDIVISION OF LAND

9.15.1 General Development Policies

- a) Subdivision agreements shall be used by the Township to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of layout and design is maintained in all development.
- b) Council shall recommend for approval only those plans of subdivision which conform to the following criteria:
 - i) The plan of subdivision conforms with the policies of this Plan;
 - ii) The density of the development is appropriate for the area;
 - iii) The subdivision when developed, will be easily integrated with other development in the area;
 - iv) The approval of the development is not premature and is in the public's interest;
 - v) Adequate servicing, including parkland, open space, water supply, sewage disposal facilities, storm water drainage, solid waste collection and disposal, and roads can be provided; and,
 - vi) The Township is able to provide necessary municipal services without imposing undue increases in taxation on all residents.

9.16 MINIMUM DISTANCE SEPARATION

The minimum distance separation formulae will be used in determining appropriate minimum separation distance between new development and livestock operations and determining appropriate minimum distance separation distances for new or expanding livestock operations.

9.17 MONITORING

- a) Following adoption of this Plan, Staff shall prepare an annual report outlining how the Plan is being implemented. This report shall include:
- i) The number of lots created in each land use designation;
 - ii) The proportion of lots created in the *Port Perry Urban Area*, in relation to the *Hamlets, Rural Area and Shoreline Areas*;
 - iii) The number of building permits issued for residential, industrial, institutional and commercial buildings;
 - iv) A summary of applications for rezoning;
 - v) A summary of applications to amend this Plan;
 - vi) An assessment of the remaining capacity in the water and wastewater systems;
 - vii) A summary of major capital costs related to development and the financial impact to the Township;
 - viii) Population growth in the Township; and,
 - ix) The costs of any changes in the level of services provided by the Township as the result of development.
- b) In addition, the report shall outline policy and mapping interpretation issues that may have arisen through the implementation of the Plan.

10 INTERPRETATION

This Plan is a statement of policy. It sets out Council's land use policy direction, but some flexibility in interpretation may be permitted provided that the intent is maintained.

The Official Plan is more than a set of individual goals, objectives and policies. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each situation. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to read the Official Plan as a whole.

10.1 LAND USE DESIGNATION BOUNDARIES

- a) The external boundaries of the *Port Perry Urban Area, Hamlet, Shoreline* and *Residential Clusters* designations as shown on the Schedules to this Plan are fixed and inflexible. Expansions to the *Port Perry Urban Area, Hamlet* and *Shoreline Areas* are not permitted within the policies and life of this Plan.
- b) The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases, are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.
- c) It is recognized that the boundaries of the *Agricultural* and the *Greenlands* designations may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies. Any minor refinement to the *Greenlands* designation shall not require an Amendment to this Plan.
- d) Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

10.2 ROAD LOCATIONS

The location of the roads as indicated on Schedules C and C-1 shall be considered as approximate. Amendments to this Plan will not be required in order to make minor adjustments or deviations to the locations of roads provided that the general intent of the Plan is maintained.

10.3 ACCESSORY USES

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental and accessory to that use are also permitted.

10.4 TECHNICAL AMENDMENTS

- a) All numbers and quantities shown in this Official Plan shall be considered to be Approximate. Technical revisions to this Official Plan are permitted without Official Plan amendments provided they do not change the intent of the Plan. Technical Amendments include:
 - i) Changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - ii) Altering punctuation or language for consistency;
 - iii) Correcting grammatical, dimensional and boundary, mathematical or typographical errors; and,
 - iv) Adding technical information to maps or schedules.
- b) An amendment to this Official Plan shall be required where a policy, designation, schedule or principle is added, deleted or significantly altered.
- c) References to any legislation, authority or agency which ceases to exist subsequent to the preparation of this Official Plan, and to whom responsibilities relating to this Plan or its implementation are charged, shall be transferred to any subsequent legislation, authority or agency which assume responsibility without requiring an amendment to this Plan.