



# Durham Regional Official Plan



**Consolidation May 26, 2020**

**Office Consolidation Copy of the  
Official Plan of the  
Regional Municipality of Durham**

As Approved with Modifications, Parts Deferred and Parts Referred/Appealed to the Ontario Municipal Board and Amendments 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 39, 40, 41, 42, 43, 44, 45, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 113, 114, 115, 116, 117, 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178

Copies of Amendments noted above and any additional Amendments approved by Regional Council or Official Decisions received since May 26, 2020 can be obtained from the Corporate Services Department – Legislative Services Division or the Department of Planning and Economic Development.

**Approved by the Minister of Municipal Affairs & Housing on November 24, 1993**

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Prepared by: Corporate Services Department  
Legislative Services Division

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**The Regional Municipality of Durham**  
**2018 – 2022**

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# Introduction

This Official Plan, in the form of text and maps, defines the intent of Regional Council in the guidance of growth and development in The Regional Municipality of Durham (the Region). The purposes of this Plan are:

1. to provide policies to ensure an improved quality of life and secure the health, safety, convenience and well-being of the present and future residents of the Region;
2. to establish the future development pattern of the Region and articulate goals, policies and implementation mechanisms to achieve such a development pattern;
3. to provide guidelines for Regional Council and Councils of the area municipalities in the preparation of future amendments to this Plan, area municipal official plans, zoning by-laws and other municipal actions and programs; and
4. to provide information for the Federal and Provincial Governments to be considered in the preparation of plans and programs which may affect the Region.

The Region's original Official Plan was adopted by Regional Council on July 14, 1976, and approved by the Minister of Housing on March 17, 1978.

The original Official Plan was replaced by this Official Plan, which was adopted by Regional Council on June 5, 1991, after a lengthy review and consultation process. On November 24, 1993, the Minister of Municipal Affairs and Housing approved this Official Plan and deferred several sections. Deferrals that remain outstanding at the time of release of this consolidation are listed in the preceding table and noted in the text and/or schedules.

Amendment #114 was substantially approved by the Ontario Municipal Board in January 2008. Amendment #114 is the result of Part 1 of a comprehensive review of the Official Plan, in accordance with the *Planning Act*.

Amendment #128 is the result of Part 2 of a comprehensive review of the Official Plan, in accordance with the *Planning Act*. Amendment #128 was adopted by Regional Council in June 2009, and was subsequently approved by the Ontario Municipal Board in January 2013.

The comprehensive review was the subject of an extensive public and agency consultation process involving the release of several discussion papers, consultant reports and numerous open houses and public meetings.

Where appealed parts of this Plan are pending approval of the Local Planning Appeal Tribunal, these relevant parts of the Plan prior to the respective Amendment will remain in effect.

The Assessment Numbers referenced in this consolidated Official Plan are current to the date of the approval of the respective Amendment and are subject to change, and should not be relied upon. Up-to-date Assessment Numbers for those parcels can be obtained from the Department of Planning and Economic Development.

## Summary of Amendments Superseded by Subsequent Amendments or Under Appeal as of May 26, 2020

Amendment	Reference
Amendment 15	Repealed by By-law 33-96 and superseded by Amendment 49
Amendment 36	Superseded by Amendment 114
Amendment 38 Please Save & Recycle Ltd. Permit 9-hole golf course	Adopted by Regional Council on September 24, 1997 and awaiting Ministerial approval
Amendment 46	Superseded by Amendment 84
Amendment 49	Superseded by Amendment 114
Amendment 50	Superseded by Amendment 114
Amendment 74	Superseded by Amendment 114
Amendment 77	Superseded by Amendment 155
Amendment 80	Superseded by Amendment 114
Amendment 96	Superseded by Amendment 114
Amendment 111	Superseded by Amendment 114
Amendment 114 (A114-2)	Adopted by Regional Council on September 13, 2006. Appeal by Brooklin Golf Course Ltd. remains as identified on Schedule 'A' – Map 'A4' (A114-2)
Amendment 118	Superseded by Amendment 114
Amendment 121	Superseded by Amendment 155

These amendments have been superseded by the subsequent amendment identified in the table above, and are therefore null and void.

## List of Active Deferrals to the 1993 Regional Official Plan Approval as of May 26, 2020

Reference	Request From	Location	Parts of Plan Affected
D1	Port Darlington Community Association	St. Marys Cement Corporation (Formerly Blue Circle Canada Inc.), Municipality of Clarington	<ul style="list-style-type: none"> <li>• Policy 13.2.2 (Specific Policy Area 'B')</li> <li>• Schedule 'A' – Map 'A5'</li> </ul>
D4	Ministry of Municipal Affairs and Housing	East Orono Employment Area, Municipality of Clarington	<ul style="list-style-type: none"> <li>• Schedule 'A' – Map 'A5'</li> </ul>

This is a list of outstanding deferrals to the 1993 Regional Official Plan Approval as of May 26, 2020. Policy 13.2.2 which is deferred, hence not yet approved, is indicated with an asterisk (\*) followed by a reference to Deferral D1.

# **Part A - Basic Directions**

# Section 1

## Basis, Goals and Directions

### 1.1 Basis

#### 1.1.1 The basis of this Plan is:

- a) the population and employment forecasts for the Region to the year 2031 are 960,000 and 350,000 respectively, consistent with the Growth Plan for the Greater Golden Horseshoe;
- b) over time, the density of Urban Areas will continue to increase;
- c) employment opportunities are essential;
- d) there is a two-tier planning system in the Region; and
- e) natural resources need to be protected for future generations, and managed to be sustainable.

### 1.2 Goals

#### 1.2.1 The goals of this Plan are:

- a) to manage growth so that it occurs in an orderly fashion;
- b) to live in harmony with the natural environment and heritage of the Region;
- c) to develop the Region to its economic potential and increase job opportunities for its residents;
- d) to establish a wide range of housing opportunities in Urban Areas commensurate with the social and economic needs of present and future residents;
- e) to create *healthy and complete, sustainable communities* within livable urban environments for the enjoyment of present and future residents;
- f) to provide opportunities for a variety of cultural, health and community services; and
- g) to manage the resources in the Region in an orderly, efficient and responsible manner.

### 1.3 Directions

1.3.1 The goals of this Plan will be achieved through the following directions:

- a) recognizing a distinction between Urban Areas and areas where agriculture and open space predominate;
- b) encouraging *developments* that utilize land efficiently;
- c) protecting significant features and functions of the natural environment;
- d) encouraging *development* that will not have adverse cumulative impacts on the natural, built and cultural environments;
- e) increasing employment opportunities to create *healthy and complete, sustainable communities* that balance growth in population with growth in employment;
- f) encouraging the production of an increased mixture of housing by type, size and tenure in Urban Areas;
- g) creating Urban Areas that are people-oriented and support *active transportation*;
- h) protecting agricultural lands;
- i) supporting *food security* for all residents of the Region;
- j) encouraging stewardship of land;
- k) improving transportation linkages both within the Region and between the Region and adjacent areas;
- l) developing the Region in a fiscally responsible manner;
- m) coordinating and managing the development of the Region in a manner that is consistent with provincial planning policies;
- n) identifying and protecting resources in the Region;
- o) limiting rural population growth; and
- p) protecting designated Employment Areas from *conversion*.

## Section 2

### Environment

#### 2.1 Goals

- 2.1.1 To ensure the preservation, conservation and enhancement of the Region's natural environment for its valuable *ecological functions* and for the enjoyment of the Region's residents.
- 2.1.2 To incorporate good community planning and design that enhances the Regional landscape and minimizes pollution of air, water and land resources.
- 2.1.3 To preserve and foster the attributes of communities and the historic and cultural heritage of the Region.
- 2.1.4 To undertake planning functions based on the understanding that there is a relationship between the natural and built environments and the principle of preserving resources and protecting the natural environment for future generations.
- 2.1.5 To promote good community planning and design that enhances public health and safety.

#### 2.2 General Policies

- 2.2.1 In the planning and development of the Region, the natural environment, which includes areas designated as Oak Ridges Moraine, Waterfronts and Major Open Space Areas as well as the Greenbelt Natural Heritage System and *key natural heritage* and *hydrologic features*, shall be given paramount consideration in light of their *ecological functions* and scientific, educational and health values.
- 2.2.2 In the planning and development of the Region the cumulative impact on the environment shall be taken into account by assessing matters such as, but not limited to, the capacity of the natural environment to accommodate *development*, particularly ground and surface water resources, the maintenance of connected natural systems, and the impacts on environmental features and functions.
- 2.2.3 *Woodlands, wetlands* and peat bogs shall be protected and managed to provide environmental, recreational and economic benefits to the Region.
- 2.2.4 In the consideration of *development* applications, the impacts on surface water and groundwater resources shall be examined in order to maintain and/or enhance such resources in sufficient quality and quantity to meet existing and future needs of the Region's residents on a sustainable basis.

2.2.5 *Development* within the Region shall take into account the following:

- a) aesthetics;
- b) sources of noxious or hazardous substances;
- c) noise, odour, dust and light pollution;
- d) reduction of energy consumption; and
- e) provision of social and cultural facilities.

2.2.6 Natural hazards are those lands exhibiting unstable or organic soils, poor drainage, steep slopes, flood, erosion or landslide susceptibility or any other physical conditions that would create risk to life and property or damage to the environment. They are primarily located in the Greenlands System. Hazard lands are often associated with various natural features. The primary use shall therefore be for preservation and conservation.

2.2.7 *Development* and *site alteration* shall not be permitted within:

- a) the dynamic beach hazard;
- b) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
- c) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

However, *development* and *site alteration* may be considered in certain areas identified in a), b) and c) above, in accordance with relevant Provincial policies and regulations.

2.2.8 *Development* on, abutting or adjacent to lands affected by mine hazards; oil, gas, and salt hazards; or former mineral mining operations, *mineral aggregate operations* or petroleum resource operations, may be permitted only if necessary measures to address and mitigate known hazards are implemented.

2.2.9 The use of various land securement tools is supported as a means of protecting and enhancing the Region's natural environment.

2.2.10 Urban Areas shall be developed to support a pedestrian-oriented urban environment which promotes social interaction and provides opportunities for free expression and the nourishment of culture and art.

- 2.2.11 The conservation, protection and/or enhancement of Durham's built and cultural heritage resources is encouraged.
- 2.2.12 The use of light pollution abatement measures are encouraged, to avoid and reduce light trespass, glare, over-lighting and 'uplight'. The intent is to conserve energy, improve pedestrian and road safety, contribute to an aesthetically pleasing night time environment, and protect the night sky for its scientific and natural interest, and educational value. Outdoor lighting shall also be directed away from *key natural heritage* and/or *hydrologic features* and their associated vegetative protection zones.
- 2.2.13 The remediation and *redevelopment* of contaminated sites through various programs and initiatives is supported.

### 2.3 Policies

- 2.3.1 For the purposes of this Plan, environment refers to the natural, built and cultural environments, which include air, soil, water, plant landform and animal life, social and cultural conditions, buildings or structures, or any combination thereof, and the direct or indirect impacts of human activities.
- 2.3.2 The development of a connected and functional natural system comprised of the Greenlands System and additional linkages and corridors, substantiated by appropriate study, as identified in area municipal official plans is encouraged.
- 2.3.3 Where new residential and other sensitive land uses are proposed in the vicinity of an existing or proposed airport, regard shall be given to appropriate Federal and Provincial policies and guidelines for the location of such uses.  
  
Where residential and other noise sensitive land uses are proposed within 300 metres of a railway corridor, regard shall be given to the noise, vibration and safety standards of the Ministry of the Environment, Conservation and Parks and the affected rail company through consultation with these agencies and, where necessary, by requiring the preparation of a noise and vibration analysis.
- 2.3.4 In the consideration of *development* applications, Regional Council may require an archaeological survey and the preservation or rescue excavation of significant archaeological resources in cooperation with the Provincial Government.
- 2.3.5 Regional Council shall:
  - a) promote the enhancement of the visual amenities of the urban environment;

- b) encourage area municipalities to enact by-laws establishing environmental, aesthetic, urban design and controls on signs and outdoor lighting;
- c) undertake an inventory of the main access points of the Region to identify attractive vistas and views worth protecting, as well as unattractive views requiring screening, landscaping or upgrading;
- d) encourage the authorities having jurisdiction to plant native trees as visual barriers along Provincial freeways and highways;
- e) require the attenuation of excessive noise levels through design solutions when considering residential *development* applications abutting arterial roads;
- f) take into account comments from the appropriate authorities in approving *developments* in proximity to railways, airports, freeways and industries with respect to noise, vibration and possible hazards associated with such facilities;
- g) encourage the Provincial Government, to undertake an environmental audit of activities in the Region that discharge pollutants; and
- h) in conjunction with the Provincial Government and the area municipalities, examine the ways and means to maintain wildlife habitats.

2.3.6 In accordance with the Oak Ridges Moraine Conservation Act, area municipalities shall adopt *site alteration* by-laws and tree by-laws in conformity with the Municipal Act.

2.3.7 Pedestrian, bicycle and bridle paths may be permitted in any designation, provided that the functions and features of *key natural heritage* and *hydrologic features* and agricultural operations are not adversely affected. The fragmentation of valleylands, including ownership patterns, shall be discouraged.

## WATERSHED PLANNING

2.3.8 The preparation and implementation of *watershed plans* is supported as an effective planning tool in the protection of the Region's natural resources.

2.3.9 It is the intent of this Plan that *watershed plans* will be prepared or updated for each *watershed* on a priority basis recognizing development pressures, environmental urgency and fiscal constraints. *Watershed plans* shall be prepared or updated in accordance with currently accepted practices.

- 2.3.10 Where a *watershed plan* has not been completed for *built-up areas* or *greenfield areas* designated for *development* in area municipal official plans on June 3, 2009, *development* may be considered where appropriate studies have been submitted to address the relevant components of a *watershed plan* that are necessary to assess the proposal to the satisfaction of the Region, in consultation with the area municipality and conservation authority. Notwithstanding, an application to amend this Plan to designate a new or expanding Aggregate Resource Extraction Area, the policies of Sub-Section 9D, other relevant policies of this Plan and the requirements of the Aggregate Resources Act shall satisfy this requirement.
- 2.3.11 The Region, in co-operation with the conservation authorities, shall, where necessary, ensure that the appropriate policies to implement individual *watershed plans* are incorporated into the Regional and area municipal official plans.
- 2.3.12 The Lake Simcoe Protection Plan, prepared in accordance with the Lake Simcoe Protection Act, 2008, came into effect on June 2, 2009. The Plan is *watershed* based and was established to improve water quality in the *lake*, protect the *watershed's* natural heritage resources and manage the effects of climate change and invasive species. The Region shall review the Lake Simcoe Protection Plan and incorporate policies to enable its implementation.

#### GREENBELT NATURAL HERITAGE SYSTEM

- 2.3.13 The Greenbelt Natural Heritage System of the Greenbelt Plan is shown on Schedule 'B' – Map 'B1'. The Greenbelt Natural Heritage System includes areas of the Greenbelt Protected Countryside with the highest concentration of the most sensitive and/or significant natural features and functions. This area is to be managed as a connected and integrated natural heritage system in accordance with the Greenbelt Plan and the relevant policies of this Plan. Area municipal official plans shall include a refined Greenbelt Natural Heritage System boundary, to be determined at the time of the area municipalities Greenbelt Plan conformity exercise.

#### KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES

- 2.3.14 The general location of *key natural heritage* and/or *hydrologic features* are shown on Schedule 'B' – Map 'B1'. The individual features and their associated *vegetation protection zones* are to be identified and shown in more detail in area municipal official plans and zoning by-laws.

The location and extent of *key natural heritage and/or hydrologic features* may be further confirmed through appropriate studies such as a *watershed plan* or an environmental impact study in accordance with Policy 2.3.43.

- 2.3.15 *Development* or *site alteration* is not permitted in *key natural heritage* and/or *hydrologic features*, including any associated *vegetation protection zone*, with the exception of:

- a) forest, fish and wildlife management;
  - b) conservation and flood or erosion control projects demonstrated to be necessary in the public interest and after all alternatives have been considered;
  - c) infrastructure, subject to the policies of the Greenbelt Plan and this Plan;
  - d) minor recreational uses such as trails, footbridges and picnic facilities, and existing uses;
  - e) agriculture, in accordance with Policies 2.3.18 and 14.5.4; or
  - f) aggregate extraction, in accordance with Policies 9D.2.9 and 9D.2.10.
- 2.3.16 Within Urban Areas and Rural Settlements, the vegetative protection zone shall be determined through an environmental impact study, in accordance with Policy 2.3.43. The scope of the environmental impact study for any *development* or *site alteration* shall be determined in accordance with the Council approved EIS Guideline.
- 2.3.17 Outside of Urban Areas and Rural Settlements, an environmental impact study, in accordance with Policy 2.3.43, shall be required for any *development* or *site alteration* within 120 metres of a *key natural heritage* or *hydrologic feature* to identify a *vegetation protection zone* which:
- a) is of sufficient width to protect the feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction;
  - b) where possible, will restore or enhance the feature and/or its function; and
  - c) will maintain natural self-sustaining vegetation.
- The *vegetation protection zone* for *wetlands*, *seepage areas* and *springs*, *fish habitat*, permanent and *intermittent streams*, *lakes*, and *significant woodlands*, shall be a minimum of 30 metres wide, measured from the outside boundary of the feature.
- 2.3.18 Notwithstanding any other policies of this Plan to the contrary, new buildings and structures used for agriculture within the Greenbelt Natural Heritage System must provide a 30 metre *vegetation protection zone* from a *key natural heritage* or *hydrologic feature*. This *vegetation protection zone* may consist of natural self-sustaining vegetation or agricultural crops if the land is, and will continue to be, used for agricultural purposes. However, best management practices should be pursued to protect and/or restore *key hydrologic features* and *functions*.

## WOODLANDS

2.3.19 The Region will, in cooperation with the area municipalities, conservation authorities and other agencies having jurisdiction, participate in managing the *woodlands* in the Region by:

- a) conducting a *woodlands* inventory to identify *significant woodlands*;
- b) encouraging expanding sustainable *woodlands* throughout the Region to improve *woodland* functions and linkages with other areas;
- c) establishing a tree planting program on Regional road allowances that encourages the use of indigenous species;
- d) requiring studies to be carried out on the impact of *development* on *significant woodlands*, in accordance with Policy 2.3.43;
- e) encouraging land owners to take advantage of programs of the Ministry of Natural Resources and Forestry and conservation authorities in the management of forests and woodlots;
- f) establishing an overall *woodland* cover target of a minimum 30% of Durham's total land area. Recognizing that not all areas of the Region will be covered by *woodlands*, *watershed plans* will be utilized to assist in establishing *woodland* targets for a *watershed* or smaller geographical area that is in keeping with the Regional target. To assist in implementation, *watershed plans* may also identify the most suitable areas that should be targeted for enhanced *woodland* coverage, avoiding *prime agricultural lands*. The use of indigenous tree species to achieve these targets is encouraged; and
- g) encouraging area municipalities to prepare Urban Tree Strategies.

## WATER RESOURCES

2.3.20 To ensure that water resources are available in sufficient quality and quantity to meet existing and future needs of the Region's residents, Regional Council shall:

- a) promote and support water resource conservation and management initiatives;
- b) in the process of assessing *development*, require *lakes* and streams and adjoining lands to be retained in or rehabilitated to a natural state, the protection of fish and wildlife habitat and minimize alterations to natural drainage systems and sediments entering a watercourse or *lake*;

- c) discourage alterations to watercourses. Minor adjustments to watercourses may be considered by the authority having jurisdiction where evidence can be provided that the functions of the watercourse will not be adversely affected;
  - d) ensure that, where appropriate, area municipal official plans require stormwater management and erosion and sedimentation control plans be prepared in the context of subwatershed plans, or other similar plans and that stormwater management facilities be implemented as part of the pre-servicing of *development* proposals;
  - e) ensure that, for lands located on the Oak Ridges Moraine and the lands within the Protected Countryside of the Greenbelt Plan, stormwater management and *watershed plans* and their components, meet the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan respectively; and
  - f) where appropriate promote groundwater infiltration, through improved stormwater management design.
- 2.3.21 Regional Council shall cooperate with the Provincial Government and the conservation authorities to promote the effective use and conservation of surface and groundwater resources and to protect against adverse cumulative impacts of *development* on water quality and quantity.
- 2.3.22 *Development* that maintains *hydrological functions* and minimizes direct alteration to groundwater flows shall be encouraged.
- 2.3.23 *Development* applications in areas where groundwater discharge could be significantly impacted, shall be accompanied by an appropriate study demonstrating that groundwater quantity and quality will be protected, improved or restored.
- 2.3.24 *Development* applications (excepting *wetland* restoration projects and domestic usage and livestock operations) that require a Permit to Take Water under the Ontario Water Resources Act, or that have the potential to impact water quantity, shall be accompanied by a study verifying that there is a sufficient water supply to support the proposed use and, on a cumulative sustainable basis, confirm that there will not be negative impact on surrounding water users and the natural environment which cannot be appropriately mitigated.
- 2.3.25 *Development* may be considered on a lot where there is an abandoned well or borehole, only if the applicant demonstrates, to the satisfaction of the municipality, that actions have been taken to decommission the well or borehole, in accordance with provincial requirements.

## WELLHEAD PROTECTION AREAS

- 2.3.26 Existing and potential future municipal wellhead protection areas are shown on Schedule 'B' – Map 'B2', High Aquifer Vulnerability and Wellhead Protection Areas. Land uses that pose a risk to the quality and quantity of groundwater within the wellhead protection areas are prohibited or restricted in accordance with Schedule 'E' – Tables 'E5' and 'E6'. The Region may also require a hydrogeological investigation to assess whether other uses not included in Table 'E5' will be a potential risk to groundwater within the wellhead protection area thereby requiring potential prohibitions, restrictions and/or mitigation.
- 2.3.27 Area municipal official plans and zoning by-laws are required to illustrate municipal wellhead protection areas and their associated time of travel zones, as well as corresponding policies prohibiting or restricting land uses in accordance with Schedule 'E' – Tables 'E5' and 'E6'.
- 2.3.28 Owners and operators of existing land uses that are prohibited or restricted in accordance with Schedule 'E' – Table 'E6', are encouraged to submit and implement site management and contingency plans that will protect the water resources within the wellhead protection area.
- 2.3.29 Restricting the transportation of chemicals and volatile materials along haulage routes through wellhead protection areas is encouraged.

## HIGH AQUIFER VULNERABILITY AREAS

- 2.3.30 *Areas of high aquifer vulnerability* are shown on Schedule 'B' – Map 'B2', High Aquifer Vulnerability and Wellhead Protection Areas. Additional areas may be identified through future studies such as source water protection plans or *watershed* studies.

The Region and area municipalities shall protect *areas of high aquifer vulnerability*, when considering new *development* or *site alteration*. Outside of designated Urban Areas, uses considered to be a high risk to groundwater, as identified in Schedule 'E' – Table 'E5', shall be prohibited. The Region may also require a hydrogeological investigation to assess whether other uses not included in Table 'E5' will be a potential risk to groundwater within the *areas of high aquifer vulnerability* thereby requiring potential prohibitions, restrictions and/or mitigation.

- 2.3.31 Within Urban Areas, an application to permit any of these high risk land uses within a *high aquifer vulnerable area* shall be accompanied by a *contamination management plan* that defines the approach to protect water resources.
- 2.3.32 Existing land uses considered to be a high risk to groundwater that are located within *high aquifer vulnerability areas*, are encouraged to implement best management practices.

- 2.3.33 *High aquifer vulnerability areas* shall be detailed in area municipal official plans. The location and boundaries of *high aquifer vulnerability areas* shall be refined through the preparation of studies such as *watershed plans*.
- 2.3.34 Restricting the transportation of chemicals and volatile materials along haulage routes through *areas of high aquifer vulnerability* is encouraged.

#### WASTE MANAGEMENT

- 2.3.35 Regional Council shall pursue measures related to the reduction, re-use and recycling of waste.
- 2.3.36 The establishment of new *landfill sites*, or the expansion, or increase in capacity of existing *landfill sites*, shall require an amendment to this Plan.
- 2.3.37 In the consideration of *development* applications for *landfill sites*, Regional Council shall take into account:
- a) the principle of reduction, re-use and recycling of waste;
  - b) alternative solutions for waste disposal;
  - c) the impact of the proposal on the environment, the health of surrounding residents, the Transportation System and existing and future surrounding land uses; and
  - d) financial implications to the Region.
- 2.3.38 An application to amend this Plan in accordance with Policy 2.3.36 for a *landfill site* shall be accompanied by reports addressing the matters in Policy 2.3.37.
- 2.3.39 Prior to the consideration of an amendment to this Plan for the purposes of establishing a new or expanding *landfill site*, Regional Council shall select and retain a qualified consultant or consultants to conduct a peer review of the reports submitted in accordance with Policy 2.3.37. The proponent shall bear the costs of the peer review, which shall be reasonable.
- 2.3.40 Regional Council supports Provincial Government initiatives to identify active and former domestic and industrial *landfill sites*, to determine the health risks associated with such sites and to establish decommissioning programs. Area municipal official plans are required to identify all such known sites for information purposes only and establish appropriate policies dealing with lands in the vicinity, taking into consideration decommissioning considerations and the designations in this Plan.

## BROWNFIELDS / CONTAMINATED SITES

- 2.3.41 In the consideration of *development* applications for lands previously used for industrial or noxious purposes, Regional Council and/or the area municipality, as the case may be, shall ensure that regard is given to the decommissioning of such sites, in accordance with the requirements of the Ministry of the Environment, Conservation and Parks prior to the *redevelopment* of such sites.
- 2.3.42 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies outlining the process that must be satisfied, prior to *development* proceeding in areas where soil contamination is known or suspected; that Regional and Provincial guidelines are satisfied; and, that a record of site condition is filed, if required.

## ENVIRONMENTAL IMPACT STUDIES

- 2.3.43 Any proposal for *development* or *site alteration* in proximity to *key natural heritage* or *hydrologic features* shall be required to include an Environmental Impact Study as part of a complete application. The Region, in consultation with the respective area municipality, conservation authority and applicant, may select and retain a qualified environmental consultant to peer review the study at the proponent's expense. Such a study shall apply to the area to be developed, or may be expanded to include additional lands, as may be deemed necessary by the Region, in consultation with the respective area municipality, conservation authority and any other appropriate agency, and it shall address the following:
- a) the location and nature of the *development*;
  - b) the mapping of the location and extent of the environmental conditions, which may include *key natural heritage* or *hydrologic features*;
  - c) the degree of sensitivity of the environmental conditions and an evaluation of such conditions;
  - d) an assessment of the potential impacts including cumulative impacts on the environment;
  - e) the need for any measures to protect and/or mitigate negative impacts to *key natural heritage* or *hydrologic features* and *functions* and the surrounding environment, and definitions of such measures;
  - f) applicable environmental considerations of the Greenbelt Plan;
  - g) where applicable, assess the significance of the *key natural heritage* and *hydrologic features*; and

- h) any other matters deemed necessary by Regional Council.

Such study may also include the requirements of a natural heritage evaluation and/or a hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan, in accordance with Policy 10B.2.7.

For aggregate resource extraction proposals, an environmental impact study as required by the Aggregate Resources Act may be prepared by the proponent. Such study must address all relevant requirements of this Plan in addition to the requirements of the Aggregate Resources Act. In this circumstance, the Region, in consultation with the respective area municipality, shall select and retain a qualified environmental consultant to peer review the study at the expense of the proponent.

- 2.3.44 An environmental impact study will not be required for *developments* which satisfy the provisions of the Environmental Assessment Act, except in cases where the Integration Provision of the Municipal Engineers Association Municipal Class Environmental Assessment is utilized.

#### ENERGY EFFICIENCY AND AIR QUALITY

- 2.3.45 In the planning and development of the Region, consideration shall be given to supporting energy efficiency and improving air quality.
- 2.3.46 Regional Council supports incremental reduction of overall greenhouse gas emissions and other air pollutants generated by the Region's own corporate activities and functions.
- 2.3.47 Regional Council shall:
  - a) promote tree planting for the purposes of improving air quality, health and reducing energy use through shading and sheltering;
  - b) support alternative, renewable energy sources and green technology;
  - c) recognize the potential implications of climate change and will continue to investigate and implement mitigation measures where appropriate; and
  - d) promote more energy efficient buildings and infrastructure including retrofitting existing *development* to more energy efficient standards and support Councils of area municipalities that adopt official plan policies requiring higher energy efficient standards. This does not include financial support from the Region.
- 2.3.48 Planning Act approvals will not be required for renewable energy undertakings as per Schedule K of the Green Energy and Green Economy Act, 2009.

## BUILT AND CULTURAL HERITAGE RESOURCES

2.3.49 Regional Council shall encourage Councils of the area municipalities to utilize the Ontario Heritage Act to conserve, protect and enhance the built and cultural heritage resources of the municipality, to establish Municipal Heritage Committees to consult regarding matters relating to built and cultural heritage resources planning and, the designation of heritage conservation districts and properties as provided for in the Ontario Heritage Act.

## LAND SECUREMENT

2.3.50 The Region's involvement in potential land securement opportunities for conservation purposes shall focus on the following areas and considerations:

- a) *key natural heritage and hydrologic features* and hazard lands;
- b) establishment of a Regional trail network;
- c) damaged or degraded areas;
- d) nature and immediacy of threats to an area;
- e) proximity of area to existing property in public ownership;
- f) the overall cost of purchase and long term management of an area; and
- g) any other consideration identified through a Council approved Land Securement Strategy.

## AREA MUNICIPAL OFFICIAL PLANS

2.3.51 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of:

- a) policies and designations to implement the intent of this Plan and the provisions of this Section, particularly Policies 2.3.5 and 2.3.14;
- b) policies to address cumulative impacts by promoting comprehensive planning for natural areas and *watersheds*;
- c) requirements for the assessment of potential noise impacts and the implementation of noise attenuation measures through the *development* approval process;
- d) policies and designations pertaining to areas susceptible to flooding, including Special Policy Areas in accordance with the Provincial Policy Statement;
- e) policies and designations pertaining to natural hazards and *key natural heritage and hydrologic features*;

- f) policies regarding drainage and/or stormwater management and the identification and protection of groundwater resources related to the approval of *development* applications, including minimizing hard surfaces where practical;
- g) policies pertaining to former and active domestic and industrial waste disposal sites in consultation with the Province and the Region;
- h) policies for the protection, conservation and/or enhancement of built and cultural heritage resources;
- i) policies and designations implementing the Region's connected Greenlands system, including identification of the complete valley system not shown in this Plan, initially within all Urban Areas of the area municipality and, ultimately, across the entire area municipality;
- j) policies supporting the adoption of lighting standards and policies to minimize light pollution;
- k) policies that promote healthy and safe environments; and
- l) policies that promote the use of innovative and sustainable practices to achieve energy efficiencies, such as green roofs.

## 2.4 Policy Exception

2.4.1 Notwithstanding any other provision of this Plan to the contrary, a parcel of land approximately 24 hectares in size within Part of Lots 22 and 23, Broken Front Concession, Town of Whitby, for the disposal of automobile shredder by-product material produced on site is permitted, subject to Gerdau Ameristeel or subsequent landowners satisfying the provision of:

- a) adequate financial assurances for the perpetual maintenance and environmental safety of the site in accordance with Environmental Assessment Act;
- b) remedial measures and payment to the Region for any costs associated with the treatment of leachate from the proposed berm arising from exceeding the Region's Sewer Use By-law;
- c) public access being provided through a waterfront trail over the open space lands south of the landfill site, to the satisfaction of the Region, the Town of Whitby and other agencies having jurisdiction;
- d) on-going environmental monitoring to address potential impacts on ground water, surface water, air, and soil conditions surrounding the subject site, and to ensure the landscaped aesthetic of the waste disposal site is maintained; and

- e) conditions of the Environmental Assessment and Environmental Compliance for a landfill site as issued by the Ministry of the Environment, Conservation and Parks.

## Section 3

### Economic Development

#### 3.1 Goals

- 3.1.1 To develop the Region to its fullest economic potential.
- 3.1.2 To promote the development of *healthy and complete, sustainable communities*, having a balance of jobs and population.
- 3.1.3 To diversify the Region's employment base.

#### 3.2 General Policies

- 3.2.1 Regional Council shall foster a favourable climate for the economic development of the Region and shall promote the Region as a prime location for new business investment.
- 3.2.2 Regional Council has established a target ratio of jobs to population of 50% (1 job for every 2 persons) for the Region as a means to support the development of *healthy and complete, sustainable communities* that provide a close live-work relationship for residents of the Region.
- 3.2.3 Regional Council shall facilitate the expansion and diversification of the economic base of the Region to create a balance between the various employment opportunities generated from Employment Areas, *major office development* and other sources of employment serving the needs of the Region's residents.

#### 3.3 Policies

- 3.3.1 Regional Council, in consultation with the area municipalities, shall endeavour to improve the economic potential of the Region by:
  - a) preparing and adopting, in conformity with this Plan and the Community Strategic Plan, an Economic Development Strategy to be reviewed and updated at least every 5 years;
  - b) preparing and adopting, in conformity with the Economic Development Strategy, a marketing plan to be reviewed and updated annually;
  - c) establishing key sector development advisory groups comprised of Regional, area municipal, labour, education and industry representatives:
    - i) to assist in the implementation of the Economic Development Strategy and marketing plan;

- ii) to provide liaison between the Region, businesses, financial and educational institutions;
    - iii) to enhance the image and profile of the Region; and, further
  - d) investigating and establishing the means to achieve a ratio of jobs to population of 50% (1 job for every 2 persons).
- 3.3.2 Regional Council shall ensure that at least a 5-year supply of serviced lands in Regional and Local Centres and Employment Areas be maintained at all times to meet market needs, taking into account anticipated demand, the need to balance population growth with employment opportunities, the ease of servicing and the financial resources of the Region.
- 3.3.3 Regional Council shall encourage the Provincial Government to review rate structures for such services as trucking, rail freight, energy and telecommunications affecting the Region's economic growth with the intent of implementing changes that will ensure the Region's competitiveness.
- 3.3.4 Regional Council shall undertake regular surveys and forecasts to monitor the Region's progress in achieving employment targets and to identify the changing needs and trends of industries and businesses both locally and globally.
- 3.3.5 The Region shall monitor progress in achieving the employment forecasts included in Policy 7.3.3, and the target ratio of jobs to population of 50% (1 job for every 2 persons).
- 3.3.6 Regional Council shall request the Federal and Provincial Governments to assist in balancing residential growth with an adequate increase in employment opportunities by undertaking direct or indirect measures to maintain and increase the economic strength of the Region.
- 3.3.7 Regional Council shall, where appropriate, request the Federal and/or Provincial Government to improve accessibility to Employment Areas and increase employment opportunities by:
- a) providing additional or improved interchanges along freeways and freeway crossings;
  - b) providing for the immediate widening of Highway 401;
  - c) providing for the immediate construction of Highway 407;
  - d) expediting the construction of an airport on the Federal Airport Lands;
  - e) supporting the expansion of transit within the Region;
  - f) locating higher education facilities or campuses in the Region; and

- g) relocating Provincial and Federal Government offices to the Region.
- 3.3.8 To achieve greater diversification of the Region's economic base, Regional Council shall in cooperation with area municipal Councils:
- a) prepare and implement Tourist Development Strategies in cooperation with the industry;
  - b) promote Urban Growth Centres, Regional Centres and Corridors as attractive locations for *major offices*;
  - c) support and promote the rejuvenation, *redevelopment* and renewal of Urban Growth Centres, Regional Centres and Corridors, *regeneration areas* and *brownfield sites*;
  - d) promote the beautification of development along major transportation corridors, in particular, the *redevelopment* and *intensification* of existing Employment Areas abutting Highway 401;
  - e) ensure the provision of housing with a variety of types, sizes and tenure in Urban Areas, to meet the needs of a diversified labour force;
  - f) participate in joint efforts with the Region's educational institutions, such as the University of Ontario Institute of Technology, Durham College, Boards of Education and with the business community to provide programs designed to train and retrain the Region's labour force; and
  - g) encourage and support job opportunities in the agricultural sector for future generations.
- 3.3.9 To diversify the Region's economic base, Regional Council may consider the acquisition, *development*, servicing and marketing of lands, and participation in joint ventures, as market conditions warrant, in accordance with the intent of this Plan and the Municipal Act.
- 3.3.10 This Plan recognizes the importance of key economic drivers that will influence the future growth and development of the Region, including UOIT/Durham College, Highways 401 and 407, Clarington Energy Park, the Darlington nuclear facility expansion, the realization of the Oshawa and Pickering Urban Growth Centres, and a potential future airport in Pickering.

#### AREA MUNICIPAL OFFICIAL PLANS

- 3.3.11 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intent of this Plan and the provisions of this Section, particularly Policy 3.3.8.

## Section 4

### Housing

#### 4.1 Goal

4.1.1 To provide a wide diversity of residential dwellings by type, size and tenure in Urban Areas to satisfy the social and economic needs of present and future residents of the Region.

#### 4.2 General Policies

4.2.1 Policies that will enable a wide variety of housing by type, size and tenure in Urban Areas shall be contained within area municipal official plans.

4.2.2 The maintenance and improvement of the existing housing stock shall be encouraged.

4.2.3 The conversion of rental housing units to condominium tenure shall be discouraged.

4.2.4 Regional Council shall require at least 25% of all new residential units produced within each area municipality, to be *affordable to low and moderate income households*.

4.2.5 Regional Council shall, in consultation with the area municipalities and the Provincial Government, undertake a comprehensive study examining methods of achieving higher residential densities in Urban Areas, such as *development standards, performance standards and intensification opportunities*, with such study to form the basis for more detailed policies to be incorporated into the Plan by amendment.

4.2.6 The Region shall maintain the ability to accommodate residential growth in Urban Areas Region-wide, for a minimum of 10 years through *intensification, redevelopment* and if necessary, on lands designated and available for residential *development*, and a 3-year supply of residential units available through *intensification and redevelopment* and land in draft approved and registered plans of subdivision/condominium.

#### 4.3 Policies

4.3.1 In the consideration of *development* applications, Regional Council shall, in conjunction with the respective area municipality, ensure that a wide range of housing is provided in Urban Areas. In areas outside of Urban Areas, housing choice shall largely be limited to single detached dwellings, consistent with the character of the area.

4.3.2 Regional Council shall support opportunities to increase the supply of housing in Urban Areas through *intensification*, taking into account the adequacy of municipal services and the physical potential of the housing stock. Housing *intensification* shall include, but not be limited to, the following:

- a) the conversion of single detached dwellings into multiple residential units;
- b) the *conversion* of industrial or commercial buildings, or portions thereof, into residential units, in accordance with Policy 8C.2.16 and other objectives of this Plan;
- c) the creation of new residential units on vacant or underdeveloped lands through infilling in Urban Areas; and
- d) the creation of residential units above commercial uses, with preference being given to *development* located adjacent to arterial roads and/or in close proximity to transit routes.

4.3.3 Regional Council shall support the renovation of existing housing to provide higher quality housing, but not at the expense of existing *affordable* housing.

4.3.4 In order to ensure an adequate supply of rental accommodation in the Urban Areas, the conversion of existing residential rental units to condominium tenure may be permitted, provided the following conditions are satisfied:

- a) the rental vacancy rate for the whole of the Region is 3% or higher for one year, as determined in the annual rental vacancy survey undertaken by the Canada Mortgage and Housing Corporation (CMHC), or by a survey prepared by the Region's Planning Department in the absence of CMHC figures;
- b) the rental vacancy rate, as determined by the CMHC annual rental vacancy survey for one year, or by the Region's Planning Department in the absence of CMHC figures, is 3% or higher in the area of application, as follows:
  - i) the combined area municipalities of Pickering and Ajax;
  - ii) the combined area municipalities of Whitby and Oshawa;
  - iii) the Municipality of Clarington; and
  - iv) the combined area municipalities of Scugog, Uxbridge and Brock; and, further
- c) the approval of such conversions to condominium tenure does not result in the reduction of the vacancy rate below 3%, in accordance with (a) and (b) above.

- 4.3.5 Applications for the conversion of rental units to condominium tenure shall be accompanied by an analysis indicating that the provisions of Policy 4.3.4 have been met. The area municipality shall circulate all such applications to the Region for comments. In addition, the area municipality shall require the applicants to enter into agreements with the Region to satisfy the Region's requirements, financial and otherwise.
- 4.3.6 Regional Council shall promote the utilization of Federal and/or Provincial programs for the provision of assisted housing for families, seniors and special needs groups.
- 4.3.7 Regional Council shall regularly monitor the housing market, including the following:
- a) the range of housing types produced on new residential lands and through the *intensification* of previously developed, serviced lands, annually;
  - b) house prices, by housing type, relative to the distribution of income within the Region, annually;
  - c) new and innovative types of *affordable* housing, and the means by which *affordable* housing may be supplied;
  - d) the provision of, and requirements for, special needs housing;
  - e) progress in meeting established housing targets; and
  - f) the adequacy of the supply of land, at least every 5 years.
- 4.3.8 Councils of the area municipalities are encouraged to identify local needs and to adopt appropriate housing policies.

#### AREA MUNICIPAL OFFICIAL PLANS

- 4.3.9 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intent of the Plan and the provisions of this Section and the following:
- a) policies and implementation procedures required to meet the objectives of the Provincial Policy Statement and this Plan, particularly with respect to housing types, density, *intensification* and affordability;
  - b) policies for higher density, mixed use *development* in Regional and locals Centres and Corridors;
  - c) maximum unit sizes;

- d) policies to permit the conversion of single detached dwellings into multiple units in Urban Areas;
- e) policies to preserve, improve, rehabilitate or redevelop older residential areas, which are in keeping with the cultural heritage resource policies of this Plan and the respective area municipal official plans; and
- f) policies which permit, subject to appropriate criteria and conditions, granny flats/garden suites as a temporary use through mechanisms such as temporary use by-laws and/or site plan control. However, within the Oak Ridges Moraine, granny flats/garden suites are only permitted in the Uxbridge Urban Area and in hamlets as designated on Schedule 'A' – Regional Structure.

## Section 5

### Cultural, Health and Community Facilities, and Infrastructure

#### 5.1 Goals

5.1.1 To accommodate opportunities for locating cultural, health and community facilities in the Region.

5.1.2 To provide adequate Regional municipal services and enable utilities to meet the existing and future needs of orderly growth in the Region in an environmentally and financially sound and efficient manner.

#### 5.2 General Policies

##### CULTURAL, HEALTH AND COMMUNITY FACILITIES

5.2.1 Cultural facilities for such purposes as education, as recognized by the Ministry of Education, the arts, heritage and religion, shall be permitted in Urban Areas, and if appropriate in scale, in Hamlets. Within the Oak Ridges Moraine, such uses may only be permitted in Settlement Areas and Hamlets, subject to the provisions of the Oak Ridges Moraine Conservation Plan. Health facilities for such purposes as hospitals shall only be permitted in Urban Areas.

Cultural and health facilities shall be directed to locations that are visible and accessible to residents of the Region, preferably in close proximity to existing and future transit routes. Cultural and health facilities that are deemed to be *sensitive uses* shall only be permitted to locate in the Employment Areas designation, in accordance with Policy 8C.2.2.

5.2.2 Municipally owned and operated community facilities, for such purposes as day care centres and recreation shall be encouraged to locate within Urban Areas and if appropriate in scale, in Hamlets, but may be permitted in any designation, except Prime Agricultural Areas. Within the Oak Ridges Moraine and Greenbelt Protected Countryside, such uses are encouraged to locate in Settlement Areas and Hamlets, but may be permitted outside of Prime Agricultural Areas provided they serve the rural settlements or rural economy and subject to all performance standards and other policies of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

All other community facilities shall only be permitted in Urban Areas; and on the Oak Ridges Moraine in Settlement Areas, subject to the provisions of the Oak Ridges Moraine Conservation Plan.

Community facilities shall be directed to locations that are visible and accessible to residents of the Region, preferably within walking distance or in close proximity to existing and future transit routes.

Community facilities that are deemed to be *sensitive uses* shall only be permitted to locate in the Employment Areas designation, subject to Policy 8C.2.2.

## INFRASTRUCTURE

- 5.2.3 The Region shall give priority to the provision of municipal water and sewage services within Urban Areas to *development* and *redevelopment* proposals which produce an intensive and compact form of *development*.
- 5.2.4 The Region shall require that the location, design and construction of municipal services be determined and provided in a cost-efficient manner, based on capitalizing on the existing infrastructure and minimizing adverse impacts on the natural environment.
- 5.2.5 In the consideration of the location, design and construction of utilities, the proponent shall ensure that negative impacts and constraints on the natural, built and cultural environments will be minimized. In addition, proponents shall give primary consideration to existing utility corridors in locating and designing new utilities.
- 5.2.6 It is the position of the Region that all new utilities, as well as any expansions or other undertaking related to existing utilities which are subject to an individual environmental assessment, or subject to a leave to construct application in accordance with the provisions of the Ontario Energy Board Act, should not be exempt from an environmental assessment under the provisions of the Environmental Assessment Act. In addition, such undertakings may be subject to agreements between the proponent and the Region and between the proponent and the respective area municipality.
- 5.2.7 The *development* of electric power facilities including renewable energy facilities such as commercial wind turbines, shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. It is the policy of this Plan that electric power facilities are permitted in all land use designations, provided that the planning of all such facilities satisfies the requirements of the Environmental Assessment Act and is carried out having regard to the other policies of this Plan. Area Municipalities should consider the inclusion of policies in their respective Official Plans, ensuring that renewable energy facilities are located appropriately.
- 5.2.8 Ontario Power Generation or other electricity providers/suppliers shall consult with the Region on the location of any new electric power facilities, and throughout any required environmental assessment processes. The location of such facilities shall be incorporated into this Plan by amendment, where necessary.

## 5.3 Policies

## CULTURAL, HEALTH AND COMMUNITY FACILITIES

- 5.3.1 Regional Council shall continue to promote the establishment of higher education facilities in the Region. In addition, Regional Council shall encourage the establishment of a future Durham College/University of Ontario Institute of Technology campus in the Pickering Urban Area, and Durham College/University of Ontario Institute of Technology satellite centres in the Urban Areas of Beaverton, Uxbridge, Port Perry and Bowmanville.
- 5.3.2 Regional Council shall encourage the establishment of a Regional arts centre within the Region of Durham with the cooperation of the respective area municipalities and the appropriate agencies.
- 5.3.3 Regional Council shall continue to promote the establishment of health care facilities offering specialized services, in addition to the establishment of new or expanded health care facilities across the Region to meet the needs of existing and future residents.
- 5.3.4 Notwithstanding any other provisions in this Plan to the contrary, the establishment of a correctional institution, as defined in the Ministry of Correctional Services Act and/or the Prisons and Reformatories Act, shall require an amendment to this Plan.
- 5.3.5 Municipal facilities, such as municipal works depots, police stations and fire halls, are encouraged to locate within the Urban Areas, but shall be permitted in any designation, provided they are compatible with, and have minimal impacts on, their surroundings. Such facilities may be considered in the Prime Agricultural Areas, as an exception, provided:
- a) there are no reasonable alternative locations which avoid Prime Agricultural Areas;
  - b) they are directed to lower priority agricultural lands;
  - c) they are located adjacent to an arterial road;
  - d) they do not disrupt the agricultural community;
  - e) they are located in accordance with the Provincial *Minimum Distance Separation formulae*; and
  - f) they are pursuant to a demonstrated need in the local community.

In addition, within the Oak Ridges Moraine, such uses may only be permitted in the Countryside or Settlement Areas, subject to fulfilling the specific requirements of the Oak Ridges Moraine Conservation Plan. Within the Greenbelt Protected Countryside, such uses may only be permitted outside of Prime Agricultural Areas, subject to fulfilling the specific requirements of the Greenbelt Plan.

5.3.6 Cemeteries are recognized as necessary and essential community facilities. Cemeteries may vary in scale, depending upon the location and needs of the population to be served. Existing cemeteries are recognized as permitted uses in this Plan. Such cemeteries may be permitted to expand to the limits of the license issued under the Cemeteries Act, provided that they comply with the respective zoning by-law and intent of this Plan, and that provisions have been made for roads identified in this Plan and the respective area municipal official plan.

The establishment of new cemeteries, and expansions to existing cemeteries, may be permitted by amendment to the respective area municipal official plan, provided that the proposal:

- a) meets the general intent of this Plan;
- b) has no adverse traffic, parking and visual impacts on the surrounding land uses and residents;
- c) is situated on lands suitable to be developed as a cemetery;
- d) has no adverse impacts on the natural environment and satisfies the provisions of Section 2 of this Plan; and
- e) has made provision for future roads.

No new cemetery may be located in Prime Agricultural Areas. In addition, within the Oak Ridges Moraine, the establishment of cemeteries may only be permitted in the Countryside and Settlement Areas, subject to the provisions of the Oak Ridges Moraine Conservation Plan. Within the Greenbelt Protected Countryside, the establishment and expansion of cemeteries shall only be permitted subject to the provisions of the Greenbelt Plan.

## INFRASTRUCTURE

5.3.7 For lands falling within the Protected Countryside of the Greenbelt Plan, the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure, are subject to the relevant infrastructure provisions of the Greenbelt Plan.

## WATER AND SEWERAGE SERVICES

5.3.8 Municipal services designated on Schedule 'A' are water supply plants, water pollution control plants or sewage lagoons.

5.3.9 Sufficient municipal water and sanitary sewerage facilities shall be provided to Urban Areas, within the financial capability of the Region, in accordance with Section 6, to accommodate anticipated growth and to achieve the goals of this Plan.

- 5.3.10 Municipal water wells, water storage facilities, water supply and water pollution control plants, and water and sewage pumping stations, may be allowed in any designation in this Plan as a component of the Region's municipal servicing system and will not require an amendment to this Plan. In the siting of new municipal and other wells, consideration shall be given to the location of vulnerable areas.
- 5.3.11 Urban Areas shall be developed in accordance with Section 8, based on the principles of sequential development, progressive extension, improvement, rehabilitation and economical utilization of the Regional water supply and sanitary sewerage systems, and minimization of financial impacts on the Region in accordance with Section 6.
- 5.3.12 A servicing plan for water supply and sanitary sewerage facilities shall be prepared and updated regularly, at least every 5 years, to establish servicing requirements of the Urban Areas designated in this Plan. This servicing plan shall address the following:
- a) the required long-term improvements, expansions and additions to water supply and sanitary sewerage systems to meet the population forecasts and related employment forecasts for a minimum of 20 years, including *intensification* in accordance with Policies 7.3.3 and 7.3.9, and Schedule 'E' – Table 'E9';
  - b) the immediate requirements for the provision of services to Urban Growth Centres, Regional Centres and Corridors and Employment Areas in accordance with Policy 3.3.2;
  - c) the estimated expenditures necessary for the provision of the required works;
  - d) the staging of construction and financing of the required works, having regard for Policy 6.3.4; and
  - e) the coordination of area municipal public works with those works that are the responsibility of the Region.
- 5.3.13 In the consideration of the expansion of capital works within designated Urban Areas, priority shall be given to those works that implement *development* which will not place a financial burden on the Region.
- 5.3.14 Regional Council may limit the type and intensity of any proposed *development* if, in the opinion of Regional Council, the provision of any municipal services and utilities would cause financial, environmental or other hardships for the Region.

- 5.3.15 To provide for future options and, after due consideration, Regional Council may, without amendment to this Plan, authorize the oversizing of any site, intake, outfall and trunk components of any Regional water supply system and sanitary sewerage system, to permit servicing capacity beyond the population forecasts and related employment forecasts indicated in Policy 7.3.3.
- 5.3.16 Regional Council shall minimize the impact of municipal services on the environment by:
- a) requiring potential polluting industries to pre-treat sewage to reduce impacts on sanitary sewerage facilities or, as the case may be, prohibiting these industries in locations which could potentially discharge sanitary sewerage into fragile environments;
  - b) requiring industries that consume large quantities of water to recycle water to reduce consumption of the Region's water resources;
  - c) continuing to monitor the implementation of the pollution control by-law, as amended from time to time, to ensure compliance;
  - d) encouraging industries that require water and sanitary sewerage facilities, in excess of domestic needs, to locate their plants in areas where adequate water and sewer services are available; and
  - e) encouraging the conservation of water.
- 5.3.17 Notwithstanding Section 8, limited infilling or minor expansion to existing *development* may take place in Urban Areas 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:
- a) a satisfactory agreement has been entered into with the Region, including the requirement for future connection to the Regional water supply and sanitary sewer system;
  - b) the proposed use does not require excessive use of water and appropriate provisions have been included in the zoning by-law to that effect;
  - c) the proposed use complies with the standards of the Region and the Ministry of the Environment, Conservation and Parks;
  - d) 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
  - e) for *development* on partial services, the *development* is within the reserve sewage and water treatment system capacity.

- 5.3.18 In Urban Areas, draft approval of a plan of subdivision may be granted in circumstances where full municipal services are not immediately available, provided that the draft approval does not over-commit servicing capacity identified through a servicing master plan or an approved Environmental Assessment, and the lands are appropriately designated for *development*.

Servicing capacity for *development* will only be allocated by the Region, in consultation with the area municipality, at the time a *development* agreement is executed with the Region and the appropriate financial securities are in place, in accordance with the Regional Development Control Program.

- 5.3.19 Notwithstanding any other provisions in this Plan to the contrary, Regional Council may extend municipal water systems and/or sanitary sewerage facilities, as the case may be, to the areas described in Policy 8.3.5 provided that such areas are contiguous to areas designated as areas on full municipal services. In addition, the provisions of Policy 5.3.18 shall apply to these areas.

- 5.3.20 The Region shall investigate the provision of municipal services to Orono and alternative means of providing additional servicing capacity for the Urban Areas located in the Townships of Brock, Scugog and Uxbridge, for the purpose of servicing the existing areas developed on private or partial services and for considering expanding the Urban Areas to accommodate the population and employment forecasts included in Policy 7.3.3. In addition, the Region shall investigate the long-term servicing of these Urban Areas and shall not consider expansions to these Urban Areas until a strategy is in place to provide full municipal services. The applicable sewage and water infrastructure policies of the Greenbelt Plan also apply.

- 5.3.21 Where Urban Areas do not currently have Great Lake or Lake Simcoe based water and sewage services, extensions to or expansions of existing services to such Urban Areas is not permitted, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by the Region's Medical Officer of Health that there is a public health concern associated with existing services within the Urban Area. The capacity of the services provided in these circumstances will be restricted to that required to service the affected existing Urban Area, plus the capacity for potential *development* within the existing approved Urban Area boundary.

- 5.3.22 Notwithstanding that Rural Settlements are to develop on individual on-site private services, Regional Council may extend, after due consideration, full or partial municipal services to Rural Settlements or may consider the limited use of new Regionally owned and operated water and/or sewerage facilities in Rural Settlements, without amendment to this Plan, in circumstances where it is deemed necessary to address a serious health or environmental concern identified by the Region's Medical Officer of Health or other designated authority, subject to the principles of Policies 9B.1.5, 9B.2.6 and 9B.2.14.

## UTILITIES

- 5.3.23 Utilities include such facilities as electric power generating stations, main transmission lines and pipelines for oil and gas, which are indicated on Schedule 'A'.
- 5.3.24 Regional Council shall require various agencies, boards and commissions that issue licenses and/or have jurisdiction over utilities to consult with the Region during their licensing processes.
- 5.3.25 Regional Council shall, in conjunction with Ontario Power Generation or other electricity providers/suppliers, and the Councils of the respective area municipalities, investigate district heating opportunities and the location of industrial energy parks related to the Pickering and Darlington nuclear generating stations.
- 5.4 Policy Exceptions
- 5.4.1 Notwithstanding Policy 5.2.1, a place of worship is permitted at the northeast corner of Hancock Road and Bloor Street.
- 5.4.2 Notwithstanding Section 5, sanitary sewerage facilities may be extended to the Highway 401 automotive service centre/restaurant located on Lots 18, 19 and 20, Concession 1, former Township of Clarke, Municipality of Clarington, Assessment #18-17-030-020-064-00-0001.
- 5.4.3 Notwithstanding Section 5, sanitary sewerage and water facilities may be extended to the Ajax Municipal Recreation facility located on Part of Lot 2, Concession 3, (Part 1, 40R-10901), Town of Ajax, Assessment #18-05-010-010-12900-0000.
- 5.4.4 Notwithstanding Section 5, sanitary sewerage facilities may be extended to the Deer Creek Golf Course clubhouse, including a banquet facility limited to a maximum seating capacity for 900 persons, and to the 27-unit "Country Residential Subdivision 30". These are the only facilities that are permitted to be connected to the sanitary sewer. Extension of sanitary sewers shall be through the smallest sized pipe that meets Regional servicing standards capable of servicing the above-noted facilities. Road access to the clubhouse shall be to the satisfaction of the Region and the Town of Ajax.

- 5.4.5 Notwithstanding Section 5, a privately owned and operated communal system for water supply and sanitary sewerage services may be used to service up to 125 hamlet residential dwellings and hamlet institutional/commercial uses in the northeast quadrant of the Hamlet of Coppins Corners, and a golf course with associated driving range and clubhouse facilities, in the Township of Uxbridge, as described in Policy 10A.2.10 h). Approval of the communal water and wastewater systems by the Region or Province is required. If Regional approval is established, the Owner shall enter into a "Responsibility Agreement" to the satisfaction of the Region. Approval of a permit to take water by the Ministry of the Environment, Conservation and Parks is also required.
- 5.4.6 Notwithstanding the policies of this Plan which generally prohibit the extension of municipal water and sanitary services to the rural areas, these urban services may be extended beyond the Bowmanville Urban Area boundary to serve the Durham Regional Police Service facility located at the southwest corner of Highway 2 and Maple Grove Road. Properties outside the limits of the Greenbelt Plan and abutting the municipal services may connect subject to all financial and technical requirements being met as determined by the Regional Works Department.

The development of the Durham Regional Police Service facility on full municipal services shall be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:

- a) submission of a site plan application to the satisfaction of the Municipality of Clarington;
- b) submission of a permit for development within the regulatory floodplain to the satisfaction of the Central Lake Ontario Conservation Authority;
- c) submission of a signed Record of Site Condition (RSC) to the Ministry of the Environment, Conservation and Parks (MECP) for the subject lands. The RSC must be to the satisfaction of the Region and the Municipality of Clarington, including an Acknowledgement of Receipt of the RSC by the MECP; and
- d) submission of a Recommendation Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming all archaeological resource concerns have been met including licensing and resource conservation requirements, to the satisfaction of the Region and the Municipality of Clarington.

5.4.7 Notwithstanding Policy 5.3.5, or any other policy of this Plan to the contrary, a Paramedic Station is permitted within the Prime Agricultural Areas designation on a parcel municipally known as S1050 Regional Road 10, being Part of Lot 11, Concession 5, in the former Township of Brock, in the Township of Brock, identified as Assessment #18-39-050-005-03102. Said Paramedic Station shall be permitted to connect to the existing municipal water and sanitary sewer services that are located within the Regional Road 10 right-of-way.

The development of the Paramedic Station on full municipal services shall be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:

- a) submission of a site plan application to the satisfaction of the Township of Brock;
- b) conveyance of a two metre road widening across the entire frontage of the subject property to the Region of Durham for the purpose of widening Regional Road 10;
- c) a stormwater management plan to the satisfaction of the Lake Simcoe Region Conservation Authority; and
- d) submission of a Stage 1 and 2 Archaeological Assessment to the Ministry of Heritage, Sport, Tourism and Culture Industries. No grading or other soil disturbances shall take place on the subject property prior to a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries.

5.4.8 Notwithstanding Section 5.3, or any other policy of this Plan to the contrary, a municipal water and/or sanitary sewer connection may be permitted outside the Urban Area Boundary:

- a) to a legally existing use;
- b) for a vacant lot of record that meets the requirements of applicable law for a building permit;
- c) within the Greenbelt Plan area, for a vacant lot of record that meets the requirements of applicable law for a building permit for a single dwelling only; or
- d) where lot creation is permitted by this Plan, subject to conforming to the applicable Regional lot sizing policies related to private services.

For a property to be considered under this policy, it shall directly abut a municipal watermain or sanitary sewer service within a public right-of-way or easement, and the connection shall be technically feasible, to the satisfaction of the Region.

## Section 6

### Finance

#### 6.1 Goal

6.1.1 To maintain the financial stability and integrity of the Region by managing its financial resources and by undertaking its development in a fiscally responsible and prudent manner.

#### 6.2 General Policies

6.2.1 New *development* shall bear the full cost of its share of municipal costs.

6.2.2 The Region shall not undertake any actions that would place the Region at financial risk.

6.2.3 Any proposal, project or undertaking which has implications upon the Region's annual budget approval process shall not be exempt from that process.

#### 6.3 Policies

6.3.1 Regional Council shall ensure that municipal costs attributable to *development* are recovered through development charge levies or any other method of financing, in accordance with the Development Charges Act, the Municipal Act and/or any other applicable statutes.

6.3.2 Regional Council, in the review of any *development* proposal, shall consider the following matters to determine its financial impact on the Region:

- a) the ability of development charge levies to finance the required Regional services;
- b) the effect of the proposal on the Regional General Tax Levy and User Rates;
- c) the potential revenue-generating ability of the proposal; and
- d) any other financial considerations that Council may deem necessary.

6.3.3 Major *development* proposals that may have a substantial effect on the Region's financial position shall be reviewed annually or as appropriate, to evaluate changing circumstances, determine any adverse financial impact on the Region and undertake any necessary corrective actions.

6.3.4 A financing plan may be prepared in conjunction with any matters in this Plan and shall be prepared in conjunction with the implementation of Policy 5.3.12. This financing plan shall address the following:

- a) the costs of servicing;
- b) the financial implications to the Region of servicing, in accordance with Policy 6.3.2;
- c) the availability of potential sources of financing; and
- d) the Region's capability to finance the required Regional services in terms of its debt obligations and commitments for other capital works.

## **Part B - Structural Policies**

## Section 7

### Regional Structure

#### 7.1 Goals

- 7.1.1 To establish a Regional Structure that allows its residents to enjoy an improved quality of life.
- 7.1.2 To create a development pattern and policy directions to support the structural components of the Region and to minimize conflicts between such components.
- 7.1.3 To maintain the distinction between the character of the Urban and Rural Systems in the Region for the benefit and enjoyment of the residents of the Region.
- 7.1.4 To efficiently utilize the land, resources and finances of the Region.
- 7.1.5 To establish a development pattern that reinforces the Region's identity while recognizing the interrelationship of the Region with the remainder of the Greater Toronto Area.
- 7.1.6 To promote distinct, compact Urban Areas which support the development of *healthy and complete, sustainable communities*.

#### 7.2 General Policies

- 7.2.1 The structure of the Region shall be composed of the following components:
  - a) an Urban System that includes distinct and compact Urban Areas that utilize land and resources efficiently in accordance with Section 8, specifically:
    - i) Lake Ontario shoreline Urban Areas, including the Whitby/Oshawa/Courtice Urban Area as the central anchor; the Pickering/Ajax Urban Area as the western anchor; and the Bowmanville/Newcastle Village Urban Area as the eastern anchor; and
    - ii) the smaller Urban Areas of Beaverton, Cannington, Sunderland, Uxbridge, Port Perry, and Orono;
  - b) a Rural System that includes:
    - i) Prime Agricultural Areas, where agriculture predominates, in accordance with Sub-Section 9A;

- ii) Rural Settlements, consisting of existing hamlets, approved country residential subdivisions, shoreline residential areas and existing rural employment areas, in accordance with Sub-Section 9B;
  - iii) Existing Regional Nodes, consisting of specialized recreational and tourist development on a Regional scale, in accordance with Sub-Section 9C; and
  - iv) Aggregate Resource Extraction Areas, in accordance with Sub-Section 9D;
- c) a continuous Greenlands System that is integrated with both the Urban and Rural Systems, to protect and connect the Oak Ridges Moraine, *key natural heritage* and *hydrologic features*, waterfronts, and to provide urban separators and recreational opportunities in accordance with Section 10; and
  - d) a Transportation System, consisting of roads, transit, rail, harbour and airport facilities, in accordance with Section 11.

7.2.2 The distinction between Urban and Rural Systems shall be a fundamental principle of this Plan.

### 7.3 Policies

7.3.1 This Plan emphasizes a structural framework. This structural framework will form the basis for the long-term evolution of the Region beyond the timeframe of the Plan.

7.3.2 The components of the Regional Structure are designated on Schedule 'A'. Parts of the Transportation System are shown on Schedule 'A' for the purpose of delineating the various components of the Regional Structure. Schedule 'C' exclusively designates the entire Transportation System.

7.3.3 The components of the Regional Structure are designed to accommodate the following population, household and employment forecasts:

**POPULATION, HOUSEHOLDS AND EMPLOYMENT**

Municipality	Year				
	2011	2016	2021	2026	2031
<b><u>Ajax</u></b>					
Urban Population:	110,535	125,490	131,480	135,010	136,795
Rural Population:	825	835	850	860	875
<b>Total Population:</b>	<b>111,355</b>	<b>126,325</b>	<b>132,325</b>	<b>135,870</b>	<b>137,670</b>
Households:	34,490	40,090	42,885	44,610	45,835
<b>Employment:</b>	<b>34,810</b>	<b>40,665</b>	<b>46,115</b>	<b>48,575</b>	<b>49,290</b>
<b><u>Brock</u></b>					
Urban Population:	6,600	6,670	6,665	6,985	7,505
Rural Population:	5,785	5,980	6,145	6,340	6,515
<b>Total Population:</b>	<b>12,385</b>	<b>12,650</b>	<b>12,810</b>	<b>13,325</b>	<b>14,015</b>
Households:	4,675	4,975	5,330	5,700	6,515
<b>Employment:</b>	<b>4,025</b>	<b>4,265</b>	<b>4,555</b>	<b>4,670</b>	<b>5,005</b>
<b><u>Clarington</u></b>					
Urban Population:	72,705	81,665	92,635	111,915	124,685
Rural Population:	15,275	15,380	15,465	15,565	15,655
<b>Total Population:</b>	<b>87,980</b>	<b>97,050</b>	<b>108,100</b>	<b>127,480</b>	<b>140,340</b>
Households:	30,225	34,025	39,170	46,585	52,120
<b>Employment:</b>	<b>22,575</b>	<b>26,895</b>	<b>32,150</b>	<b>36,070</b>	<b>38,420</b>
<b><u>Oshawa</u></b>					
Urban Population:	152,565	164,355	173,650	183,405	195,935
Rural Population:	1,020	1,035	1,045	1,055	1,065
<b>Total Population:</b>	<b>153,585</b>	<b>165,390</b>	<b>174,695</b>	<b>184,460</b>	<b>197,000</b>
Households:	59,100	64,535	70,415	75,655	82,590
<b>Employment:</b>	<b>68,270</b>	<b>75,305</b>	<b>84,660</b>	<b>86,835</b>	<b>90,790</b>
<b><u>Pickering</u></b>					
Urban Population:	105,855	136,865	173,635	199,980	221,340
Rural Population:	4,230	4,260	4,280	4,305	4,330
<b>Total Population:</b>	<b>110,085</b>	<b>141,125</b>	<b>177,915</b>	<b>204,290</b>	<b>225,670</b>
Households:	34,860	45,030	58,245	68,110	77,125
<b>Employment:</b>	<b>41,000</b>	<b>54,770</b>	<b>67,910</b>	<b>73,590</b>	<b>76,720</b>
<b><u>Scugog</u></b>					
Urban Population:	10,140	10,530	10,455	11,115	11,880
Rural Population:	12,520	12,795	13,030	13,320	13,585
<b>Total Population:</b>	<b>22,585</b>	<b>23,250</b>	<b>23,415</b>	<b>24,355</b>	<b>25,390</b>
Households:	8,235	8,765	9,255	9,825	10,460
<b>Employment:</b>	<b>7,955</b>	<b>8,480</b>	<b>8,955</b>	<b>9,240</b>	<b>9,480</b>
<b><u>Uxbridge</u></b>					
Urban Population:	11,385	12,725	13,715	15,305	16,480
Rural Population:	9,555	9,820	10,025	10,265	10,485
<b>Total Population:</b>	<b>20,940</b>	<b>22,545</b>	<b>23,740</b>	<b>25,570</b>	<b>26,965</b>
Households:	7,310	8,095	8,940	9,850	10,650
<b>Employment:</b>	<b>6,060</b>	<b>6,950</b>	<b>7,995</b>	<b>8,565</b>	<b>8,970</b>

Municipality	Year				
	2011	2016	2021	2026	2031
<b>Whitby</b>					
Urban Population:	122,935	138,555	154,835	177,060	190,760
Rural Population:	2,055	2,070	2,080	2,090	2,100
<b>Total Population:</b>	<b>124,990</b>	<b>140,625</b>	<b>156,915</b>	<b>179,150</b>	<b>192,860</b>
Households:	41,705	47,750	55,240	64,570	71,650
<b>Employment:</b>	<b>40,650</b>	<b>47,795</b>	<b>56,745</b>	<b>64,975</b>	<b>71,310</b>
<b>DURHAM</b>					
Urban Population:	592,720	676,855	757,065	840,770	905,380
Rural Population:	51,265	52,175	52,920	53,800	54,610
<b>Total Population:</b>	<b>643,980</b>	<b>729,030</b>	<b>809,990</b>	<b>894,575</b>	<b>960,000</b>
Households:	220,600	253,265	289,480	324,920	356,610
<b>Employment:</b>	<b>225,530</b>	<b>265,115</b>	<b>309,980</b>	<b>332,915</b>	<b>350,000</b>
Notes:					
1. Totals may not add precisely due to rounding.					
2. Population includes undercount.					
3. The forecasts for 2026 and 2031 for Pickering represent an upper limit and must be considered in conjunction with Policy 7.3.11 p) and all other applicable policies of this Plan.					
4. The forecasts for 2026 and 2031 for Oshawa and Whitby represent an upper limit and must be considered in conjunction with Policy 14.13.7					

- 7.3.4 Notwithstanding the employment forecasts in Policy 7.3.3, the Region continues to support a target ratio of jobs to population of 50% (1 job for every 2 persons) in accordance with Policy 3.2.2.
- 7.3.5 The land base required to accommodate the population and employment forecasts outlined in Policy 7.3.3 for the Lake Ontario shoreline municipalities, capitalizes on the economic potential of the Highway 407 transportation corridor.
- 7.3.6 This Plan recognizes that growth in the Urban Areas of the Townships of Brock, Scugog and Uxbridge is constrained by municipal servicing capacities. Should additional servicing capacity become available, the boundaries of the Urban Areas may be expanded through a *comprehensive review*, in accordance with Policies 5.3.20, 7.3.3, 7.3.11 and 7.3.12, and the Lake Simcoe Protection Plan and the 10-Year review of the Greenbelt Plan. Any remaining population and employment forecast allocation, will be held in reserve for the respective municipality, and shall not be reallocated.
- 7.3.7 Notwithstanding Policy 7.3.6, the lands subject to Policy 12.1.3, located within the Uxbridge Urban Area, which are restricted from *development* due to servicing capacity constraints, shall be considered for *development* without the need for a *comprehensive review* of this Plan, and shall:
- a) have priority over expansion to the Uxbridge Urban Area; and
  - b) be allocated any additional servicing capacity, in accordance with the relevant policies of the area municipal official plan.

- 7.3.8 Policy 7.3.6 shall not be construed to require the Region to provide municipal water and/or sewerage facilities, in contravention of Policies 5.3.9 and 6.2.2.
- 7.3.9 Urban Areas shall be planned to achieve the following growth management objectives on a Region-wide basis:
- a) by 2015, and each year thereafter, accommodate a minimum 40% of all residential *development* occurring annually through *intensification* within *built-up areas* in accordance with Schedule 'E' – Table 'E9';
  - b) develop *greenfield areas* with an overall *gross density* of 50 residents and jobs combined per hectare. The Region will work with its area municipalities through their area municipal official plan conformity exercises to develop area specific targets for Living Areas and Employment Areas that together and Region-wide achieve the minimum overall *gross density* of 50 residents and jobs combined per hectare. The Region may include these area specific targets through a future amendment(s) to this Plan; and
  - c) accommodate a minimum 50% of all forecast employment in designated Employment Areas.
- 7.3.10 The Region, in conjunction with the area municipalities, shall investigate ways and means of increasing the densities of new residential *development* and *redevelopment* in Urban Areas to reduce the per capita cost of municipal services and to utilize land more efficiently.

#### FUTURE URBAN AREA BOUNDARY EXPANSIONS

- 7.3.11 Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a *comprehensive review* of this Plan having regard for the following:
- a) the Regional Structure established by this Plan;
  - b) impact on the natural environment in accordance with the relevant policies of Section 2;
  - c) existing or committed infrastructure;
  - d) financial capability of the Region;
  - e) the population and employment forecasts established by this Plan;
  - f) the growth management objectives of Policy 7.3.9;

- g) the ability to provide for a minimum 10-year housing and employment land needs Region-wide, with logical and sequential development patterns. Where an area municipality has no opportunities for Urban Area Boundary expansion, this policy shall not be construed to provide justification for Employment Area designation *conversions* to satisfy residential unit demand on an area municipal basis;
- h) where possible, avoid prime agricultural areas, and as an alternative, consider lower priority agricultural lands in prime agricultural areas. Where it is not possible to avoid *prime agricultural lands*, the location of urban boundaries will make use of natural or man-made features such as road allowances, valleylands and other natural features to mitigate potential conflicts between urban and *agricultural uses*;
- i) the aggregate resource capability of the area;
- j) the ability to service the area with full municipal water and sewerage services;
- k) for Urban Areas located within the Protected Countryside of the Greenbelt Plan Area, subsequent to the 10-year Greenbelt Plan review, the environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the Urban Area boundary, and the expansion must not extend into the Greenbelt Natural Heritage System, and the expansion is subject to the relevant provisions of the Greenbelt Plan;
- l) Urban Areas outside the Greenbelt Plan Area are not permitted to expand into the Greenbelt Plan Area;
- m) other matters as deemed necessary by Regional Council;
- n) the ability of the existing designated Urban Area land base to accommodate the growth forecasts of Policy 7.3.3 in accordance with the relevant density and *intensification* targets of this Plan;
- o) the expansion makes available sufficient lands for a time horizon not exceeding 20 years; and
- p) where a *comprehensive review* of this Plan includes consideration of lands for Urban Area expansion within the City of Pickering east of the Pickering Airport lands, outside of the Greenbelt Plan, the following additional matters will be assessed and evaluated at that time:
  - i) the amount and rate of development that has occurred in the Seaton Community; and
  - ii) the preparation and completion of a *watershed plan* update for the East Duffin and Carruthers Creek watersheds.

## AREA MUNICIPAL OFFICIAL PLAN CONFORMITY

- 7.3.12 The Region may consider amendments to an area municipal official plan to designate a supply of land for *development* up to the time frame of this Plan, including expansion to urban area boundaries, provided that the amendment:
- a) is only undertaken as part of a *comprehensive review* of the area municipal official plan;
  - b) is supported by an analysis which evaluates and demonstrates the need for designating the additional lands, which shall address how the area municipality is achieving or plans to achieve, the growth management objectives of Policy 7.3.9;
  - c) recognizes phasing of *development* in accordance with the Region's 20-year servicing plan;
  - d) includes a phasing strategy for the urban area through secondary plans in *greenfield* areas and an *intensification* strategy in *built-up areas*;
  - e) is supported by an analysis evaluating how the forecasts and policies of both the area municipal official plan and this Plan will be achieved, particularly those matters outlined in Policy 7.3.11 including housing unit allocation;
  - f) takes into consideration the implementation of a *watershed plan*. The area municipality shall consult with the Region and appropriate Conservation Authority to determine if any updates are required to an existing *watershed plan*;
  - g) ensures that where possible, expansions to urban area boundaries are contiguous to an existing urban area and do not extend beyond the Urban Area boundary included on Schedule 'A' – Regional Structure to this Plan; and
  - h) takes into consideration the extent of existing Major Open Space designations in accordance with Policy 15.4 and the relevant policies of Section 2 to determine the extent of lands that may be considered for development and be designated accordingly.
- 7.3.13 *Development of greenfield* Living Areas that are greater than approximately 20 hectares, shall only proceed in accordance with an approved secondary plan. *Development of greenfield* Living Areas that are less than approximately 20 hectares or Employment Areas, may proceed in the absence of a secondary plan, if the area municipality is satisfied that the matters to be considered in Policies 2.3.10 and 7.3.14 have been adequately addressed.

- 7.3.14 The preparation of a secondary plan by an area municipality shall include the following considerations:
- a) for *greenfield* areas designated for *development* in area municipal official plans on June 3, 2009, Policy 2.3.10 shall apply;
  - b) for *greenfield* areas designated for *development* in area municipal official plans after June 3, 2009, the implementation of a *watershed plan*. The area municipality shall consult with the Region and appropriate conservation authority to determine if any updates are required to an existing *watershed plan*;
  - c) sequential and orderly *development*;
  - d) the servicing of the area on full municipal water and sanitary sewerage systems, the extension of which shall be in accordance with Policy 5.3.11;
  - e) an assessment of how new growth will affect the natural, built and cultural environments, including:
    - i) where new growth is to be integrated with existing rural settlements, every effort should be made to integrate the new growth so that it is sensitive to the existing rural settlements;
    - ii) where there are existing Major Open Space designations evaluated in the secondary plan area, they shall be subject to an environmental study to determine the extent of lands that may be considered for *development*, subject to an appropriate designation in an area municipal official plan;
  - f) transportation needs for all modes;
  - g) the growth management objectives of Policy 7.3.9;
  - h) an assessment of the area municipal services and facilities required to support the development of the area, including whether they are within the financial capability of the area municipality;
  - i) an assessment of the potential for land-use conflicts between existing *agricultural uses* and new Urban System uses, and the potential means to alleviate such conflicts;
  - j) *key natural heritage features* or *hydrologic features* within the secondary plan area as well as connections between and among *key natural heritage features* and/or *hydrologic features*, *surface water features*, and *ground water features* to inform the appropriate *development* of that area;

- k) the provision of a range and mix of housing, taking into account *affordable* housing needs; and
  - l) the provision of a diverse and compatible mix of land uses, to support vibrant neighbourhoods, providing high quality public open spaces with site design and urban design standards that create attractive and vibrant places, support transit, walking and cycling and achieve an appropriate transition to adjacent areas.
- 7.3.15 Secondary plan areas shall be substantially developed to their planned capacity (i.e. generally 75% of the residential land area which is available for *development*) prior to the approval of *development* in adjacent secondary plan areas that are prepared in accordance with Policy 7.3.14.
- 7.3.16 In the event that an area municipality initiates a review and update of an approved secondary plan, a key component shall be the consideration of the growth management objectives of this Plan.
- 7.3.17 Area municipal *intensification* strategies shall be based on the following:
- a) the growth management objectives of Policy 7.3.9;
  - b) *intensification* in appropriate locations throughout the *built-up area*;
  - c) the identification of *intensification* areas;
  - d) the recognition of Urban Growth Centres, Regional and Local Centres, Corridors, Waterfront Places and Transportation Hubs and Commuter Stations as the key focus for *intensification*;
  - e) the identification of the appropriate scale of *development* in *intensification* areas;
  - f) the provision of a range and mix of housing, taking into account *affordable* housing needs;
  - g) the permission of secondary suites; and
  - h) the provision of a diverse and compatible mix of land uses, to support vibrant neighbourhoods, providing high quality public open spaces with site design and urban design standards that create attractive and vibrant places, support transit, walking and cycling and achieve an appropriate transition to adjacent areas.

Despite the *intensification* objectives herein, new or intensified development shall only be permitted in accordance with approved *Floodplain Special Policy Area* provisions in an area municipal official plan.

- 7.3.18 Area municipal official plans shall contain detailed phasing policies taking into consideration Policy 7.3.15 and in consultation with the Region, set out short-term implementation strategies to provide for adequate land, infrastructure and public facilities over a minimum of 5 years, which encourage maximum utilization of existing infrastructure and *development* and *redevelopment* opportunities, prior to permitting *development* in *greenfield* areas of the municipality.
- 7.3.19 *Agricultural uses* shall continue to be permitted and encouraged in areas not designated for *development* in an area municipal official or secondary plan but which are within the Urban Area boundaries of this Plan.

## Section 8

### Urban System

#### 8.1 Goals

- 8.1.1 To establish an Urban System of distinct Urban Areas that are adaptable and able to evolve into *healthy and complete sustainable communities* that balance growth in population, with growth in employment.
- 8.1.2 To create distinct Urban Areas that relate to each other within the Region.
- 8.1.3 To provide diverse Urban Areas to meet the various needs of present and future residents of the Region.
- 8.1.4 To develop people-oriented Urban Areas that create a sense of community, promote social interaction and are aesthetically pleasing.
- 8.1.5 To provide compact, efficient and accessible Urban Areas comprised of mixed uses.
- 8.1.6 To protect *key natural heritage or hydrologic features and functions* located within or outside of Urban Areas from the impacts of urbanization.
- 8.1.7 To integrate nature into the urban fabric of the Region.
- 8.1.8 To provide convenient access to fresh locally grown produce and other healthy food from sources such as farm markets, community gardens and grocery stores.

#### CENTRES, CORRIDORS AND WATERFRONT PLACES

- 8.1.9 To recognize Urban Growth Centres and Regional Centres in Urban Areas as focal points of urban development in the Region.
- 8.1.10 To create people-oriented places that are accessible by public transit and an extensive pedestrian network, including civic squares, parks and walkways.
- 8.1.11 To develop Urban Growth Centres, Regional and Local Centres that are characterized by distinctive forms of art and architecture.
- 8.1.12 To develop Waterfront Places as focal points along the Lake Ontario waterfront.
- 8.1.13 To restore the historic integration of the shopping function with the other traditional functions, such as housing, employment, recreation, social activities and cultural facilities.

- 8.1.14 To link Urban Growth Centres, Regional Centres and Waterfront Places with supportive Corridors focused on *active transportation* and transit routes.

## LIVING AREAS

- 8.1.15 To establish suitable areas for the provision of a full range of housing which will be developed in a cost-effective and efficient manner.
- 8.1.16 To create and maintain an attractive living environment that is safe, energy efficient and in harmony with nature.

## EMPLOYMENT AREAS

- 8.1.17 To establish Employment Areas that provide for the *development* of industries and businesses that require separation from sensitive land uses, and to efficiently guide their *development* to obtain the greatest benefit for the Region.
- 8.1.18 To increase industrial and high skilled job opportunities for the residents of the Region.
- 8.1.19 To attract industries and businesses that will maximize and diversify the economic and employment opportunities in the Region.

## 8.2 General Policies

- 8.2.1 Urban Areas shall be planned and developed with regard for the principles of adaptability over time, sustainable *development*, harmony with nature and diversity and integration of structures and functions. In addition, the planning and *development* of Urban Areas shall be based on the following principles:
- a) a more *compact urban form* which promotes transit-supportive Urban Areas and accommodates the population and employment forecasts in Policy 7.3.3;
  - b) a mixture of uses in appropriate locations, with particular consideration given to Centres and Corridors;
  - c) *intensification*, with particular regard to Policies 4.3.2, 7.3.9 and 8B.2.4 d);
  - d) good urban design principles;
  - e) increased public transit usage;
  - f) linkages for pedestrians and cyclists which link communities internally and externally and to the public transit system;
  - g) a grid system of arterial roads, and collector roads, where necessary, to provide for a transit-supportive road pattern while recognizing environmental constraints; and

- h) a Greenlands System that complements and enhances the Urban System.
- 8.2.2 Urban Areas shall be developed on the basis of full municipal services unless otherwise specified in this Plan.
- 8.3 Policies
- 8.3.1 Urban Area boundaries are designated on Schedule 'A'. Components of the Urban System are designated on Schedule 'A' and primarily consist of Urban Growth Centres and Regional Centres and Corridors, Living Areas and Employment Areas which shall be integrated and supportive of each other. The boundaries of the Urban Areas and the components of the Urban System shall be determined in accordance with Section 15.
- 8.3.2 The *development* of the Seaton community and the preservation of the Duffins Rouge Agricultural Preserve shall be in conformity with the provisions of the Central Pickering Development Plan as identified in Policy 13.2.1, Specific Policy Area A (Pickering).
- 8.3.3 Regional Council shall initiate a streetscape improvement program in Urban Areas along Regional roads.
- 8.3.4 Notwithstanding Policy 8.2.2, Schedule 'A' designates areas within Urban Areas to be developed on:
- a) private drilled wells and private sewage disposal systems;
  - b) private drilled wells and municipal sanitary sewerage facilities; and
  - c) municipal water systems and private sewage disposal systems.

If deemed desirable by Regional Council and the Council of the respective area municipality, such Areas may be developed in accordance with the intent of this Plan on full municipal services and the provisions of Policy 6.3.4. *Development* on private services shall be subject to the relevant provisions of Policies 9B.2.10, 9B.2.11 and 9B.2.12.

Prior to any *development* on partial or full private services, Regional Council shall investigate the feasibility of providing full municipal services through:

- i) additional capacity resulting from water supply or sanitary sewage plant expansions; or
- ii) servicing alternatives, such as communal systems.

- 8.3.5 Where urban *development* is designated in areas presently characterized by agricultural activities, Regional Council and the Council of the area municipality shall secure an orderly withdrawal of agricultural activities. In addition, an area municipal Council may place such areas in an agricultural or holding zone in the respective area municipal zoning by-laws.
- 8.3.6 Commercial uses shall be concentrated in locations that are supportive of the function of Regional and Local Centres and Corridors, in accordance with the policies of this Plan.
- 8.3.7 Existing shopping centres shall be encouraged to redevelop with a full array of compatible uses, particularly residential uses, in accordance with any other relevant provisions of this Plan.
- 8.3.8 For the purposes of this Plan, Regional Interest in commercial planning shall be based upon the following:
- a) Any commercial proposal of 56,000 m<sup>2</sup> or larger, on an individual or cumulative basis; or
  - b) Any commercial proposal that would have the potential to negatively impact the planned function of a Regional Centre.
- 8.3.9 Regional Council shall require the preparation of a retail impact study for any retail commercial *development* proposal that is of Regional interest, in accordance with Policy 8.3.8.

#### AREA MUNICIPAL OFFICIAL PLANS

- 8.3.10 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of:
- a) policies and designations to implement the intent of this Plan and the provisions of this Section, and particularly Policy 8.2.1;
  - b) a variety of mixed uses and *intensification*;
  - c) urban design guidelines and solutions; and
  - d) policies to promote transit-supportive *development* forms and patterns.

## Sub-Section 8A

### Centres, Corridors and Waterfront Places

#### 8A.1 General Policies

##### CENTRES

- 8A.1.1 Centres shall be developed as the main concentration of commercial, residential, cultural and government functions in a well designed and intensive land use form, within Urban Areas.
- 8A.1.2 Centres shall be developed in accordance with the principles contained in Policy 8.2.1 and the following:
- a) as the focal point of culture, art, entertainment and assembly through the provision of public squares, in addition to cultural facilities, parks and other public facilities;
  - b) on the basis of mixed uses and a grid system of roads and walkways;
  - c) urban design that favours pedestrian traffic and public transit with direct street pedestrian access to buildings, provision of potential transit, and parking areas sited at the rear or within buildings, wherever possible;
  - d) with prime consideration for the spatial distribution of structures, architectural treatment, and the preservation and enhancement of cultural heritage resources; and
  - e) with a balance of employment and residential growth and a variety of compact, higher density housing types to service all housing needs, including *affordable* housing and assisted housing.
- 8A.1.3 Generally the size of each Centre is based upon its function as described in Policy 8A.2.2, the population of the area it serves, and the accessibility to Centres of equal or larger scale. The expansion of any Centre shall not be permitted if it is likely to cause an undue economic decline in another centre. No single Centre shall include a concentration of the retail functions of a size that would preclude the *development* of another designated Centre of equal scale.

##### CORRIDORS

- 8A.1.4 Corridors form the key connections between Centres and are considered the main arteries of the Region's urban structure. They provide for the movement of people and goods between the Centres to support their vitality.

- 8A.1.5 Corridors shall be developed in accordance with the principles contained in Policy 8.2.1 and the following:
- a) promoting public transit ridership through well designed *development*, having a mix of uses at higher densities;
  - b) sensitive urban design that orients *development* to the corridor, complemented by the consolidation of access points;
  - c) maintaining and enhancing historical main streets by integrating new forms of *development* with existing *development*; and
  - d) preserving and enhancing cultural heritage resources.

## 8A.2 Policies

### CENTRES

8A.2.1 Urban Growth Centres and Regional Centres are designated on Schedule 'A'. The detailed boundaries of Urban Growth Centres and the Regional Centres shall be designated in area municipal official plans. Local centres, consisting of Urban Centres, Community Centres and Neighbourhood Centres, may be designated in area municipal official plans, within the Living Areas in accordance with the provisions of this Plan.

8A.2.2 Centres shall be classified in a hierarchy of form and function as follows:

- a) Urban Growth Centres:
  - i) downtown Oshawa and downtown Pickering are recognized as Urban Growth Centres in accordance with the Growth Plan for the Greater Golden Horseshoe, and shall function as the dominant Centres within the Region;
  - ii) shall be planned as focal areas for institutional, region-wide public services, *major office*, commercial (which may include *major retail*), recreational, cultural, entertainment and residential uses, serving as major employment centres supporting higher order transit services;
  - iii) shall be planned to accommodate a minimum density target of 200 persons and jobs combined per *gross* hectare and a *floor space index* of 3.0. The built form for the Urban Growth Centres should be a mix of predominantly high-rise development, with some mid-rise, as determined by area municipalities.

- b) Regional Centres:
- i) shall be planned and developed in accordance with Policy 8A.1.2 as the main concentrations of urban activities, but generally at a smaller scale than Urban Growth Centres, providing a fully integrated array of institutional, commercial, *major retail*, residential, recreational, cultural, entertainment and *major office* uses. Generally, Regional Centres shall function as places of symbolic and physical interest for the residents, and shall provide identity to the area municipalities within which they are located;
  - ii) shall support an overall, long-term density target of at least 75 residential units per *gross* hectare and a *floor space index* of 2.5, within the Lake Ontario Shoreline Urban Areas. The built form should be an appropriate mix of high-rise and mid-rise development, as determined by area municipalities; and
  - iii) shall support an overall, long-term density target of at least 15 residential units per *gross* hectare in Beaverton, Cannington, Sunderland, Uxbridge and Port Perry.
- c) Local Centres designated in area municipal official plans shall be planned and developed in accordance with the following:
- i) Urban Centres shall be planned and developed similar to, but generally smaller in scale than, the Regional Centres in order to serve large segments of Urban Areas through the provision of uses which complement those offered within the Regional Centres. Urban Centres shall support an overall, long-term density target of at least 30 residential units per *gross* hectare and a *floor space index* of 2.0. The built form should be a wide variety, generally mid-rise in height, with some lower and higher buildings, as determined by area municipalities;
  - ii) Community Centres shall be planned and developed similar to, but generally smaller in scale than, the Urban Centres and shall serve small segments of Urban Areas through the provision of uses which complement those offered within the Urban Centres; and
  - iii) Neighbourhood Centres shall be planned and developed similar to, but generally smaller in scale than, the Community Centres and shall serve the day-to-day needs of the residents of the surrounding neighbourhood.

- 8A.2.3 Urban Growth Centres and Regional Centres shall be the primary and priority locations for public investment, including public buildings and community facilities and services.
- 8A.2.4 Area municipal official plans shall include detailed policies, or a Secondary Plan, for the *development* of any new Regional Centre, addressing:
- a) guidelines for the integration of local transit services with the road network;
  - b) urban design guidelines to promote transit supportive land uses;
  - c) design standards to promote pedestrian-oriented *development* and transit friendly facilities; and
  - d) *intensification* and mixed-use objectives of this Plan.
- 8A.2.5 Prior to the consideration of an amendment to this Plan for the purpose of designating a new Regional Centre, Regional Council shall select and retain, at the expense of the proponent, a qualified consultant to prepare a retail impact study to ensure that the proposal does not unduly affect the planned function and viability of any designated Regional Centre on Schedule 'A', or any Local Centre designated within area municipal official plans.
- 8A.2.6 Prior to the consideration of the expansion of an existing Regional Centre, as detailed in an area municipal official plan, it shall be determined if there is a Regional Interest in accordance with Policy 8.3.8. Where there is a Regional Interest, a retail impact study shall be required to justify such expansion, and ensure that the proposal does not unduly affect the planned function and viability of any other Centre.
- 8A.2.7 Prior to the designation of a new Local Centre in an area municipal official plan or the expansion of an existing Local Centre, the Council of the area municipality shall determine if there is a Regional Interest in accordance with Policy 8.3.9. Where there is a Regional Interest, a retail impact study shall be required to justify such designation or expansion and ensure that the proposal does not unduly affect the planned function and viability of any other Centre.

## CORRIDORS

- 8A.2.8 Regional Corridors are designated as an overlay of the underlying land-use designation on Schedule 'A', Regional Structure. Local Corridors may be designated in area municipal official plans, in accordance with the provisions of this Plan.

- 8A.2.9 Regional Corridors shall be planned and developed in accordance with Policy 8A.1.5 and the relevant Policies of the underlying land-use designation, as higher density mixed-use areas, supporting higher order transit services and pedestrian oriented development. The Regional Corridors shall provide efficient transportation links to the Urban Growth Centres and Regional Centres as well as other centres in adjacent municipalities. Portions of Regional Corridors with an underlying Living Area designation, which are identified as appropriate for higher density mixed-use development in area municipal official plans, shall support an overall, long-term density target of at least 60 residential units per *gross* hectare and a *floor space index* of 2.5. The built form should be a wide variety of building forms, generally mid-rise in height, with some higher buildings, as detailed in area municipal official plans.
- 8A.2.10 Local Corridors shall be planned and developed in accordance with Policy 8A.1.5 as mixed-use areas, with appropriate densities to support frequent transit service. The Local Corridors shall provide efficient transportation links to the Urban Growth Centres and Regional Centres and/or Local Centres within Urban Areas. Portions of Local Corridors with an underlying Living Area designation, which are identified as appropriate for mixed-use development shall support an overall, long-term density target of at least 30 residential units per *gross* hectare and a *floor space index* of 2.0. The built form should be a wide variety of building forms with mid-rise predominating, as detailed in area municipal official plans.

#### WATERFRONT PLACES

- 8A.2.11 Schedule 'A' designates Waterfront Places along the Lake Ontario waterfront at the following locations:
- a) Frenchman's Bay;
  - b) Whitby Harbour;
  - c) Oshawa Harbour;
  - d) Port Darlington; and
  - e) Port of Newcastle.
- 8A.2.12 Waterfront Places shall be developed as focal points along the Lake Ontario waterfront having a mix of uses, integrated with the Greenlands System. Uses may include residential, commercial, marina, recreational, tourist, and cultural and community facilities. The scale of *development* shall be based on and reflect the characteristics of each Waterfront Place. Where appropriate Waterfront Places shall be planned to support an overall, long-term density target of at least 60 residential units per *gross* hectare and a *floor space index* of 2.0. The built form should vary, and be developed in a manner that is sensitive to the interface with the natural environment, as detailed in area municipal official plans.

8A.2.13 The area municipalities, in consultation with the Region and other agencies having jurisdiction shall prepare plans to detail the boundaries and land uses of Waterfront Places in their respective official plans. These plans should:

- a) consider environmental constraints and opportunities;
- b) maximize access to Waterfront Places by a variety of transportation modes, such as roads, public transit, water, and trails;
- c) emphasize the unique landscape features and heritage resources of each Waterfront Place to strengthen community identity;
- d) consider opportunities to develop east-west natural corridors to link Waterfront Places and natural areas along the waterfront, and to develop north-south corridors along creek valley systems;
- e) consider opportunities to increase public access to lands because of their ecological, cultural or recreational value through acquisition or other means; and
- f) assess how new growth will affect the natural environment and where possible enhance the function of Coastal Wetlands and other natural heritage features.

#### AREA MUNICIPAL OFFICIAL PLANS

8A.2.14 In the preparation of area municipal official plans, the area municipalities shall include the following:

- a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policies 7.3.9, 8A.1.2, 8A.1.5 and 8A.2.12;
- b) boundaries, as well as land use designations, of all Centres and Waterfront Places;
- c) a network of walkways, civic squares and parks;
- d) requirements for the preparation of traffic access studies;
- e) policies to ensure the *development* of higher densities;
- f) transit nodes;
- g) policies to ensure and guide higher density *development* in Urban Growth Centres, Regional and Local Centres, Regional and Local Corridors and Waterfront Places, while protecting the integrity of historic downtowns, where applicable;

- h) policies to ensure that generally, new *development* along Corridors shall either front or flank the roadway. Reverse lotting along Corridors should only be permitted where other design solutions are not feasible. The approach for designating the extent or detailed delineation of corridors shall be determined by the area municipality;
- i) policies for the phasing of development in Centres, Corridors and Waterfront Places, to ensure the implementation of the higher density form and function targets of this Plan; and
- j) policies to encourage higher density uses permitted in accordance with Section 8C, along Regional Corridors with an underlying Employment Areas designation.

8A.2.15 Notwithstanding any provisions of this Plan to the contrary, area municipalities may recognize special purpose commercial areas and may include specific provisions in area municipal official plans and zoning by-laws to distinguish the function of these areas.

#### AREA MUNICIPAL ZONING BY-LAWS

8A.2.16 In the preparation of area municipal zoning by-laws, Councils of the area municipalities shall develop permissive zoning within Urban Growth Centres, Regional Centres and along Regional Corridors as an incentive to implement higher density, mixed-use *development* in these areas consistent with the intent of this Plan.

## Sub-Section 8B

### Living Areas

#### 8B.1 General Policies

- 8B.1.1 Living Areas shall be comprised of communities with boundaries which shall be defined within area municipal official plans. Each community shall be developed to incorporate the widest possible variety of housing types, sizes and tenure to provide living accommodations that address various socio-economic factors.
- 8B.1.2 Living Areas shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads.
- 8B.1.3 Living Areas shall be developed with particular consideration for supporting and providing access to public transit.
- 8B.1.4 Regional Council shall support the review of *development* proposals currently in the approvals process, to encourage higher densities where appropriate and promote area municipal official plans to maximize permissible densities for vacant lands, within their Urban Area boundaries at the time of approval of this Plan.

#### 8B.2 Policies

- 8B.2.1 Living Areas, as designated on Schedule 'A', shall be used predominantly for housing purposes, including group homes. In addition, the following may be permitted:
- a) certain home occupations and convenience stores which are compatible with their surroundings, and certain public and recreational uses which are compatible with their surroundings; and
  - b) limited office *development* and limited retailing of goods and services, in appropriate locations, as components of mixed use developments, provided that Local Centres are designated in the area municipal official plan, and the functions and characteristics of such Centres are not adversely affected.
- 8B.2.2 Subject to the inclusion of appropriate provisions and designations in the area municipal official plan, the following uses may also be permitted in Living Areas:
- a) Local Centres and Corridors, in accordance with the provisions of Sub-Section 8A;

- b) *major retail* uses; and
- c) Employment Area uses which are not obnoxious in nature.

8B.2.3 In the consideration of *development* applications in Living Areas, regard shall be had for the following:

- a) the intent of this Plan to achieve a *compact urban form*, including intensive residential, office, retail and service and mixed uses along arterial roads and in conjunction with present and potential transit facilities;
- b) the use of good urban design principles including, but not limited to, the following:
  - i) the concentration of commercial uses into Centres and Corridors, with particular emphasis on common internal traffic circulation and restricted access to arterial roads by means of service or collector roads, wherever possible;
  - ii) the attenuation of noise through measures other than fences, such as innovative designs, berms and the orientation of higher density developments; and
  - iii) the orientation and design of buildings to maximize the exposure to direct sunlight;
- c) the provision of convenient pedestrian access to public transit, educational facilities and parks;
- d) a grid pattern of roads;
- e) the provision and distribution of parks, trails, pathways and educational facilities;
- f) the types and capacities of the existing municipal services, infrastructure and the feasibility of expansion; and
- g) the balance between energy efficiency and cost.

#### AREA MUNICIPAL OFFICIAL PLANS

8B.2.4 In the preparation of area municipal official plans, the area municipalities shall include the following:

- a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policy 8B.2.3;

- b) boundaries and land uses of communities within Living Areas, together with population, density and *intensification* policies/targets which implement the objectives of this Plan;
- c) various housing in terms of density, range, tenure, and affordability within Urban Growth Centres, Regional and Local Centres and Living Areas in accordance with Section 4; and
- d) designations and criteria for the *intensification* of various land uses.

### 8B.3 Policy Exceptions

- 8B.3.1 Upon submission of an application to permit *development* on lands north of Simcoe Street and east of Holy Family Catholic Elementary School within Parts of Lots 12 and 13, Concession 5, former Township of Thorah, within the Beaverton Urban Area, the proponent shall submit a study addressing land use compatibility with the existing farm located on the south side of Simcoe Street. Such a study may include a recommended phasing of *development* and other mitigation measures.
- 8B.3.2 The Township of Scugog's Gateway Regeneration Area, intended to define the southern boundary of the Port Perry Urban Area, is located at Part of Lot 19, Concession 5, former Township of Reach, in the Township of Scugog, and is known municipally as 14325 Simcoe Street, 14375 Simcoe Street and 21 Oylar Drive. The subject lands comprise approximately 10.4 hectares (25.7 acres) of developable land. The Township of Scugog's Official Plan and Zoning By-law shall further define the range and scale of specific uses permitted within the Gateway Regeneration Area designation, including food-related retail uses, automotive, hardware and household supply-related retail uses, and clothing and apparel-related retail uses.

## Sub-Section 8C

### Employment Areas

#### 8C.1 General Policies

- 8C.1.1 The Region, in cooperation with the area municipalities, shall maximize the employment potential of designated Employment Areas.
- 8C.1.2 Sites having a high degree of exposure and good access shall be reserved for employment-intensive uses.
- 8C.1.3 The Region shall protect Employment Areas from consumption by personal service and retail uses.
- 8C.1.4 The Region shall ensure that an adequate supply of vacant, serviced land is maintained within designated Employment Areas to achieve the employment forecasts in Policy 7.3.3 and provide sufficient market choice.
- 8C.1.5 The Region shall ensure that Employment Areas are easily accessible.
- 8C.1.6 The Region promotes sustainable design and the development of transit supportive, *compact urban form* and minimizing surface parking in Employment Areas, where appropriate.

#### 8C.2 Policies

- 8C.2.1 Employment Areas, as designated on Schedule 'A', are set aside for uses that by their nature may require access to highway, rail, and/or shipping facilities, separation from *sensitive* uses, or benefit from locating close to similar uses. Permitted uses may include manufacturing, assembly and processing of goods, service industries, research and development facilities, warehousing, offices and *business parks*, hotels, storage of goods and materials, freight transfer and transportation facilities. Such uses shall be directed to appropriate locations by designation in the respective area municipal official plan. Office buildings and *business parks* are encouraged to locate along freeways, Regional Corridors and Local Corridors, adjacent to Type A arterial roads. Rural Employment Areas, as designated on Schedule 'A', shall be developed in accordance with the provisions of Sub-Section 9B.
- 8C.2.2 Residential uses, nursing and retirement homes, elementary and secondary schools, and places of worship shall not be permitted in Employment Areas. Other *sensitive uses* may be permitted as an exception, by amendment to an area municipal official plan or zoning by-law subject to compatibility.

- 8C.2.3 Employment Areas adjacent to facilities such as the Oshawa Harbour, water pollution control and water supply plants, electric power generating stations and airports shall generally be reserved for those industries that benefit from locating in close proximity to such facilities.
- 8C.2.4 Industrial activities characterized by fumes, vibration and noise shall be confined to sites that are well-removed and buffered from Living Areas.
- 8C.2.5 It is the intent of this Plan to encourage prestige employment uses with high employment-generating capacity and greater architectural, landscaping and sign controls along Highways 401 and 407, and Regional Corridors. Area municipal official plans shall designate areas for prestige *development* and specify design and landscaping controls for such areas.
- 8C.2.6 Uses declared to be obnoxious under the provisions of any applicable statutes, regulations or guidelines shall not be permitted in Employment Areas.
- 8C.2.7 Employment Areas shall be developed in such a manner that accommodates the employment forecasts indicated in Policy 7.3.3. In addition, to ensure that employment growth remains balanced, at least 50% of all forecast employment is planned to be accommodated in designated Employment Areas.
- 8C.2.8 The Region, in conjunction with the area municipalities, shall detail the employment forecasts for Employment Areas in accordance with Policy 7.3.3, to be used as guidelines in the preparation of area municipal official plans and/or zoning by-laws. In addition, regard must be given to Policy 3.2.2 supporting the jobs to population target ratio of 50%.
- 8C.2.9 In the *development* of Employment Areas, provisions shall be made for transit and *active transportation*, and the development of transit-supportive, compact built form.
- 8C.2.10 The Region and area municipalities and the owners of land affected shall cooperate in the beautification of new and existing industrial parks.
- 8C.2.11 The Region recognizes the long-term economic importance of designated Employment Areas and associated highway infrastructure for employment uses. Subject to Policy 7.3.11 and a *comprehensive review* of this Plan, lands in the vicinity of associated highway infrastructure should be designated for employment purposes that rely on this infrastructure once they are deemed to be within the Urban Area.

#### PERSONAL SERVICE AND RETAIL USES

- 8C.2.12 Limited personal service and retail uses, serving the immediate designated Employment Area may be permitted as a minor component (e.g. 10%) of the aggregate *gross floor area* of the uses in the designated Employment Area, subject to the inclusion of appropriate provisions in the area municipal official plan and/or zoning by-law. In any case, a single use shall not exceed 500 m<sup>2</sup>.

8C.2.13 Retail sales as a minor, ancillary component of an industrial operation may also be permitted, subject to the inclusion of appropriate provisions in the area municipal official plan and/or zoning by-law.

#### MAJOR RETAIL USES

8C.2.14 *Major retail uses* shall not be permitted in Employment Areas, except where currently designated as a permitted use in an area municipal official plan as of June 3, 2009.

8C.2.15 Notwithstanding Policy 8C.2.14, *major retail uses* may be considered along the north side of Taunton Road West between Goodman and Oshawa Creeks in the City of Oshawa provided:

- a) a transportation impact study is prepared and submitted to the Region for its approval; and
- b) the *development* is in accordance with Policy 8A.2.9.

#### EMPLOYMENT AREA CONVERSIONS

8C.2.16 The *conversion* of Employment Areas lands shall only be considered through a municipal *comprehensive review* pursuant to the provisions of the Growth Plan for the Greater Golden Horseshoe. In the case of a *downtown area* or a *regeneration area*, *conversions* shall be considered through a *comprehensive review* pursuant to the provisions of the Provincial Policy Statement.

8C.2.17 Decisions of Regional Council to refuse applications, or non-decisions of Regional Council on applications, for the *conversion* of Employment Areas, shall not be subject to appeal to the Ontario Municipal Board, pursuant to the Planning Act.

#### AREA MUNICIPAL OFFICIAL PLANS

8C.2.18 In the preparation of area municipal official plans, the area municipalities shall include the following:

- a) policies and designations to implement the intent of this Plan and provisions of this Section, particularly Policies 8C.2.1, 8C.2.2, 8C.2.7, 8C.2.8, 8C.2.10, 8C.2.12, 8C.2.13 and 8C.2.15;
- b) policies to achieve efficient and intensive use of Employment Areas;
- c) criteria for the location of the various uses allowed in this designation;
- d) urban design guidelines;
- e) policies for the phasing of *development* on large parcels to ensure the implementation of the growth management objectives of this Plan;

- f) policies for landscaping standards; and
  - g) policies to encourage a range of parcel sizes, in particular large parcels, to provide opportunities for market choice.
- 8C.2.19 Notwithstanding Policy 8C.2.18 b), *retail warehouses* may be considered on locations adjacent to Champlain Avenue between the Oshawa/Whitby boundary and the CN/CP interconnection in the City of Oshawa provided:
- a) a transportation impact study is prepared and submitted to the Region for its approval which,
    - i) demonstrates that sufficient road and intersection turning movement capacity would exist to support the *development*;
    - ii) demonstrates that the additional traffic volumes generated by the *development* will conform to the function and classification of Champlain Avenue and other arterial roads in the network;
    - iii) demonstrates that the Region's arterial road network operating principles and policies are not compromised by the traffic impacts of the *development*; and
    - iv) recommends mitigating measures acceptable to the Region;
  - b) the cost of any required improvements to the Regional road system shall be the responsibility of the applicant; and
  - c) the relevant provisions of Section 11 are complied with.

### 8C.3 Policy Exceptions

- 8C.3.1 Notwithstanding the policies of this Plan to the contrary, and in accordance with Policy 11.3.18, an integrated, higher density, mixed use development including residential, office, commercial and business park uses, is permitted within the area bounded by Victoria Street, Gordon Street, Montecorte Street and Nordeagle Avenue in the Town of Whitby. The extent and scale of development shall be detailed in the area municipal official plan. Implementation of this policy shall require the completion of studies to the satisfaction of the Region and Town to support an amendment to the area municipal official plan, which shall address the following:
- a) the determination of an appropriate range of permitted uses within the mixed use development area that are compatible with uses on adjacent lands that are existing and permitted in accordance with Policy 8C.2.1;

- b) the compatibility of land uses, which shall include the provision of a transition area between any residential or other sensitive uses and Employment Area uses adjacent to the mixed use development area. The transition area may include the parcel immediately north of Nordeagle Avenue, identified as Assessment #18-09-020-002-70445;
- c) an analysis of the appropriate height, density, massing and built form for the mixed use development area, and the delineation of the boundaries of the transition area;
- d) an urban design plan;
- e) an analysis of the impacts on the surrounding community, including traffic, noise, environment, air quality and market;
- f) a phasing plan to address the availability of servicing; and
- g) any other relevant matters and policies of this Plan.

8C.3.2 Notwithstanding Policies 8C.2.12 and 8C.2.14 or any other policies of this Plan to the contrary, the retailing of goods and services and personal service uses, including single uses in excess of 500 square metres, and *major retail uses* may also be permitted on the northern 4 ha. (10 acres) of a parcel of land fronting Rossland Road East and Harwood Avenue North, municipally known as 1 Rossland Road East, being Part of Lot 7, Concession 2, in the former Township of Pickering, in the Town of Ajax, identified as Assessment #18-05-020-015-01400. The inclusion of appropriate designations, policies and provisions to reflect the *conversion* of the above-noted lands to permit commercial uses beyond those otherwise permitted in Employment Areas shall be further detailed in the area municipal official plan and zoning by-law.

## Section 9

### Rural System

#### 9.1 Goals

- 9.1.1 To establish a Rural System that supports agriculture and aggregate extraction as key economic industries, and existing rural settlements which support residential, social and commercial functions for the surrounding area.
- 9.1.2 To support community *food security*.

#### PRIME AGRICULTURAL AREAS

- 9.1.3 To protect and maintain agricultural land for future generations.
- 9.1.4 To support a healthy and productive agricultural industry as an important element to the Region's heritage, identity and its economic base.

#### RURAL SETTLEMENTS

- 9.1.5 To strengthen, preserve and foster the cultural attributes and historic heritage of Rural Settlements.
- 9.1.6 To recognize existing Rural Settlements, and support their function of providing for the limited residential, social and commercial needs of the Rural System.
- 9.1.7 To establish a firm limit to Hamlet *development*.

#### REGIONAL NODES

- 9.1.8 To recognize existing Regional scale nodes of major recreational activities, such as centres of tourist activity and specialized recreational facilities, in the Region's Rural System, and to provide for their continued function.

#### AGGREGATE RESOURCE EXTRACTION AREAS

- 9.1.9 To provide opportunities for the extraction of aggregate resources for local and Regional needs, as well as to contribute to Provincial needs, while protecting significant features of the Region's natural environment and minimizing financial and social impacts on residents, the area municipalities and the Region.
- 9.1.10 To protect high potential aggregate resource areas from incompatible land uses.

9.2 General Policies

9.2.1 *Development* in the Rural System shall be on the basis of individual private drilled wells and private sewage disposal systems, unless otherwise specified in this Plan.

9.3 Policies

9.3.1 Components of the Rural System are designated on Schedule 'A' and primarily consist of Prime Agricultural Areas, Rural Settlements, existing Regional Nodes and Aggregate Resource Extraction Areas. The boundaries of the components of the Rural System shall be determined in accordance with Section 15.

9.3.2 The *development* of the Duffins Rouge Agricultural Preserve shall be in accordance with the Central Pickering Development Plan, as identified in Policy 13.2.1, Specific Policy Area A (Pickering).

## Sub-Section 9A

### Prime Agricultural Areas

#### 9A.1 General Policies

- 9A.1.1 Prime Agricultural Areas consist of areas where *prime agricultural lands* predominate. They also include areas of lesser agricultural significance (Canada Land Inventory Classes 4 to 7 soils) and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Agricultural Areas shall be used primarily for agriculture and farm-related uses.
- 9A.1.2 The Region shall discourage fragmentation of the agricultural land base.
- 9A.1.3 The Region shall encourage the consolidation of agricultural parcels of land.
- 9A.1.4 The Region shall pursue actions by the Federal and Provincial Governments, and any other authorities having jurisdiction, to support the Region's agricultural industry.
- 9A.1.5 The intrusion of urban type land uses into Prime Agricultural Areas shall not be permitted.
- 9A.1.6 Marginal agricultural land, *key natural heritage* and *hydrologic features* and *woodlands* located within Prime Agricultural Areas, shall be considered as significant elements of the agricultural land base.
- 9A.1.7 New land uses and lot creation, as permitted by the policies of this Plan, and new or expanding livestock facilities shall comply with the *Minimum Distance Separation formulae*.
- 9A.1.8 Prime Agricultural Areas shall be protected as a significant element of the Region's economy and a secure source of food.

#### 9A.2 Policies

- 9A.2.1 Prime Agricultural Areas outside of the Oak Ridges Moraine are designated on Schedule 'A'. Prime Agricultural Areas on the Oak Ridges Moraine are designated on Schedule 'B' – Map 'B3'.
- 9A.2.2 Within Prime Agricultural Areas a full range of *agricultural*, *agricultural-related* and *secondary uses* shall be permitted. The establishment of non-agricultural uses in Prime Agricultural Areas shall be strictly limited to forest, fish and wildlife management, conservation, infrastructure, aggregate extraction, existing uses, in accordance with the policies of this Plan, and the Oak Ridges Moraine Conservation Plan and Greenbelt Plan where applicable.

## AGRICULTURAL-RELATED AND SECONDARY USES

- 9A.2.3 *Agricultural-related uses*, such as grain drying and storage for farm produce may be permitted, provided such uses are small in scale and exclusively devoted to the farm operation. Severances for *agricultural-related uses* shall not be granted.
- 9A.2.4 The establishment of a second dwelling to accommodate persons employed full-time on the farm may be permitted, where the size and nature of the operation warrants additional employment. In the Oak Ridges Moraine, the secondary dwelling may only be a temporary, mobile or portable unit. An application to sever such an accessory dwelling shall not be granted.
- 9A.2.5 Farm-gate sales and retail stands for the sale of agricultural products from the farm unit upon which the stand is to be situated, shall be permitted. Area municipal zoning by-laws shall include regulations to limit the size and scale of such stands. Severances for such uses shall not be granted.
- 9A.2.6 Uses accessory to the principal *agricultural use* of the property are permitted, including small-scale home occupations/businesses and *home industries*, and kennels, provided such uses do not alter the principal use of the property for agriculture. In addition, small-scale uses secondary to the *agriculture use*, that produce value-added agricultural products, such as cottage wineries, and agri-tourism uses, such as *bed and breakfast establishments*, *farm vacation homes*, and farm tours are permitted as *secondary agricultural uses*, provided such uses are directly related to, or exclusively devoted to the existing farm operation.

Area municipal official plans shall include detailed policies to limit the scale and number of *secondary agricultural uses*, and include policies to address compatibility with surrounding uses. New *secondary agricultural uses*, other than *home occupations/business*, *bed and breakfast establishments* and *farm vacation homes*, will only be permitted when the area municipal official plan has been amended, or where a site specific zoning by-law amendment has been adopted in accordance with the policies of this Plan.

Severances for accessory and *secondary agricultural uses* shall not be granted.

## MAJOR RECREATIONAL USES

- 9A.2.7 New and expanding *major recreational uses*, shall not be permitted in Prime Agricultural Areas.

## SEVERANCES

9A.2.8 The creation of parcels of land for *agricultural uses* of less than 40 hectares shall not be permitted. In the Oak Ridges Moraine, severances of 40 hectare parcels or greater may be permitted only if the subject properties have previously merged in title and the severance follows the original lot lines or original half lot lines, the retained portion is at least 40 hectares, and the requirements of the Oak Ridges Moraine Conservation Plan are fulfilled.

9A.2.9 Regional Council shall encourage the consolidation of farms, wherever possible. Severance of a habitable farm dwelling rendered surplus as a result of consolidation of abutting farms may be granted, provided that:

- a) the farms are merged into a single parcel;
- b) the dwelling is not needed for a farm employee;
- c) within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and
- d) the retained farm parcel is zoned to prohibit any further severances and the establishment of any residential dwelling.

No further severances from the retained farm parcel shall be granted.

9A.2.10 Notwithstanding Policy 9A.2.9, the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm may be allowed, by amendment to this Plan, provided that:

- a) the dwelling is not needed for a farm employee;
- b) the farm parcel to be acquired is of a size which is viable for farming operations;
- c) within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and
- d) the farm parcel to be acquired is zoned to prohibit any further severances and the establishment of any residential dwelling.

No further severances shall be permitted from the acquired farm parcel.

9A.2.11 The severance of land for farm retirement or intra-family purposes shall not be granted.

9A.2.12 A severance involving the minor adjustment of lot lines for purposes such as easements, rights-of-way, correction to titles, building or servicing encroachments on abutting lots, conveyances between existing lots of record that do not result in the creation of a new lot(s) may be considered, provided that non-viable farm parcels are not created, agricultural land is not fragmented and agricultural activities are not adversely affected. This policy is not intended to permit a separate lot for a residential dwelling, or the consideration of non-farm residential lots that are surplus to a farm operation in accordance with Policies 9A.2.9 and 9A.2.10. Nor is this policy intended to permit any other building lot that would otherwise require an amendment to this Plan.

#### AREA MUNICIPAL OFFICIAL PLANS

9A.2.13 In the preparation of area municipal official plans, Councils of the area municipalities shall include provisions to implement the intent of this Plan and the provisions of this Section, particularly Policies 9A.1.1 and 9A.2.6.

#### 9A.3 Policy Exceptions

9A.3.1 Notwithstanding Policy 9A.2.7, the following golf course has been considered by amendment to this Plan prior to Policy 9A.2.7 coming into force, and is permitted:

- a) an 18-hole golf course on a parcel of land located on the north side of the Seventh Concession Road, west of Regional Road 23, identified as Assessment #18-01-030-007-259-30 and Assessment #18-01-030-007-259-20 in Part Lots 1 and 2, Concession 7, in the City of Pickering, subject to the fulfillment of the following provisions: approval of the sewage disposal system and for a Permit to Take Water by the Ministry of the Environment, Conservation and Parks. The *development* of such lands shall be subject to the submission of a surface water and groundwater monitoring program, including water level and flow conditions in the Lynde Creek tributary, groundwater and surface water quality, to include a semi-annual monitoring report prepared by the applicant and to continue for a minimum of four years after completion of construction; and
- b) a 9-hole expansion to an existing 18-hole golf course is permitted on the north side of King Street, west of the Port Perry Urban Area, identified as Assessment #18-20-010-004-23600 in Lots 14 & 15, Concession 5, in the Township of Scugog, subject to the approval of a Permit to Take Water by the Ministry of the Environment, Conservation and Parks.

- c) a golf driving range, mini-putt, clubhouse and accessory uses are permitted on the northeast corner of Taunton Road and Holt Road, within part of Lot 20, Concession 5, former Township of Darlington, known as 5075 Holt Road, Assessment #18-17-010-130-17700 within the Municipality of Clarington.

9A.3.2 The following severances have been considered by amendment to this Plan in accordance with Policy 9A.2.10 and are permitted:

- a) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-020-24200-0000 located in Part Lots 11 and 12, Concession 6, former Township of Cartwright, Township of Scugog;
- b) a surplus farm dwelling as severed from a parcel identified as Assessment #18-17-030-020-03600-0000 located in Part Lot 16, Concession 1, former Township of Clarke, Municipality of Clarington;
- c) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-40-050-03700-0000 located in Part Lot 19, Concession 6, former Township of Cartwright, Township of Scugog;
- d) a surplus farm dwelling as severed from a parcel identified as Assessment #18-17-030-030-30100-0000 located in Part of Lots 17 and 18, Concession 4, former Township of Clarke, Municipality of Clarington;
- e) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-010-12100-0000 located in Part Lot 6, Concession 3, former Township of Cartwright, Township of Scugog. Prior to the approval of the related consent application, the zoning by-law shall be amended to prohibit the existing structure located 16 metres north of the subject dwelling from being used to house livestock;
- f) surplus farm dwellings from the following parcels:
  - i) one dwelling from Assessment #18-01-030-007-29910, located in Part Lots 9 and 10, Concession 7, former Township of Pickering, City of Pickering;
  - ii) one dwelling from Assessment #18-01-030-007-21700, located in Part Lot 7, Concession 8, former Township of Pickering, City of Pickering; and
  - iii) two dwellings from Assessment #18-01-030-008-02500 located in Part Lots 7 and 8, Concession 6, former Township of Pickering, City of Pickering;

No further dwellings shall be permitted on the aforementioned retained farm parcels and prior to the approval of the related consent applications:

- iv) the Minister's Zoning Order shall be amended to prohibit a residential dwelling as a permitted use on the retained farm parcels; and
- v) farm parcels identified as Assessment #18-01-030-007-28400, #18-01-030-007-28500 and #18-01-030-007-28700, located in Part Lots 6 and 7, Concession 7, former Township of Pickering, City of Pickering, shall be merged;
- g) a surplus farm dwelling and building, as severed from a parcel identified as Assessment #18-20-010-007-08010, located in Part Lot 24, Concession 1, former Township of Reach, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit the building of any residential dwelling on the retained farm parcel;
- h) a surplus farm dwelling and building, as severed from a parcel identified as Assessment #18-17-010-080-08350, located in Part Lot 9, Concession 4, former Township of Darlington, Municipality of Clarington;

No further dwellings shall be permitted on the aforementioned retained farm parcel and prior to the approval of a consent application:

- i) two parcels of land identified as Assessment #18-17-010-080-08300 and #18-17-010-010-18900 shall be merged;
- ii) a 0.3 metre reserve across the Mearns Avenue frontage of the retained farm parcel shall be dedicated to the Municipality of Clarington; and
- iii) the zoning by-law shall be amended to prohibit a residential dwelling as a permitted use on the retained farm parcel;
- i) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-060-01600 in Lot 22, Concession 7, former Township of Cartwright, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel;
- j) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-040-002-23600 in Lot 9, Concession 7, former Brock Township, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel;

- k) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-020-06400 located in Part Lot 21, Concession 4, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel;
- l) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-020-06900 located in Part Lot 24, Concession 4, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel;
- m) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-050-13610 located in Part Lot 17, Concession 8, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel;
- n) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-050-006-00 and #18-20-040-050-02450 located in Part Lot 16, Concession 6, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel; and
- o) a surplus farm dwelling as severed from a parcel identified as Assessment Roll #18-17-010-160-12700 and #18-17-010-160-12800 located in Part of Lots 33 and 34, Concession 6, former Township of Darlington, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- p) a surplus farm dwelling as severed from a parcel identified as Assessment Roll #18-17-030-010-03500 located in Part of Lot 8, Broken Front Concession, former Township of Clarke, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- q) a surplus dwelling as severed from a parcel identified as Assessment #18-20-030-001-07400 located in Part of Lots 23 and 24, Concession 6, former Township of Reach, and Part Lot 1, Concession 7, former Township of Cartwright, in the Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.

- r) a surplus dwelling as severed from a parcel identified as Assessment #18-39-040-003-09900 located in Part of Lots 1 and 2, Concession 11, former Township of Brock, in the Township of Brock, subject to provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- s) a surplus dwelling as severed from a parcel identified as Assessment #18-17-010-130-03800 located in Part of Lot 24, Concession 4, former Township of Darlington, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- t) a surplus dwelling as severed from a parcel identified as Assessment #18-39-030-009-19400 located in Part of Lots 23 and 24, Concession 13, former Township of Brock, Township of Brock, subject to provisions in the zoning by-law to prohibit further severances and the construction of a new dwelling on the retained farm parcel.
- u) a surplus dwelling as severed from a parcel identified as Assessment #18-39-010-005-23200 located in Part of Lot 5, Concession 9, former Township of Thorah, Township of Brock, subject to provisions in the zoning by-law to prohibit further severances and the construction of a new dwelling on the retained farm parcel.
- v) a surplus dwelling and buildings as severed from a parcel identified as Assessment #18-39-040-001-29000 in Part of Lot 3, Concession 4, former Township of Brock, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- w) a surplus dwelling as severed from a parcel identified as Assessment #18-20-040-060-00400 located in Part of Lot 21, Concession 6, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a new dwelling on the retained farm parcel.
- x) a surplus dwelling as severed from a parcel identified as Assessment #18-20-030-001-41000 located in Part of Lot 9, Concession 12, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a new dwelling on the retained farm parcel.
- y) a surplus dwelling as severed from a parcel identified as Assessment #18-13-070-006-19300 in Part of Lots 10, 11 and 12, Concession 1, former Township of East Whitby, City of Oshawa, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.

- z) a surplus dwelling as severed from a parcel identified as Assessment #18-20-040-020-01000 located in Part of Lot 9, Concession 4, former Township of Cartwright, Township of Scugog, subject to provisions in the zoning by-law to prohibit further severances and the construction of a new dwelling on the retained farm parcel.
- aa) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-050-007-17600 located in Part of Lot 20, Concession 3, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- bb) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-040-003-04300 located in the east half of Lot 6, Concession 10, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- cc) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-010-003-15100 located in Part of Lot 7, Concession 5, former Township of Thorah, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- dd) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-040-004-00900 located in Part of Lots 11 and 12, Concession 2, former Township of Thorah, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- ee) a surplus farm dwelling as severed from a parcel identified as Assessment #18-39-030-004-15800 located in Part of south half of Lot 10, Concession 2, former Township of Thorah, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- ff) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-060-05500 located in Part Lot 23, Concession 10, former Township of Cartwright, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.

- gg) a surplus farm dwelling as severed from a parcel identified as Assessment #18-20-040-020-25100 located in Part of Lot 13, Concession 6, former Township of Cartwright, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- hh) a surplus dwelling as severed from the parcel identified as Assessment #18-39-040-002-4100 located in Part of Lots 10 and 11, Concession 9, former Township of Brock, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.
- ii) a surplus dwelling as severed from the parcels identified as Assessment #18-39-040-004-22500 and 18-39-040-004-2260 located in Part of Lot 17, Concession 2, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.
- jj) a surplus dwelling as severed from the parcel identified as Assessment #18-39-040-003-1250 located in Part of Lots 4 and 5, Concession 11, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.
- kk) a surplus dwelling as severed from the parcel identified as Assessment #18-39-040-003-1310 in Part of Lot 6, Concession 11, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.
- ll) a surplus dwelling as severed from a parcel identified as Assessment #18-20-040-020-21900 located in Part of Lot 24, Concession 5, former Township of Cartwright, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- mm) a surplus dwelling as severed from a parcel identified as Assessment #18-39-010-005-2740 in Part of Lot 9, Concession 9, Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.

- nn) a surplus farm dwelling as severed from a parcel identified as Assessment #18-17-030-010-03300 located in Part of Lot 8, Broken Front Concession, former Township of Clarke, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel.
- oo) a surplus dwelling as severed from a parcel identified as Assessment #18-20-010-006-16200 in Part of Lot 12, Concession 14, Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any new dwelling on the retained farm parcel.
- pp) a surplus dwelling as severed from the parcel identified as Assessment #18-39-010-005-37500 located in Part of Lot 8, Concession 10, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit: further severances; the construction of any dwelling on the retained parcel; and the use of the existing barn from housing livestock or removal of the barn.
- qq) A surplus dwelling as severed from the parcel identified as Assessment No. 18-39-040-004-02300 located in Part of north half and Part of south half of Lot 15, Concession 1, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit: further severances; the construction of any dwelling on the retained parcel; and the use of the existing barn from housing livestock.
- rr) A surplus dwelling as severed from the parcel identified as Assessment No. 18-17-030-110-15300 located in Part of Lot 25, Broken Front Concession, former Township of Darlington, in the Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit: further severances; and the construction of any dwelling on the retained parcel.
- ss) A surplus dwelling as severed from the parcel identified as Assessment Number 18-20-040-050-14900 located in Part of Lot 17, Concession 9, in the former Township of Cartwright, in the Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained parcel.
- tt) A surplus dwelling as severed from the parcel identified as Assessment Number 18-29-030-005-11400 located in Part of Lot 16, Concession 6, in the former Township of Scott, in the Township of Uxbridge, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained parcel.

- uu) A surplus dwelling is severed from the parcel identified as Assessment No. 18-39-010-005-48100 located in Part of Lot 8, Concession 11, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit: the construction of any dwelling on the retained parcel; and the use of the existing shed for housing livestock. In accordance with Provincial and Regional policies, no further severances of the property are permitted.
- vv) A surplus dwelling is severed from the parcel identified as Assessment No. 18-39-030-004-00100 located in Part of Lot 1, Concession 1, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit the construction of any dwelling on the retained parcel. In accordance with Provincial and Regional policies, no further severances of the property are permitted.
- ww) A surplus dwelling is severed from the parcel identified as Assessment No. 18-39-050-008-08100 located in Part of Lot 22, Concession 6, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit further severances, the construction of any dwelling on the retained parcel; and the use of the existing shed for housing livestock.
- xx) A surplus dwelling is severed from the 21.6 hectare parcel identified as Assessment No. 18-17-010-150-08900 located in Part of Lot 13, Concession 8, in the Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances, and the construction of any dwelling on the retained parcel.

9A.3.3 Notwithstanding Policy 9A.2.11, the following severances have been considered by amendment to this Plan prior to Policy 9A.2.11 coming into force, and are permitted:

- a) a 0.8-hectare retirement lot, severed from an original 20-hectare market garden farming operation, identified as Assessment #18-29-030-006-00100-0000 located in Part of Lot 22, Concession 5, former Township of Scott, Township of Uxbridge;
- b) a 0.73-hectare retirement lot, severed from a 22-hectare agricultural parcel, identified as Assessment #18-29-010-001-16600-0000, located in Part of Lots 6 and 7, Concession 2, former Township of Uxbridge, Township of Uxbridge; and
- c) Notwithstanding the policies of this plan, the creation of a 0.4-hectare retirement lot, may be severed from a 95.8-hectare agricultural parcel in those portions of Part Lot 14, Concession 4, identified as Assessment #18-20-010-004-15800, former Township of Reach, Township of Scugog.

- 9A.3.4 Notwithstanding Policy 9A.2.12, the following lot line adjustment has been considered by amendment to this Plan and is permitted:
- a) the conveyance of a 4-hectare parcel from a 39-hectare farm, identified as Assessment #18-01-030-007-29910, located in Part Lots 9 and 10, Concession 7, former Township of Pickering, City of Pickering, to a 1.7-hectare residential lot identified as Assessment #18-01-030-007-30000, located in Part Lot 10, Concession 7, former Township of Pickering, City of Pickering.
- 9A.3.5 Notwithstanding Policy 9A.2.9, the surplus dwelling may be severed from the farm parcel identified as Assessment #18-17-010-160-14300-0000, without requiring consolidation of said parcel with the abutting farm parcel identified as Assessment #18-17-010-160-144-00-0000, located in Lots 25 and 26, Concession 7, former Township of Darlington, Municipality of Clarington. No further severance shall be permitted from the parcel identified as Assessment #18-17-010-160-14300-0000.
- 9A.3.6 Notwithstanding Policy 9A.2.2, limited rural non-farm residential *development* is permitted, in accordance with the applicable provisions of Policy 9B.2.15, in the following locations:
- a) on a parcel located on the west side of Regional Road 2, on the south side of Harper Road, identified as Assessment #18-20-010-009-02100-0000, within Part of Lot 21, Concession 9, former Township of Reach, Township of Scugog, to a maximum of 3 additional dwellings; and
  - b) at the intersection of Regional Road 7 (Island Road) and Demara Road/Stephenson Point Road (Scugog Centre) within Part of Lots 3 and 4, Concessions 9 and 10, former Scugog Island, now the Township of Scugog.
- 9A.3.7 Notwithstanding Policy 9A.2.2, limited rural non-farm residential *development* is permitted in the following locations:
- a) on a parcel located on the north side of Scugog Line 12 and on the west side of Brunon Avenue, identified as Assessment #18-20-010-009-17017-0000, within Part of Lot 24, Concession 12, former Township of Reach, Township of Scugog; and
  - b) a 0.5-hectare lot, severed from a 27-hectare farm, identified as Assessment #18-20-010-009-16000 located in Part of Lot 24, Concession 12, former Township of Reach, Township of Scugog.
- 9A.3.8 Notwithstanding Policy 9A.2.2, a transport truck terminal is permitted on the north portion of the 51-hectare lot identified as Assessment #18-39-010-004-02900-0000 located in Part of Lots 14 and 15, Concession 4, former Township of Thorah, Township of Brock.

- 9A.3.9 Notwithstanding Policy 9A.2.8, a 25-hectare parcel for *agricultural uses* may be severed from lands identified as Assessment #18-39-050-008-254-00-000 and #18-39-050-008-256-00-000, located in Part of Lot 21 and 22, Concession 9, Township of Brock.
- 9A.3.10 Notwithstanding Policy 9A.2.2, a woodworking and wood finishing business is permitted on a 1.11-hectare parcel on Part of Lot 1, Concession 8, being Part 3, Plan 40R-7607, identified as Assessment #18-39-040-002-26905, Township of Brock.
- 9A.3.11 Notwithstanding the policies of this Plan, the veterinary clinic may be severed from the remaining parcel identified as Assessment #18-39-010-004-00400 in Lot 11, Concession 4, former Township of Thorah, Township of Brock.
- 9A.3.12 Notwithstanding Policy 9A.2.2, the retail sale of fish pond and garden equipment accessory to a fish breeding and sales operation is permitted on the 3 hectare portion of the 24-hectare property identified as Assessment #18-20-010-002-12500, in Lot 8, Concession 7, former Reach Township, Township of Scugog. Appropriate provisions shall be incorporated in the implementing zoning by-law to limit the scale of the retail component and restrict products to those directly related with the breeding operation.
- 9A.3.13 Notwithstanding Policy 9A.2.7, a small scale pitch and putt is permitted as an accessory use to a farm and winery operation on lands located on Part of Lot 10, Concession 6, former Township of Darlington, Municipality of Clarington, and identified by Assessment Roll #18-17-010-110-08600-0000.
- 9A.3.14 Notwithstanding Policy 9A.2.8, the creation of a parcel of less than 40 hectares for *agricultural uses* may be permitted in those portions of Part Lot 32, Concession 2, identified as Assessment #18-29-020-003-22000, former Township of Scott, Township of Uxbridge.
- 9A.3.15 Notwithstanding any other provision of this Plan to the contrary, the following uses have been considered by amendment to this Plan and are permitted: a grocery store and gas bar as an exception, subject to the provisions of regulations and standards in the Township of Brock zoning by-law on a 3.0 hectare parcel at the southwest corner of Beaver Avenue and Highway 12/48, consisting of Part of South Half of Lot 11, Concession 5 and Part of Block 1, Plan M-85, Geographic Township of Thorah, now in the Township of Brock.
- 9A.3.16 Notwithstanding Policy 9A.2.2, an organic material composting and wood waste processing facility is permitted with accessory sales of finished products, on lands located north of Baseline Road, west of Hancock Road, identified as Assessment #18-17-010-050-04325-0000, in Part Lot 27, Concession 1, former Township of Darlington, in the Municipality of Clarington. The accessory retail sale of finished products shall consist only of those produced on site from the facility.

9A.3.17 Notwithstanding Policy 9A.2.7, a 12-hole golf course with maintenance buildings, clubhouse and indoor golf simulator, is permitted on lands located on the north side of Highway 7, east of Sideline 4, identified as Assessment #18-01-030-008-10205 and #18-01-030-008-10200 in Part Lot 4, Concession 6, in the City of Pickering. The development of such lands shall be subject to the fulfilment of the following conditions to the satisfaction of the approval authorities:

- a) submission of a site plan application to implement the golf course uses to the satisfaction of the City of Pickering;
- b) the establishment of a program to monitor and report on the quality and quantity of surface water and groundwater for a minimum of 5 years following construction to the satisfaction of the Region of Durham, City of Pickering and Toronto and Region Conservation Authority;
- c) submission of a Sediment and Erosion Control Plan to the satisfaction of the Toronto and Region Conservation Authority;
- d) appropriate arrangements for a conservation easement, to the satisfaction of the Toronto and Region Conservation Authority, to ensure the long-term stewardship of the creek and surrounding open space buffer;
- e) approval of the sewage disposal system and Permit to Take Water by the Ministry of the Environment, Conservation and Parks; and
- f) submission of a signed Record of Site Condition (RSC) to the Ministry of the Environment, Conservation and Parks (MECP) for the area of the fill pile and former commercial property. The RSC must be to the satisfaction of the Region and City, including an Acknowledgement of Receipt of the RSC by the MECP.

9A.3.18 Notwithstanding Policy 9A.2.4, the existing accessory dwelling rendered as surplus may be severed from a farm parcel identified as Assessment #18-29-030-007-27600 located in Part of Lot 37, Concession 4, Township of Uxbridge, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any new accessory dwelling on the retained parcel.

## Sub-Section 9B

### Rural Settlements

#### 9B.1 General Policies

9B.1.1 Rural settlements consist of existing Hamlets, Country Residential Subdivisions, Shoreline Residential Areas and Rural Employment Areas designated on Schedule 'A', Regional Structure, as well as residential clusters and 4 hectare lots.

9B.1.2 *Development* in Rural Settlements shall occur with careful consideration to the natural, built and cultural environments.

9B.1.3 Hamlets shall be the predominant location for residential and social, commercial and employment *development* serving the needs of the surrounding area.

9B.1.4 Limited growth will occur only in those hamlets that are determined to be suitable for further *development*, in accordance with Policies 9B.2.7 and 9B.2.8.

9B.1.5 In the search for solutions to contaminated wells in Rural Settlements, emphasis shall be put on addressing the reasons for contamination and alternative mitigating measures, rather than on the provision of new and/or expanded municipal water services. Further, where municipal water service is proposed to be extended to a Rural Settlement to address well contamination problems, a study, as described in Policy 9B.2.8, shall be undertaken by the respective area municipality, in consultation with the Region, to identify any impacts arising from such an extension, as well as establishing any implications for further *development* on private sewage disposal systems.

#### 9B.2 Policies

9B.2.1 The rural population forecasts presented in Policy 7.3.3 represent an allocation of *development* potential in the Rural System, not a target to be achieved. Area municipalities shall ensure that the total amount of *development* proposed, from all rural severances and within all Rural Settlements, as defined by this Plan, conforms with these forecasts.

#### HAMLETS

9B.2.2 Hamlets are designated on Schedule 'A'. The size of each hamlet shall be determined in accordance with the goals and policies of this Plan, specifically Policy 9B.2.7.

- 9B.2.3 Hamlets shall be developed in harmony with surrounding uses and may consist of the following:
- a) predominantly single-detached housing, as well as community facilities, in accordance with relevant provisions of Sections 4 and 5 of this Plan;
  - b) Employment uses, in accordance with relevant policies in Sub-Sections 8C and 9B of this Plan; and
  - c) commercial uses that meet the immediate needs of the residents of the hamlets and the surrounding rural area.

9B.2.4 In considering Hamlet *development*, the following principles shall serve to guide the preservation, cultural attributes and historic heritage of the community:

- a) simplicity of form;
- b) predominance of residential uses;
- c) larger lots that accommodate private services;
- d) almost exclusively single detached dwelling form;
- e) few facilities; and
- f) views and vistas of the countryside.

These principles shall be reflected in the detailed Hamlet policies contained in area municipal official plans.

9B.2.5 Regional Council and Councils of the area municipalities shall ensure that hamlets are developed in contiguous phases, in depth rather than strips, utilize a grid system of local roads and make every effort to preserve their historic characteristics by requiring new *development* to complement existing building types.

9B.2.6 *Development* within hamlets shall be individually serviced with private drilled wells and private sewage disposal systems where groundwater quantity and quality permits, and in compliance with the standards of the Region and the Ministry of the Environment, Conservation and Parks. Municipal services may be extended to a hamlet, without an amendment to this Plan or the area municipal official plan, in accordance with Policy 5.3.22, and provided a study, as outlined in Policy 9B.2.8, has been undertaken. In addition, notwithstanding any other provisions of this Plan, where municipal services are to be extended, the capacity of such service shall be designed to service only the Hamlet area delineated in the area municipal official plan.

- 9B.2.7 Hamlets within the Oak Ridges Moraine have been delineated and shall be developed in accordance with the requirements of the Oak Ridges Moraine Conservation Plan and the applicable policies contained in Section 10 of this Plan and area municipal official plans.

For all other Hamlets *development* shall be limited to infilling or minor rounding out and where possible shall be developed in depth rather than strips. A firm limit to Hamlet *development*, including the delineation of a detailed boundary shall be incorporated into area municipal official plans. The matters set out in Policies 9B.2.8 and 9B.2.9 shall be addressed by the area municipality in establishing the Hamlet boundary. Area municipalities may choose to be more restrictive.

For Hamlets within the Greenbelt Protected Countryside, minor rounding out of boundaries shall be determined as part of the area municipality's Greenbelt Plan conformity exercise and relevant policies of the Greenbelt Plan. Minor rounding out of a Hamlet boundary into the Greenbelt Natural Heritage System shall not be permitted. Once the Hamlet boundary is designated in the area municipal official plan, no further Hamlet boundary expansions shall be permitted.

For Hamlets outside of the Greenbelt Plan Area, the minor rounding out of boundaries shall be determined as part of the area municipality's Growth Plan conformity exercise. Once the boundaries have been designated, such boundaries may be further adjusted as part of a municipal *comprehensive review* in accordance with the policies of the Growth Plan.

- 9B.2.8 The delineation of the Hamlet boundary, and the details of the permitted land uses in an area municipal official plan shall be based on the following considerations:
- a) an analysis of the hydrogeological regime in the area to determine the availability and quality of groundwater on a long-term basis;
  - b) an assessment of the impact of future *development* on existing groundwater and surface water quantity and quality and on existing sources of drinking water, including municipal, communal and private wells;
  - c) an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems;
  - d) an identification of any existing restrictions to future *development*;
  - e) an assessment of surface drainage;
  - f) an assessment of how new growth will be complementary to, and consistent with, the historic character of the area;

- g) an environmental inventory and assessment of the impact of new growth on the natural, built and cultural environments;
  - h) a statement of conformity with the Provincial *Minimum Distance Separation formulae*;
  - i) an assessment of the impact on adjacent agricultural operations and identification of directions for minor rounding out which will minimize and/or mitigate potential conflicts between Hamlet and *agricultural uses*;
  - j) an assessment of the impact of the proposed Hamlet boundary on aggregate resources;
  - k) the geographical extent of the Hamlet as a whole;
  - l) the ability to develop the Hamlet in depth rather than strips;
  - m) utilizing a grid system of roads; and
  - n) where municipal water or sewage facilities currently service the Hamlet, an assessment of the ability for development to improve the efficiencies of the system.
- 9B.2.9 In the delineation of the boundary of a Hamlet located in close proximity to a municipal boundary, in accordance with Policies 9B.2.7 and 9B.2.8, the Council having jurisdiction shall consult with the Council of the neighbouring area municipality.
- 9B.2.10 Prior to the delineation of the boundary of a Hamlet, in accordance with Policies 9B.2.7 and 9B.2.8, infilling between two existing dwellings within the limits of the Hamlet, may be permitted, provided the following conditions are met:
- a) the *development* will have an adequate supply of potable water and soil conditions satisfactory for the effective operation of a private waste sewage system on each of the proposed residential lots; and
  - b) there will not be any adverse impacts on the supply of water or the soil and groundwater conditions of adjacent properties.
- 9B.2.11 With the exception of limited infilling as described in Policy 9B.2.10, *development* within a Hamlet shall proceed by plan of subdivision. 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:

- a) a recent 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 sewage disposal systems on the groundwater supply in terms of bacterial and chemical parameters, as determined by the Region and the Ministry of the Environment, Conservation and Parks;
- b) a lot servicing plan, indicating the proposed location of all structures, drilled wells and the subsurface sewage disposal system envelopes, including a 100% replacement area for each inground conventional Class 4 sewage disposal system;
- c) in the case of Hamlets that are serviced by municipal water supply, a report demonstrating to the satisfaction of the Region, that *development* on partial municipal services is feasible and sustainable;
- d) a report of the results of a soil sampling program that adequately represents the geology of the subdivision; and
- e) an existing and final grading plan, indicating elevations and lot drainage patterns.

9B.2.12 The conditions of draft approval attached to any plan of subdivision within a hamlet shall contain provisions that:

- a) all studies submitted in accordance with Policy 9B.2.11 to justify the application be reconfirmed prior to registration, and that such studies are not more than 3 years old;
- b) a monitoring program which identifies the amount of *development* to be permitted in each stage, as defined by the Region, shall be in place to determine the cumulative effect of the various stages of *development* on adjacent wells and the soil and groundwater conditions;
- c) the plan of subdivision shall be developed in stages to allow monitoring in accordance with b); and
- d) further stages of *development* shall not be permitted if the monitoring results show that soil or groundwater contaminants cannot be mitigated and/or in the case of an existing municipal water supply, the capacity has been reached.

9B.2.13 Hamlet *development* shall only be permitted to proceed if the required technical studies conclude that the *development* on individual private services is sustainable.

- 9B.2.14 The provision of new and/or expanded municipal services in a hamlet, in accordance with Policies 5.3.22 and 9B.2.6 shall be subject to the following:
- a) the delineation of the boundary of the hamlet, in accordance with Policies 9B.2.7 and 9B.2.8, has been undertaken;
  - b) the availability of municipal water and/or sewerage facilities;
  - c) the feasibility of providing such municipal water and/or sewerage facilities;
  - d) the financial policies contained in Section 6 and a financial contribution from the residents of the hamlet, as Regional Council may deem appropriate;
  - e) in those cases where new areas for growth on vacant land in a hamlet have been identified in a) above, proponents shall be required to enter into necessary servicing agreements with the Region and bear their respective shares of the cost of the municipal water and/or sewerage facilities;
  - f) the prohibition of connections to municipal water and/or sewerage facilities outside the hamlet boundary, as defined in the area municipal official plan;
  - g) an engineering report confirming that the municipal system servicing the hamlet has sufficient capacity to service any existing or proposed *development*, including provision for a reserve capacity, as determined by the Region, to maintain long-term security of the water supply;
  - h) an engineering report, demonstrating to the satisfaction of the Ministry of the Environment, Conservation and Parks and the Region that soil and groundwater conditions will enable the effective operation of private sewage disposal systems without any adverse effects on the soil and groundwater conditions of surrounding lands and the water quality of adjacent streams. In addition, such a report shall justify the lot sizes proposed and the phasing of new *development*; and
  - i) a monitoring program, as defined by the Region, is in place to determine the cumulative effect of the various stages of *development* on adjacent wells, the capacity of the municipal water supply system and the soil and groundwater conditions.

## RESIDENTIAL CLUSTERS

9B.2.15 This Plan recognizes that there are distinct clusters of non-farm residential *development* that exist in the Rural and Greenlands Systems that have been identified in area municipal official plans and/or zoning by-laws. Residential infill *development* within the boundary of such clusters may be permitted, provided:

- a) the infill *development* is not located adjacent to a Provincial highway or a Type A arterial road;
- b) the infill *development* is privately serviced and meets the standards of the Region and the Ministry of the Environment, Conservation and Parks;
- c) it is demonstrated that surrounding agricultural operations have the ability to carry on *normal farm practices*;
- d) the infill *development* is in conformity with the Provincial *Minimum Distance Separation formulae*;
- e) the infill *development* is not located in *key natural heritage* or *hydrologic features*, Prime Agricultural Areas, or Oak Ridges Moraine Areas; and
- f) the infill *development* does not result in the creation of more than three new lots, or would extend or promote strip *development*.

The establishment of new residential clusters in area municipal official plans or zoning by-laws, shall not be permitted.

## 4 HECTARE LOTS

9B.2.16 This Plan recognizes that concentrations of significant numbers of abutting rural non-farm residential lots, predominantly 4 hectares in size, exist in the Rural and Greenlands Systems. The creation of new rural residential lots within or adjacent to these concentrations shall not be permitted.

## COUNTRY RESIDENTIAL SUBDIVISIONS

9B.2.17 Country residential subdivisions that have been approved are designated on Schedule 'A' and described in Schedule 'E' – Table 'E2' of this Plan. No new country residential subdivisions shall be permitted.

9B.2.18 Except where noted on Schedule 'E' – Table 'E2', country residential subdivisions shall be individually serviced with drilled wells and private sewage disposal systems which comply with the standards of the Region and Ministry of the Environment, Conservation and Parks.

9B.2.19 The *development* of a country residential subdivision, approved prior to Policy 9B.2.17 coming into force, shall:

- a) not exceed the maximum number of residential units permitted, as contained in Schedule 'E' – Table 'E2' of this Plan;
- b) be designed to be unobtrusive and blend into the Region's landscape;
- c) not detract from the surrounding natural environment or require significant alterations of the existing topography, waterways or vegetation;
- d) not have an adverse cumulative impact on the environment;
- e) contain a range of lot sizes generally from 0.6 to 1 hectare;
- f) be serviced with an internal road system, having a minimum of two access points without direct access onto a Provincial highway or a Type A arterial road;
- g) be in conformity with the Provincial *Minimum Distance Separation formulae*;
- h) not have a negative impact on *key natural heritage* or *hydrologic features*; and
- i) be in conformity with the provisions of the area municipal official plan.

9B.2.20 In addition to the requirements of the Planning Act, an application for approval of a draft plan of country residential subdivision shall be subject to the provisions of Policies 9B.2.11 and 9B.2.12.

9B.2.21 Once a country residential subdivision has been registered, no severance for an additional lot shall be granted.

#### SHORELINE RESIDENTIAL AREAS

9B.2.22 Shoreline Residential Areas are designated on Schedule 'A'. The predominant uses in such areas shall be permanent and seasonal residences. No new Shoreline Residential Areas shall be permitted.

9B.2.23 *Development* within Shoreline Residential Areas shall:

- a) be limited to minor rounding out, infill *development*, *redevelopment* and resort *development*;
- b) not preclude public access to the waterfront, existing and proposed trails or ongoing or planned stewardship and remediation efforts;

- c) minimize erosion, sedimentation and not result in soil and water contamination, or adversely affect the water quality of the adjacent water body;
- d) have frontage on and direct access onto a public road;
- e) be individually serviced with a private drilled well and a private sewage disposal system which complies with the standards of the Ministry of the Environment, Conservation and Parks and the Region;
- f) be subject to Policies 10A.2.2, 10A.2.4 and *key natural heritage* and *hydrologic features* policies of Section 2 of this Plan, and to the extent possible, will enhance the *ecological features and functions* in shoreline areas;
- g) establish or increase the extent and width of a *vegetation protection zone* along a shoreline to a minimum of 30 metres. *Vegetation protection zones* shall be determined on a case by case basis in consultation with the appropriate conservation authority;
- h) increase or expand the extent of *fish habitat* in the littoral zone;
- i) implement efficient sewage disposal facilities in order to reduce nutrient inputs to groundwater and the *lake*;
- j) integrate landscaping and habitat restoration into the design of the *development* proposal to enhance the ability of native plants and animals to use the shoreline as both wildlife habitat and a movement corridor; and
- k) determine the capacity of the receiving water body, taking into consideration inputs from both existing and approved *development*, in order to demonstrate available capacity. Proposals shall comply with any relevant *watershed* or subwatershed study and in the case of Lake Simcoe, any such analysis must be considered in the context of the Lake Simcoe Environmental Management Strategy.

9B.2.24 Minor rounding out of Shoreline Residential Areas shall be undertaken at the time of the area municipality's Greenbelt Plan conformity exercise, and shall address the matters set out in Policy 9B.2.8. Once the Shoreline Residential Area boundary is designated in the area municipal official plan, no further expansions shall be permitted.

9B.2.25 In addition to the requirements of the Planning Act, an application for approval of a plan of subdivision within Shoreline Residential Areas shall be in accordance with the conditions of Policy 9B.2.11. Infilling shall be in accordance with the provisions of Policy 9B.2.10.

## RURAL EMPLOYMENT AREAS

- 9B.2.26 Rural Employment Areas that have been approved are designated on Schedule 'A' and described in Schedule 'E' – Table 'E3' of this Plan. No new Rural Employment Areas shall be permitted.
- 9B.2.27 With the exception of Rural Employment Area 2, which is serviced with municipal water, Rural Employment Areas shall be individually serviced with a private drilled well, and a private sewage disposal system which complies with the standards of the Region and the Ministry of the Environment, Conservation and Parks.
- 9B.2.28 The area municipalities shall ensure that *development* and *site alteration*, and the establishment of new uses on existing lots of record in existing Rural Employment Areas are consistent with the policies of the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan, as applicable.
- 9B.2.29 Existing Rural Employment Areas shall:
- a) be comprised of Employment Area uses in accordance with Policy 8C.2.1;
  - b) contain industries and ancillary uses that are dry in nature, not requiring water as part of their operation;
  - c) not contain uses that are noxious or polluting;
  - d) be a low fire risk;
  - e) not detract from the surrounding natural environment or require significant alterations of the existing topography, waterways or vegetation;
  - f) be of high quality design and take advantage of exposure to major transportation corridors;
  - g) have outside storage areas that are well screened and restricted to the interior of the Rural Employment Area;
  - h) not have a negative impact on agricultural activities; and
  - i) not have an adverse cumulative impact on the environment, particularly the soil, surface water and groundwater resources.

## AREA MUNICIPAL OFFICIAL PLANS

- 9B.2.30 In the preparation of area municipal official plans, Councils of the area municipalities shall include provisions to implement the intent of this Section, particularly Policies 9B.1.5, 9B.2.1, 9B.2.7, 9B.2.8 and 9B.2.9.

### 9B.3 Policy Exceptions

9B.3.1 Notwithstanding Policy 9B.2.16, the following severances have been considered by amendment to this Plan prior to Policy 9B.2.16 coming into force, and are permitted:

- a) Four 4-hectare non-farm residential lots, in the form of infilling, from 2 abutting 8-hectare rural residential properties, identified as Assessment #18-29-010-004-01210-0000 and #18-29-010-004-01220-0000, located in Part of Lot 2, Concession 3, former Township of Uxbridge, Township of Uxbridge.

9B.3.2 Notwithstanding any other provision of this Plan to the contrary, a maximum of 125 residential lots may be permitted within the lands known as D.S. Park and identified as Part of Lot 18, Concession 5, former Township of Cartwright, Township of Scugog. *Development* approval and lot creation, including plans of subdivision and condominium, shall be in accordance with the following site-specific policies:

- a) all lots are to be individually serviced by private drilled wells to the intermediate or deep aquifer providing a safe and potable water supply;
- b) lots are to be serviced by private sewage systems and shall be based on the following land use categories and private servicing standards:
  - i) residential with certificates of approval – the establishment of residential lots for plots with existing dwellings capable of year-round use, and serviced with private sanitary sewage systems with existing certificates of approval. Plots with environmental and/or physical constraints may be considered for residential lots, subject to meeting the requirements of the Kawartha Region Conservation Authority;
  - ii) residential without certificates of approval – plots with existing dwellings as defined above, but without certificates of approval, may be recognized as residential lots, subject to the capability of being serviced by private sewage systems, in accordance with the Ontario Building Code requirements. Plots with environmental and/or physical constraints may be considered for residential lots, subject to meeting the requirements of the Kawartha Region Conservation Authority;

- iii) future residential – vacant plots without physical or environmental constraints may be developed as residential lots, subject to the capability of being serviced by private sewage systems, in accordance with Ontario Building Code requirements and the Region's lot sizing policy, including replacement area. Newer sewage treatment systems may also be considered. Restrictions on dwelling size and other means may be required to reduce daily sewage flows;
  - iv) recreational blocks – the creation of recreational blocks through the merger of plots with significant environmental and/or physical constraints. Buildings and/or structures are prohibited on these lands and only seasonal recreational uses, such as camping, are permitted. Lot creation for residential uses may also be considered in the future, subject to addressing environmental and/or physical constraints, and meeting private servicing requirements; and
  - v) private open space – the creation of private open space blocks for lands owned by D.S. Park for private recreational activities, including the existing clubhouse, swimming area, and playing fields;
- c) a condominium corporation shall be established to own and maintain all common elements, including the internal road network, community open space and park, and the central valley;
  - d) a conservation easement in favour of the Kawartha Region Conservation Authority shall be provided for the management and protection of natural heritage features within the central valley; and
  - e) all requirements of the Region, Township of Scugog, and the Kawartha Region Conservation Authority shall be satisfied prior to lot creation.

9B.3.3 Notwithstanding any policy within this Plan to the contrary, the *development* of up to 125 new hamlet residential dwellings and hamlet institutional/commercial uses may be permitted in the northeast quadrant of the Hamlet of Coppins Corners on the basis of privately owned and operated communal water supply and sanitary sewage systems in accordance with Policy 5.4.5, provided that the proposal meets with the requirements of the Hamlet of Coppins Corners and Adjacent Lands Secondary Plan.

## Sub-Section 9C

### Regional Nodes

#### 9C.1 General Policies

9C.1.1 Existing Regional Nodes are designated on Schedule 'A'. The *development* of these Nodes shall complement the goals of this Plan and where applicable, conform with the Oak Ridges Moraine Conservation Plan and Greenbelt Plan, as applicable. No new Regional Nodes shall be permitted.

9C.1.2 Existing Regional Nodes shall continue to be developed in a manner that will:

- a) attract other compatible non-residential uses; and
- b) incorporate high quality designs and visual standards.

9C.1.3 Existing Regional Nodes shall be serviced with private drilled wells and a private waste disposal system.

#### 9C.2 Policies

9C.2.1 Existing Regional Nodes are designated on Schedule 'A' and are identified as follows:

- a) Kirby Ski Area; and
- b) Mosport Park.

#### AREA MUNICIPAL OFFICIAL PLANS

9C.2.2 In the preparation of area municipal official plans, Councils of the area municipalities shall include provisions to complement the intent of this Plan and the provisions of this Section regarding the *development* of Regional Nodes.

## Sub-Section 9D

### Aggregate Resource Extraction Areas

#### 9D.1 General Policies

9D.1.1 Regional Council shall ensure the orderly and efficient extraction of aggregate resources that minimizes social and environmental impacts.

9D.1.2 In the consideration of new or expanded Aggregate Resource Extraction Areas, potential impacts, and cumulative impacts on existing *development* and on residents located nearby, shall be fully assessed, with negative effects minimized to the fullest extent possible.

9D.1.3 Areas identified as High Potential for Aggregate Resource Areas on Schedule 'D', shall be protected for such purposes. The establishment of land uses adjacent to or within high potential aggregate resource areas which could preclude or hinder existing or future aggregate extraction in such areas, shall not be permitted unless it is demonstrated that:

- a) the extraction of the resource would not be feasible;
- b) the proposed land uses would serve a greater long-term public benefit; and
- c) issues of public health, public safety and environmental impact are addressed.

For the purposes of this policy, areas adjacent to high potential aggregate resource areas are determined to be within 300 metres of the resource.

9D.1.4 In addition to the policies of this Official Plan, the *development of mineral aggregate operations* and *wayside pits* shall, where applicable, conform with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

#### 9D.2 Policies

9D.2.1 For the purposes of this Plan, *mineral aggregate operations* within Aggregate Resource Extraction Areas shall include the extraction of gravel, sand, clay, earth, shale, stone, limestone, dolestone, sandstone, marble, granite, rock other than metallic ores, and other accessory uses related thereto. *Agricultural and agricultural-related uses*, in accordance with Policies 9A.2.2 and 9A.2.3, conservation, forestation and reforestation shall also be permitted.

- 9D.2.2 No new pit or quarry operation, and notwithstanding Policy 14.5.4, no expansion to an existing pit or quarry operation shall be permitted beyond the applicable Aggregate Resource Extraction Areas identified on Schedule 'A' and described on Schedule 'E' – Table 'E1', other than by amendment to this Plan and the appropriate area municipal zoning by-law.
- 9D.2.3 Regional Council, when considering new or expanded Aggregate Resource Extraction Areas, shall require mitigation measures addressing impacts on the existing adjacent land uses that may be affected by the extraction operations so that impacts are held to applicable provincial standards and guidelines. Measures such as setbacks, screening, berms, location of machinery, and hours of operation, shall be established as conditions of the licence or site plan under the Aggregate Resources Act.
- 9D.2.4 Once aggregate resource extraction activities are no longer licensed, such areas shall only be used, without amendment to this Plan, for those uses permitted within Prime Agricultural Areas and within the Greenlands System depending, as the case may be, on the immediate surrounding land use designations, and the respective zoning by-laws shall be appropriately amended forthwith, and the applicable Aggregate Resource Extraction Area designation and description shall be removed from Schedule 'A' and Schedule 'E' – Table 'E1' respectively, without amendment to this Plan.
- 9D.2.5 Areas of high potential aggregate resources are indicated on Schedule 'D', High Potential Aggregate Resource Areas Map. These areas comprise potential mineral aggregate reserves as identified by the Province. Such areas are not land use designations, but are provided for purposes of indicating geological information. Schedule 'D' shall be updated, from time to time, to reflect updated geological information, without amendment to this Plan.
- None of the information indicated on Schedule 'D' shall entitle a landowner to make use of the identified land for extraction purposes, and the Region shall not be bound to adopt any amendments to this Plan to permit aggregate resource extraction in such areas.
- 9D.2.6 Aggregate-related industrial uses, such as asphalt plants, ready-mix concrete plants and aggregate transfer stations, shall be permitted in Employment Areas and active licenced Aggregate Resource Extraction Areas, or by amendment to this Plan. These uses shall be adequately buffered to protect adjacent land uses, and shall meet the industrial pollution control and any other applicable standards of the Region and Ministry of the Environment, Conservation and Parks. Approved aggregate-related industrial uses are indicated on Schedule 'E' – Table 'E4'. Notwithstanding the above, portable asphalt plants and portable concrete plants used by or for a public authority, shall be permitted for a temporary period in any designation, except for within *key natural heritage* or *hydrologic features* and residential areas, as defined in area municipal official plans, without requiring an official plan amendment, or an amendment to an area municipal zoning by-law.

9D.2.7 *Wayside pits and quarries* used by or for a public authority, shall be permitted for a temporary period, in accordance with the Aggregate Resources Act, without requiring an official plan amendment or an amendment to an area municipal zoning by-law, except as follows:

- a) an amendment to this Plan and respective zoning by-laws shall be required for *wayside pits* and *quarries* in proximity to *key natural heritage* or *hydrologic features* identified on Schedule 'B' – Map 'B1', Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features; and
- b) a zoning by-law amendment shall be required to permit a *wayside pit and quarry* in Urban Areas and Rural Settlements.

Rehabilitation to *wayside pits* and *quarries* shall be undertaken in accordance with Policy 9D.2.8.

9D.2.8 In Prime Agricultural Areas, extraction of aggregates may be permitted as an interim use in accordance with Policy 9D.2.2 of this Plan, provided that agricultural rehabilitation of the site will be carried out, whereby substantially the same areas and same average soil quality for agriculture are restored. Complete agricultural rehabilitation is not required, if it is demonstrated that:

- a) there is a substantial quantity of aggregate below the water table warranting extraction below the water table, or the depth of planned extraction in a quarry makes restoration of pre-existing agricultural capability unfeasible;
- b) other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of Canada Land Inventory Classes 4 to 7 soils, resources on lands committed to future urban uses, and resources on *prime agricultural lands* where rehabilitation to agriculture is possible. Where no alternatives are found, *prime agricultural lands* shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 soils; and
- c) in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.

9D.2.9 Notwithstanding the policies of this Plan, to the contrary, an application to amend this Plan to designate a new or expanded Aggregate Resource Extraction Area or to permit aggregate-related industrial uses, shall be accompanied by:

- a) a hydrogeological study that assesses the potential impacts on water resources where the depth of excavation is proposed to go below the water table or the application is located on or near a hydrogeologically sensitive feature, such as a Provincially significant *wetland*, coldwater stream, aquifer recharge area or located on the Oak Ridges Moraine;
- b) an assessment of the following potential impacts:
  - i) intended activities and magnitude of the operation;
  - ii) operational aspects related to noise, lighting, dust and other potential nuisances;
  - iii) effects on *key natural heritage* and/or *hydrologic features* in accordance with the requirements of Policy 2.3.43;
  - iv) volume of truck traffic and haul routes;
  - v) changes in living environment for residents in the vicinity, taking into account the other potential impacts identified in this policy;
  - vi) heritage resources and visual impacts; and
  - vii) costs to the Region or the area municipality;
- c) a description of how identified impacts will be satisfactorily addressed and where applicable, what mitigation is required to meet provincial standards and guidelines;
- d) site plans and reports as required by the Aggregate Resources Act and regulations and standards thereto; and
- e) within the Greenbelt Natural Heritage System, applications shall also be accompanied by a report, demonstrating how:
  - i) the *connectivity* between *key natural heritage* and/or *hydrological features* will be maintained before, during and after extraction;
  - ii) 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
  - iii) both ground and *surface water features* and functions will be protected or enhanced.

9D.2.10 Notwithstanding the policies of this Plan, to the contrary, within the Greenbelt Natural Heritage System:

- a) no new Aggregate Resource Extraction Areas, *wayside pits* and *quarries*, aggregate-related industrial uses, or accessory uses thereto shall be permitted within significant *wetlands*, significant habitat of *endangered or threatened species*, or *significant woodlands*, unless the *woodland* is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources and Forestry. In this case an application to amend this Official Plan to designate a new Aggregate Extraction Area, or to establish a new *wayside pit* or *quarry*, aggregate-related industrial use, or accessory uses thereto, must demonstrate that the relevant provisions of the Greenbelt Plan have been addressed, and that they will be met by the operation;
- b) an application to amend this Official Plan to designate a new Aggregate Resource Extraction Area, or to establish a new *wayside pit* or *quarry* may only be permitted in other *key natural heritage* and/or *hydrologic features* and any *vegetation protection zone* where the application demonstrates:
  - i) how the water resources will be protected or enhanced; and
  - ii) that the relevant provisions of the Greenbelt Plan have been addressed, and that they will be met by the operation; and
- c) applications for expansions to existing operations may be permitted within the Greenbelt Natural Heritage System, including *key natural heritage* and/or *hydrologic features* and in *vegetation protection zones*, provided the related decision is consistent with the Provincial Policy Statement.

9D.2.11 An application to amend this Official Plan to designate an Aggregate Resource Extraction Area or aggregate-related industrial use within the Natural Linkage Area of the Oak Ridges Moraine shall not be approved unless it is demonstrated that:

- a) there will be no extraction within 1.5 metres of the water table; and
- b) there will at all times be an excluded area of at least 1.25 kilometres wide, laying outside of the active or unrehabilitated portion of the site and connecting the Natural Linkage Area outside of the site in order to maintain *connectivity*.

- 9D.2.12 Regional Council shall encourage the rehabilitation of all abandoned pits and quarries and the progressive rehabilitation of all operating pits and quarries. Progressive rehabilitation refers to the simultaneous stripping, extraction and rehabilitation of pits and quarries. In addition, Regional Council shall encourage the rehabilitation of pits and quarries in a manner that is compatible with the surrounding land uses and landscape. Final rehabilitation shall take surrounding land use and approved land use designations into consideration. In addition, within the Greenbelt Natural Heritage System, final rehabilitation shall be subject to the relevant provisions of the Greenbelt Plan.
- 9D.2.13 In addition to site-by-site rehabilitation programs, as specified in the Aggregate Resources Act, rehabilitation plans shall be considered in conjunction with adjacent and/or groups of operations in an area, in order to provide for more comprehensive rehabilitation planning. The rehabilitation of Aggregate Resource Extraction Areas on the Oak Ridges Moraine will provide for a regional trail and continuous forest cover where possible. In addition, rehabilitation plans shall be reviewed in conjunction with an environmental impact study in accordance with Policy 2.3.43. Within the Greenbelt Protected Countryside, rehabilitation shall also be subject to the relevant provisions of the Greenbelt Plan.
- 9D.2.14 The Region shall facilitate the coordination of cross-jurisdictional matters among area municipalities, related to rehabilitation planning, such as identifying opportunities to provide linkages and corridors with natural heritage features when reviewing rehabilitation plans.
- 9D.2.15 Progressive rehabilitation shall be undertaken in a timely manner, in accordance with the approval site plan for a licence issued under the Aggregate Resources Act. In addition, the site shall be restored to either the same soil capability as pre-excitation, or as set out in Section 9D.2.8, or to a vegetative state using native species.
- 9D.2.16 Area municipalities are encouraged to continue to pursue the rehabilitation of abandoned pits and quarries through the Management of Abandoned Aggregate Properties Program, or its successor.

#### AREA MUNICIPAL OFFICIAL PLANS

- 9D.2.17 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of:
- a) policies to implement the intent of this Plan and provisions of this Section, particularly Policies 9D.2.1, 9D.2.2, 9D.2.3, 9D.2.7 and 9D.2.9;
  - b) detailed locations of all aggregate resource extraction activities on a land use map; and
  - c) a schedule identifying High Potential Aggregate Resource Areas.

## Section 10

### Greenlands System

#### 10.1 Goals

- 10.1.1 To establish a continuous Greenlands System of open spaces (on and off the Oak Ridges Moraine, including waterfront areas) that weave through and between the Urban and Rural Systems to ensure ecological health and renewal, and to assist in creating distinct Urban Areas.
- 10.1.2 To protect significant habitats of plants, fish and wildlife within natural, built and cultural environments.
- 10.1.3 To provide opportunities for a variety of compatible recreational activities.
- 10.1.4 To protect the *ecological and hydrological features and functions* of the Oak Ridges Moraine and Greenbelt Protected Countryside in perpetuity as a vital component of the Region's natural, built and cultural environment, and in support of the Province's vision of a continuous band of open space providing form and structure to south-central Ontario.
- 10.1.5 To protect, sustain and enhance waterfronts within the Region as major and vital components of the Region's natural, built and cultural environments.

#### 10.2 General Policies

- 10.2.1 Regional Council shall, in cooperation with the Provincial Government, the area municipalities and conservation authorities, make every effort to preserve the ecological benefits and biodiversity of the Greenlands System, including groundwater resources, air purification, habitats for plants, fish and wildlife, flood and erosion control, and scenic and recreational values.
- 10.2.2 The intrusion of urban type land uses into the Greenlands System shall not be permitted outside of Urban Areas.
- 10.2.3 The Greenlands System includes areas with the highest concentration of sensitive and/or significant natural features and functions. These areas are to be managed as a connected and integrated natural heritage system recognizing the functional inter-relationships between them. The main features of the Greenlands System, particularly the Oak Ridges Moraine, valley systems and the Waterfronts, shall be protected for their special natural and scenic features, their roles as predominant landscape elements in the Region and the recreational opportunities that they facilitate. Further, linking the waterfronts with the Oak Ridges Moraine through the connecting valley systems shall be a primary objective of the continuous Greenlands System, as is linking of the valley systems themselves. The Greenlands System also contains *agricultural and agricultural-related* and *secondary uses* which shall be protected as integral components of the System.

- 10.2.4 Prior to the consideration of any *development* proposals in the Greenlands System, the proponent shall provide evidence that the proposal is, and has been designed in keeping with the intent of Policy 10.2.1.
- 10.2.5 In the event that portions of *key natural heritage* or *hydrological features* are damaged or destroyed by unauthorized *development* or *site alteration*, these areas and the *ecological features, functions* and/or landform will continue to be subject to all the relevant *key natural heritage* or *hydrological features* policies of Sections 2.3 and 10A of this Plan, and the lands will be restored as part of any *development* approval process.
- 10.3 Policies
- 10.3.1 Components of the Greenlands System are designated on Schedule 'A' and primarily consist of Major Open Space Areas, Oak Ridges Moraine Areas and Waterfront Areas. The boundaries of the components of the Greenlands System shall be determined in accordance with Section 15.
- 10.3.2 In order to provide additional connections within and between components of the Greenlands System, open space linkages, such as the Rouge-Duffin Corridor, have been identified on Schedule 'A'. These linkages shall be subject to the following provisions:
- a) such linkages shall consist of natural areas and features in order to provide for the migration of flora and fauna as well as the movement of pedestrians where appropriate;
  - b) uses within and adjacent to the linkages shall preserve and maintain the environmental features and functions of the linkages;
  - c) the location, features and policies with respect to such linkages shall be detailed in the area municipal official plan in consultation with the Ministry of Natural Resources and Forestry, and respective conservation authority; and
  - d) prior to the undertaking of c) above, appropriate *development* may proceed within these areas in accordance with this policy.
- 10.3.3 The continuity of the Major Open Space Areas associated with streams and valleys, exclusive of roads, railways and utilities, as designated on Schedule 'A', shall be maintained.
- 10.3.4 Uses permitted within valleylands shall not alter the flood capacity of the valley, fish and wildlife habitats, *woodlands* or the character of the stream.
- 10.3.5 The maintenance and enhancement of the size, diversity and *connectivity* of *key natural heritage* and *hydrologic features* within the Lake Iroquois Shoreline in accordance with the policies of Sub-Section 10A, is encouraged.

- 10.3.6 The lands designated as Major Open Space Areas and Waterfront Areas to the east and west of the Whitby/Oshawa/Courtice Urban Area form an integral part of the Greenlands System and shall be maintained for their *ecological functions* and as urban separators.
- 10.3.7 The lands designated as Prime Agricultural Areas between the Oak Ridges Moraine Areas and the Major Open Space Areas and Waterfront Areas, as identified in Policy 10.3.6, shall function as open space linkages.
- 10.3.8 In recognition of the special natural and scenic features, Regional Council shall develop programs, in cooperation with the Provincial Government, area municipalities and the conservation authorities, to maintain or enhance the features of the Greenlands System, such as streams and valleylands, *wetlands*, wooded areas, wildlife habitats, urban separators and other natural attributes of the environment.

## Sub-Section 10A

### Major Open Space Areas

#### 10A.1 General Policies

10A.1.1 Major Open Space Areas are designated on Schedule 'A' and include key *natural heritage* and *hydrologic features*, *prime agricultural lands* as well as lands of lesser agricultural significance.

#### 10A.2 Policies

10A.2.1 The predominant use of lands in the Major Open Space Areas shall be conservation, and a full range of *agricultural*, *agricultural-related* and *secondary uses*. In addition, the establishment of non-agricultural uses, including *agri-business*, *major recreational uses*, commercial kennels and landscape industry uses may be considered subject to the policies of this Plan, and the Greenbelt Plan. Area municipal official plans may further distinguish between non-agricultural uses which are compatible with the character of the Major Open Space Areas in urban and rural areas.

10A.2.2 Any proposal for *development* or *site alteration*, except buildings and structures for *agricultural*, *agricultural-related* and *secondary uses* in Major Open Space Areas and/or the Greenbelt Natural Heritage System, as permitted by the policies of the Plan, shall demonstrate that:

- a) there will be no negative effects on *key natural heritage* or *hydrologic features* or their functions;
- b) *connectivity* between *key natural heritage* or *hydrologic features* is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
- c) the removal of other natural features not identified as *key natural heritage* or *hydrologic features* should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and
- d) the disturbed area of any site does not exceed 25 percent, and the *impervious surface* does not exceed 10 percent, of the total developable area, except for *major recreational uses* and aggregate extraction areas. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site.

## AGRICULTURAL, AGRICULTURAL-RELATED AND SECONDARY USES

10A.2.3 In the Major Open Space Areas, any severance applications for *agricultural* and *agricultural-related uses* shall be considered, in accordance with the relevant policies of Sub-Section 9A.

## NON-AGRICULTURAL USES

10A.2.4 Where non-agricultural uses are contemplated within Major Open Space Areas and/or the Greenbelt Natural Heritage System, except buildings and structures for *agricultural*, *agricultural-related* and *secondary uses*, applicants shall demonstrate that:

- a) at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation. This does not apply to new or expanding Aggregate Resource Extraction Areas;
- b) *connectivity* along the system and between *key natural heritage* or *hydrologic features* located within 240 metres of each other is maintained or enhanced, or in the case of aggregate extraction, rehabilitated;
- c) buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize the compatibility of the *development* with the natural surroundings; and
- d) with the exception of recreational uses, the use is small in scale and serves the resource and agricultural sectors.

10A.2.5 The *development* of non-agricultural uses in Major Open Space Areas shall:

- a) where possible minimize the use of *prime agricultural land*, including Canada Land Inventory Classes 1, 2 and 3 soils;
- b) demonstrate that the use is appropriate for location in the Major Open Space Area;
- c) be encouraged to locate on existing parcels of appropriate size for the proposed use;
- d) incorporate appropriate separation distances from farm operations in accordance with Provincial *Minimum Distance Separation formulae*;
- e) be compatible with sensitive land uses in compliance with Provincial Land Use Compatibility guidelines, particularly issues of noise and dust must be addressed;
- f) be located on an existing opened public road and shall not compromise the design and function of the road;

- g) be serviced with an individual private waste disposal system and an individual private drilled well which meet Provincial and Regional standards;
- h) be sensitive to the environment by ensuring there will be no negative impact on *key natural heritage* or *hydrologic features*;
- i) maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the *connectivity* between adjacent *key natural heritage* or *hydrologic features*;
- j) be subject to local planning approvals including being zoned in a special zoning category for the use;
- k) avoid the use of outdoor lighting that causes light trespass, glare and uplight;
- l) where applicable, meet the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan; and
- m) not adversely impact the ability of surrounding agricultural operations to carry on *normal farm practices*.

## AGRI-BUSINESS USES

10A.2.6 *Agri-business* uses of an industrial nature, that support and directly service agriculture, and require locations in proximity to farm operations, may locate in Major Open Space Areas, in accordance with Policy 10A.2.5. *Agri-business* uses include farm machinery service and sales establishments, feed mills and abattoirs.

Lot creation for *agri-business* uses of an industrial nature may be considered, provided the lot is of an adequate size for the proposed use, and provided that the new lot does not result in the creation of a non-viable farm parcel. Area municipal official plans shall provide additional criteria to guide the consideration of *agri-business* uses.

10A.2.7 *Agri-business* uses of a commercial nature, such as farm markets, auction barns, and feed stores, that support and directly service agriculture, shall be encouraged to locate in Urban Areas and Hamlets. However, such uses may be permitted in Major Open Space Areas by amendment to this Plan. In the consideration of such amendment, regard shall be given to the applicable policies of 10A.2.5.

## MAJOR RECREATIONAL USES

- 10A.2.8 New and expanding *major recreational uses* and accessory facilities may be permitted in the Major Open Space Areas by amendment to this Plan, or an area municipal official plan where appropriate policies are in place, in accordance with the requirements of Policy 10A.2.5 and the following:
- a) a hydrogeological study addressing the protection of water resources;
  - b) a Best Management Practices report that addresses design, construction and operating considerations, including traffic, minimization of the application of pesticides and fertilizers and a demonstration of how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets; and
  - c) that new natural self sustaining vegetation be located in areas that maximize the ecological value of the area.
- 10A.2.9 Outside of designated Urban Areas, accessory clubhouses and other accessory and associated uses shall be of a scale to ensure that they remain secondary to the primary use of the *major recreational use*. Details shall be provided in area municipal official plans and/or zoning by-laws as appropriate.
- 10A.2.10 The following golf courses have been considered by amendment to this Plan and are permitted:
- a) a 9-hole, par-3 golf course on a parcel of land located on the west side of Salem Road, north of Fifth Concession Road, identified as Assessment #18-01-030-008-31700-0000 in Part of Lot 7, Concession 5, City of Pickering. The existing single detached dwelling may be severed from the golf course parcel. The City of Pickering shall zone the parcel specifically for the golf course use, and shall address the requirements of the Ministry of Natural Resources and Forestry, the conservation authority and the Region through the zoning, site plan and building permit process.
  - b) a 9-hole golf course on a parcel of land located on the south side of Concession Rd. 2, west of Highway 12, identified as Assessment #18-20-010-004-00700-0000 in Part Lot 10, Concession 1, former Township of Reach, Township of Scugog, subject to the fulfillment of the following provisions:
    - i) any approvals by the Ministry of the Environment, Conservation and Parks to address on site buried waste; and

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• Subject to Amendment #38, which is awaiting Ministerial approval.

- ii) approval of the sewage disposal system by the Ministry of the Environment, Conservation and Parks and the Regional Health Department.
- c) a golf course use on a site identified as the western 12 hectares of Assessment #18-29-010-001-08100-00 in Part of Lots 9 and 10, Concession 1, Township of Uxbridge. The *development* of such lands shall be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:
- i) submission of a stormwater management plan and an erosion and sedimentation control plan;
  - ii) submission of an archaeological assessment, prior to any soil disturbance on the site;
  - iii) an agreement for any required improvements to Regional Road 30 and permission for crossing of the railway line;
  - iv) submission of a landscaping plan and a pest management plan, to minimize the use and potential effects of fertilizer and pesticide use;
  - v) submission of a surface water and groundwater monitoring program, including water level and flow conditions in the Reesor Creek tributary, groundwater and surface water quality, and environmental features, to include a semi-annual monitoring report prepared by the applicant and to continue for minimum of 4 years after completion of construction; and
  - vi) a letter of credit to the Township to remedy any potential well interference with surrounding landowners.
- d) a golf course on the site identified as Assessment #18-01-030-007-052-05 in Part of Lots A and 1, Concession 9, City of Pickering. The *development* of such lands shall be subject to the owner addressing access requirements from Regional Road 23 to the satisfaction of the Region and the implementation of a satisfactory environmental management plan, prepared by a qualified environmental consultant, which incorporates the following components to the satisfaction of the approval authorities, prior to the issuance of site plan approval:
- i) a stormwater management plan, an integrated pest management plan and an erosion and sediment control plan to the satisfaction of the City of Pickering and the Central Lake Ontario Conservation Authority;

- ii) a natural heritage rehabilitation plan, and a managed forest plan, including provisions for the reforestation of approximately 2.8 hectares of land, and the removal of invasive non-native plant species, to the satisfaction of the City of Pickering and the Central Lake Ontario Conservation Authority;
  - iii) the owner shall agree to a monitoring program addressing the quality of ground and surface water, in perpetuity, to the satisfaction of the Region;
  - iv) submission of a comprehensive long-term monitoring program including erosion stabilization elements, groundwater quantity/quality measures, and a reforestation program, to the satisfaction of the Region, the City of Pickering and the Central Lake Ontario Conservation Authority; and
  - v) appropriate arrangements for conservation easements, to the satisfaction of the Central Lake Ontario Conservation Authority, to ensure the long term stewardship of environmental resources;
- e) an 18-hole executive golf course with an associated practice academy on a 34.36-hectare (89.4-acre) parcel of land located on the west side of Regional Road 23, identified as Assessment #18-39-010-004-047-50 in Part of Lots 16 and 17, Concession 4, former Township of Thorah, Township of Brock. This approval is subject to the implementation of the requirements of the Lake Simcoe Region Conservation Authority, CN Rail, and the Regional Health and Works Departments through the zoning, site plan agreement and building permit processes.
- f) a 9-hole golf course with a clubhouse on a 44-hectare (109-acre) parcel of land located on the south side of Taunton Road, identified as Assessment #18-17-010-010-161-00 in Lot 3, Concession 4, formerly in the Township of Darlington, Municipality of Clarington. Prior to rezoning of the subject land, the applicant shall dedicate the lands identified as *Areas of Natural and Scientific Interest* to the Central Lake Ontario Conservation Authority, and address the following requirements, to the satisfaction of the appropriate approval authorities:
- i) the establishment of a program to monitor and report on the quality and quantity of surface water and groundwater resources, including the existing pond and flow conditions downstream, and the production well for irrigation and potable water, other existing wells on the site and in the surrounding area, for a period of at least three years after construction;

- ii) the preparation of an environmental construction management plan by a qualified environmental consultant, setting out details of the location of the golf course facilities, sewage disposal system, buffers, erosion control and stormwater management facilities, grading, tree preservation and replantings, edge management and enhancement of wildlife habitat;
  - iii) the completion of a feasibility study regarding potential impacts on fisheries, if the existing pond is used to supply water for irrigation; and
  - iv) the execution of an agreement with the Region for requirements with respect to Regional Road 4.
- g) a 27-hole golf course use on a parcel of land located east of the intersection of Regional Road 30 and Aurora Road, identified as Assessment #18-29-01-002-07400 and #18-29-020-004-00300, being Parts of Lots 22, 23, 24 and 25, Concession 1, Township of Uxbridge. The *development* of these lands will be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:
- i) an agreement for the construction of any required improvements to the intersection at Regional Road 30 and Aurora Road;
  - ii) a site plan agreement to implement the proposed golf course uses covering:
    - 1) a construction management plan for the driveway to ensure that environmental objectives, such as allowing wildlife movement and minimizing disturbance to the landscape and natural and *ecological functions*;
    - 2) a natural heritage rehabilitation and woodlot management plan with provisions for the reforestation of the driveway and other landscape planting areas, including the removal and replacement of invasive non-native plant species;
    - 3) a surface water and groundwater monitoring program addressing wastewater effluent quality, groundwater recharge conditions and groundwater and surface water quality etc. in an annual report, prepared by a qualified consultant, for a 5-year period following construction;
    - 4) plans covering grading, site servicing, storm water management, water balance, turf management, materials handling and storage, site management plan and contingency, irrigation, and erosion and sediment control; and

- 5) a letter of credit to remedy any potential well interference with surrounding landowners.
- h) a 27-hole golf course use on a parcel of land located on the northeast corner of Regional Road 21 and the 4<sup>th</sup> Concession Road, identified as Assessment #18-29-010-005-153-00 being Parts of Lots 16, 17 and 18, Concession 4, in the Township of Uxbridge, provided that the proposal meets the provisions of the Hamlet of Coppins Corners and Adjacent Lands Secondary Plan, servicing requirements under Policy 5.4.5 and the requirements of the Toronto Region Conservation Authority, the Township of Uxbridge and the Region through the zoning, site plan agreement and building permit processes including:
    - i) a communal water and wastewater servicing report shall be provided;
    - ii) access to the golf course shall be limited to one access onto Regional Road 21 and one access onto the 4<sup>th</sup> Concession Road. Any required road/intersection improvements, road allowance dedications along Regional Road 1, Regional Road 21 and Regional Highway 47 shall be provided to the satisfaction of the Region;
    - iii) an archaeological assessment shall be provided, prior to any soil disturbances on the golf course site;
    - iv) the submission of a site plan application to implement the golf course uses;
    - v) the existing aggregate extraction operations shall cease and the licence shall be surrendered prior to golf course *development*;
    - vi) a Surface Water and Groundwater Monitoring Program shall be implemented in accordance with the provisions of the Secondary Plan. It shall address water level and flow conditions in the Duffins Creek and Pefferlaw Creek *watersheds*, and groundwater and surface water quality, in perpetuity, to the satisfaction of the Conservation Authorities and the Region; and
    - vii) a letter of credit shall be provided to remedy any potential well interference with surrounding landowners to the satisfaction of the Township of Uxbridge.
  - i) a golf course use is permitted on lands located in Part of Lot 4, Concession 4, in the Town of Ajax. No further residential *development* or severance will be permitted on these lands and appropriate provisions will be provided in the amendment to the area municipal official plan and the implementing zoning by-law.

- j) a golf course on the lands located in Part of Lots 23, 24, 25, 26 and 27, Concession 6, Township of Uxbridge and subject to the provision of regulations and development standards in Township of Uxbridge Zoning By-law 93-100.
- k) an 18-hole golf course with a driving range, clubhouse and maintenance building, on a site located at Highway 7 and Coronation Road, identified as Assessment #18-09-010-036-32800-00, #18-09-010-036-07600-00, #18-09-010-036-08700-00, #18-09-010-036-07500-00, and #18-09-010-036-07305-00 in Part of Lots 31 and 32, Concession 5 in the Town of Whitby. The development of such lands shall be subject to the fulfillment of the following conditions to the satisfaction of the approval authorities:
  - i) Submission of a site plan application to implement the golf course uses to the satisfaction of the Town of Whitby;
  - ii) The establishment of a program to monitor and report on the quality and quantity of groundwater for a minimum of 5 years following the construction to the satisfaction of the Region of Durham, Town of Whitby, and Central Lake Ontario Conservation Authority (CLOCA);
  - iii) The establishment of a Well Interference Procedure to the satisfaction of the Town of Whitby;
  - iv) A letter of credit shall be provided to the Town of Whitby, renewable for three years, to remedy any potential well interference with surrounding landowners;
  - v) A reference plan delineating the lands to be conveyed to CLOCA;
  - vi) Submission of plans covering grading, water conservation, tree preservation, forest edge management, vegetation enhancement and planting, vegetation protection zones, erosion hazards and slope stability to the satisfaction of the Region of Durham, Town of Whitby and CLOCA;
  - vii) Authorization by the Ministry of Natural Resources and Forestry under the Endangered Species Act regarding the crossing of redbelt dace habitat and the removal of butternut trees;
  - viii) Approval of the sewage disposal system and Permit to Take Water by the Ministry of the Environment, Conservation and Parks (MECP); and
  - ix) Satisfactory evidence in accordance with the Region's Site Contamination Protocol to address site contamination matters.

## KENNELS AND LANDSCAPE INDUSTRY

10A.2.11 Commercial kennels may be permitted on existing lots of record in the Major Open Space Area, and in the Countryside Area outside of Prime Agricultural Areas on the Oak Ridges Moraine, in accordance with the requirements of Policy 10A.2.5, as applicable. In addition, area municipal official plans shall provide additional criteria to address land use compatibility impacts to guide the consideration of such uses.

Severances for commercial kennels shall not be granted.

10A.2.12 Landscape industry uses, which consist of businesses associated with horticulture, are encouraged to locate in Employment Areas and Rural Employment Areas. However, small-scale landscape industry uses may be permitted on existing lots of record in the Major Open Space Area, and in the Countryside Area outside of Prime Agricultural Areas on the Oak Ridges Moraine, in accordance with the requirements of Policy 10A.2.5, as applicable, and provided that:

- a) the use does not require large-scale modification of terrain, vegetation or both, or large-scale buildings and structures;
- b) the buildings and structures will be planned, designed and constructed so as not to adversely affect the rural character of the area; and
- c) there are no negative impacts on the ecological integrity of the Oak Ridges Moraine or the Greenbelt Natural Heritage System.

In addition, severances for small-scale landscape industry uses shall not be granted, and area municipal official plans shall provide additional criteria to address potential land use compatibility impacts to guide the consideration of such uses.

Large-scale landscaping operations, which may entail the mixing of paper bio-solids or sewage sludge for the purposes of manufacturing a product, the manufacturing of garden supplies, on site retailing, large-scale modification of terrain, vegetation or both, or large-scale buildings and structures, do not qualify under this policy of the Plan, and shall only be considered by amendment to this Plan.

## AREA MUNICIPAL OFFICIAL PLANS

10A.2.13 In the preparation of area municipal official plans, Councils of area municipalities shall ensure the inclusion of policies to implement the intent of this Section, particularly Policies 10A.2.1, 10A.2.6, 10A.2.8, 10A.2.9 and 10A.2.11.

10A.3 Policy Exceptions

10A.3.1 Notwithstanding any other provisions of this Plan to the contrary, the following *agri-business* use has been considered by amendment to this Plan and is permitted:

- a) a seed cleaning plant and warehouse for storage with wholesale and retail sale of seeds grown on-site and off-site, on a 4-hectare parcel of land to be created by consent, located at the southwest corner of Regional Road 19 and Regional Road 57, being Part of Lot 12, Concession 2, former Township of Cartwright, Township of Scugog. The accessory sale of farm equipment, such as feeding equipment, farm gates, hardware, tack, and general agricultural supplies shall also be permitted. These uses shall be zoned in a special zoning category for those uses. The Township of Scugog shall address the siting and height of buildings, parking areas, access, and noise and dust attenuation through the zoning, site plan, and building permit processes in consultation with the appropriate authorities.

10A.3.2 Notwithstanding any other provision of this Plan to the contrary, the creation of a lot containing a detached dwelling is permitted on lands municipally known as 55 Snowridge Court in the City of Oshawa. No further severances will be permitted for residential purposes from the remaining parcel and that this be registered on title.

10A.3.3 Notwithstanding any other provision of this Plan to the contrary, a retail store is permitted on a parcel of land municipally known as 5055 Simcoe Street North, as identified as Assessment #18-13-070-006-55000-0000, in the City of Oshawa, provided that:

- a) the Provincial guidelines on potential contamination and decommissioning are to be addressed through the rezoning and site plan approval processes; and
- b) a restriction is placed on the *gross floor area* of the retail store in the zoning by-law.

10A.3.4 Notwithstanding Policy 10A.2.1, the following uses have been considered by amendment to this Plan and are permitted:

- a) an auction sales business on a 31.5-hectare lot identified as Assessment #18-20-010-001-31400-0000, located in Part of Lot 4, Concession 5, former Township of Reach, Township of Scugog;
- b) a topsoil processing operation on a parcel of land identified as Assessment Roll #18-09-010-036-25105, located at the northwest corner of Taunton Road and Halls Road, in the Town of Whitby, provided that:

- i) the processing area is limited to 5.5 hectares (13.6 acres) of the 20-hectare (49.4-acre) site;
  - ii) incidental uses are restricted to bulk sale of topsoil and the storage and bulk sale of landscape aggregate, and the storage and sale of concrete and brick landscape products, and related materials; and
  - iii) appropriate provisions are included in the Town of Whitby Official Plan and the implementing zoning by-law;
- c) to recognize the existing employment area uses, including the *development* of rental storage units, on 0.9 hectare of property located on the north side of Regional Road 8 (Reach Street), described as Part of Lot 16, Concession 7, former Township of Reach, Township of Scugog; and
  - d) two residential lots, as infilling, on a 2.54-hectare (6.3-acre) property, identified as Assessment #18-13-070-006-554-00-0000, located in Part of Lot 10, Concession 9, former Township of East Whitby, City of Oshawa.

10A.3.5 The area municipal zoning by-law may permit the continuation of an existing autobody repair shop on the property municipally known as 3872 Courtice Road, legally described as Part of Lot 29, Concession 3, former Township of Darlington, Municipality of Clarington, subject to the following:

- a) access restrictions to Courtice Road and the provision of a road widening across Pebblestone Road;
- b) approval by the area municipality of amendments to its official plan and zoning by-law in conformity with this policy exception, and a site plan for the property; and
- c) the execution and registration on title to the property of an agreement between the Region, the area municipality and the owner which provides, among other matters, that when the existing autobody and repair shop ceases to operate on the property, the property may be used only in accordance with the Major Open Space designation and the rural zoning provisions of the area municipality's zoning by-law.

10A.3.6 Notwithstanding any provision to the contrary, a surplus farm dwelling severance is permitted from a parcel identified as Assessment #18-20-030-050-21500 located in Part Lot 35, Concession 5, former Township of Clarke, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of a dwelling on the retained farm parcel and the conveyance of road widenings across Taunton Road East (Regional Road 4) and Regional Road 42.

10A.3.7 Notwithstanding any other provision of this Plan to the contrary, an eating establishment and automobile gasoline bar are permitted on the lands located at the north-east corner of Highway 12 & 48 and Regional Road 15, being Part of Lot 10, Concession 5, former Township of Thorah, Township of Brock, and subject to the provisions of regulations and development standards in the Township of Brock zoning by-law.

## Sub-Section 10B

### Oak Ridges Moraine Areas

#### 10B.1 General Policies

- 10B.1.1 The Oak Ridges Moraine Conservation Act, and the accompanying Conservation Plan provides land use and resource management planning direction for protecting the Oak Ridges Moraine's *ecological and hydrological features and functions*. The Region is committed to the implementation of the Oak Ridges Moraine Conservation Plan.
- 10B.1.2 The major provisions of the Oak Ridges Moraine Conservation Plan have been incorporated into this Official Plan. These policies must be read in conjunction with the detailed provisions of the Oak Ridges Moraine Conservation Plan and other relevant provisions of this Official Plan, area municipal official plans and zoning by-laws.
- 10B.1.3 The Oak Ridges Moraine is designated on Schedule 'A' – Regional Structure. The boundary coincides with the boundary defined in the Oak Ridges Moraine Conservation Plan. The provisions of the Oak Ridges Moraine Conservation Plan shall apply to all of these lands. In case of discrepancy regarding the southern boundary, a Licensed Ontario Land Surveyor shall be consulted, at the proponent's cost, to define those lands above the 245 metre contour and within the Oak Ridges Moraine Boundary area, as designated by Ontario Regulation 01/02. The topographic survey shall be based on field surveys tied to the Ontario Geodetic Datum.

#### 10B.2 Policies

- 10B.2.1 Within the Oak Ridges Moraine designation, only applications for *development* and *site alteration* that conform with the Oak Ridges Moraine Conservation Plan will be considered. The following land use categories, shown on Schedule 'B' – Map 'B3', Oak Ridges Moraine Land Use, govern the use of land within the Oak Ridges Moraine. The exact internal boundaries of the land use categories may be further refined in area municipal plans and zoning by-laws, only when these documents are brought into conformity with the provisions of the Oak Ridges Moraine Conservation Plan.
- a) **Natural Core Areas** are areas with a high concentration of *key natural heritage features*, hydrologically sensitive features or *landform conservation areas*. Their purpose is to maintain, improve and restore the *ecological integrity* of the Moraine as a whole.

New permitted uses are very limited, relating to conservation and resource management and include uses accessory to existing residential uses including *home businesses, home industries, bed and breakfast establishments, farm vacation homes*, as well as low-intensity recreation, *unserviced parks, agricultural uses* and accessory uses thereto, provided they meet the tests for maintenance, restoration or enhancement of *ecological and hydrological integrity* and specific policies contained in the Oak Ridges Moraine Conservation Plan.

- b) **Natural Linkage Areas** are areas forming part of a central corridor system, the purpose of which is to maintain, improve and restore the *ecological integrity* of the Moraine. Natural Linkage Areas support, or have the potential to support, movement of plants and animals among the Natural Core Areas and along river valleys and stream corridors.

Limited new uses include those permitted in the Natural Core Area as well as *mineral aggregate operations* and *wayside pits* and accessory uses thereto subject to meeting the requirements of the Oak Ridges Moraine Conservation Plan.

- c) **Countryside Areas** are areas of existing rural land use, intended to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and maintain the character of Rural Settlements. Permitted uses include those uses permitted in Core and Natural Linkage Areas as well as *agriculture-related uses*, small-scale commercial, industrial, and institutional uses and *major recreational uses* consistent with the policies of this Official Plan.

Prime agricultural areas are shown on Schedule 'B' – Map 'B3', Oak Ridges Moraine Land Use. In accordance with the policies of the Oak Ridges Moraine Conservation Plan small-scale commercial, industrial and institutional uses and *major recreational uses* shall not be permitted in prime agricultural areas. Notwithstanding the Oak Ridges Moraine Conservation Plan, *unserviced parks* shall not be permitted in prime agricultural areas, consistent with the agricultural policies in Sub-Section 9A of this Official Plan.

The Oak Ridges Moraine Conservation Plan's identification of Rural Settlements on the Moraine includes those areas designated as Hamlets on Schedule 'A' – Regional Structure and are generally defined on Schedule 'B' – Map 'B3'. Hamlets are part of the Countryside Area category and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and institutional uses. Any *development* or *site alteration* in a hamlet on the Moraine shall be in accordance with the policies in Sub-Section 9B of this Official Plan, area municipal official plans and the Oak Ridges Moraine Conservation Plan.

- d) **Settlement Areas** are intended to focus and contain urban growth while protecting the *ecological and hydrological integrity* of the Moraine.

A portion of the Uxbridge Urban Area is within the Settlement Area category. A range of residential, commercial, industrial and institutional uses is permitted. The policies of the Township of Uxbridge Official Plan and this Official Plan shall guide *development*, subject to the applicable provisions of the Oak Ridges Moraine Conservation Plan, which ensures that *development* minimizes impacts on *ecological functions* and promotes efficient use of land.

- 10B.2.2 All applications, as defined under the Oak Ridges Moraine Conservation Act, which commenced on or after November 17, 2001 are required to conform to the Oak Ridges Moraine Conservation Plan.

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

- 10B.2.3 Transportation, infrastructure and utilities uses shall not be approved within Oak Ridges Moraine designations and are prohibited within a *key natural heritage feature* or hydrologically sensitive feature unless the appropriate study has been undertaken and demonstrated the need and there is no reasonable alternative to the undertaking. An undertaking for a transportation, infrastructure or utilities use within the Natural Core Area, Natural Linkage Area, a *key natural heritage feature* and/or a hydrologically sensitive feature is required to demonstrate that the requirements of the Oak Ridges Moraine Conservation Plan for protecting the *ecological and hydrological integrity* of the area have been fulfilled.
- 10B.2.4 The opening of a road within an unopened road allowance is only permitted within the Oak Ridges Moraine if the requirements of the Oak Ridges Moraine Conservation Plan are fulfilled.
- 10B.2.5 *Major recreational uses* within the Countryside Areas of the Oak Ridges Moraine shall be considered by amendment to this Official Plan and must conform with the Oak Ridges Moraine Conservation Plan. Applications for a *major recreational use* shall be accompanied by the appropriate studies and plans as required by the Oak Ridges Moraine Conservation Plan.

10B.2.6 *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 the Table in Part III of the Oak Ridges Moraine Conservation Plan. In accordance with the policies of the Oak Ridges Moraine Conservation Plan, conservation and resource management, transportation, infrastructure and utilities and low-intensity recreational uses may be permitted. Within the portion of the Uxbridge Urban Area that falls within the Oak Ridges Moraine, the required minimum *vegetation protection zone* identified in an environmental impact study shall prevail.

10B.2.7 An environmental impact study, in accordance with Policy 2.3.43, shall include a natural heritage evaluation and/or a hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan where new *development* or *site alteration* is proposed within the minimum area of influence surrounding a *key natural heritage feature* and/or a hydrologically sensitive feature as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan. This evaluation shall:

- a) demonstrate that the *development* and *site alteration* applied for will have no adverse effects on the features and functions of the *key natural heritage feature* and/or the hydrologically sensitive feature;
- b) 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 feature* and/or hydrologically sensitive feature;
- c) in the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how *connectivity* within and between *key natural heritage features* and, hydrologically sensitive features will be maintained and improved during and after construction;
- d) determine whether the minimum *vegetation protection zone* is sufficient to protect the features and its functions and if not, specify whether a greater protection zone is necessary; and
- e) ensure compliance with the requirements of the Department of Fisheries and Oceans Canada where *fish habitat* is of concern.

An environmental impact statement may result in a minimum *vegetation protection zone* greater than that specified in the Table in Part III of the Oak Ridges Moraine Conservation Plan.

10B.2.8 Applications for *development* or *site alteration* shall be reviewed to ensure that planning, design, and construction practices maintain *connectivity* between *key natural heritage features*, hydrologically sensitive features, and adjacent lands within Natural Core and Natural Linkages Areas.

- 10B.2.9 No new *agricultural uses* and/or *agriculture-related uses* shall be permitted within a *key natural heritage feature* and/or a hydrologically sensitive feature and their associated minimum *vegetation protection zone*.
- 10B.2.10 Notwithstanding Policy 10B.2.6, an application for a *mineral aggregate operation* or *wayside pit* within a *key natural heritage feature* may be approved if the *key natural heritage feature* is occupied by young plantations or early successional habitat, and the specific requirements of the Oak Ridges Moraine Conservation Plan are fulfilled.
- 10B.2.11 The general location of *Areas of Natural and Scientific Interest* (earth science) are shown on Schedule 'B' – Map 'B1', Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features. These features may be identified and shown in more detail in area municipal official plans and zoning by-laws. 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 as outlined in the Oak Ridges Moraine Conservation Plan.
- 10B.2.12 Regional Council shall, in consultation with area municipalities and the Conservation Authorities, prepare and endorse *watershed plans*, including water budgets and conservation plans, to satisfy the requirements of the Oak Ridges Moraine Conservation Plan for every *watershed* having streams originating on the Moraine. *Watershed plans* shall provide knowledge of the terrestrial natural heritage and groundwater and surface water systems and recommend how land and water resources are to be protected and enhanced in response to changing land uses as a guide to planning decisions. Appropriate objectives and requirements of the *watershed plans* shall be incorporated into this Official Plan by amendment. Area municipalities shall incorporate, by amendment, appropriate objectives and requirements of the *watershed plans* into their Official Plans.
- 10B.2.13 Major *development* on the Oak Ridges Moraine shall be prohibited unless all the relevant studies and requirements of the Oak Ridges Moraine Conservation Plan have been completed to the satisfaction of the Region and relevant approval authorities.
- 10B.2.14 Except in the Uxbridge Urban Area, all *development* and *site alteration* in a subwatershed on the Oak Ridges Moraine shall be prohibited if it would cause the total percentage of the subwatershed area to have an *impervious surface* exceeding 10 percent, or any lower percentage specified in an approved *watershed plan*.

10B.2.15 *Landform conservation areas* are areas consisting of steep slopes and representative landforms that shall be protected for their contribution to ecological integrity and hydrologic function. *Landform conservation areas* (Category 1 and 2) are shown on Schedule 'B' – Map 'B4', Oak Ridges Moraine Landform Conservation.

The Region and area municipalities shall consider *landform conservation areas* when new *development* or *site alteration* is proposed. Applications for *development* or *site alteration* proposed in a *landform conservation area* (Category 1 and 2) shall be accompanied by the appropriate study as required by the Oak Ridges Moraine Conservation Plan. In accordance with the Oak Ridges Moraine Conservation Plan, *mineral aggregate operations* are exempt from these study requirements. However, *mineral aggregate operations* are required to demonstrate that the site will be rehabilitated to establish a landform character that is consistent with the landform patterns of adjacent lands and that the long-term ecological integrity of the site will be maintained, restored or improved. With respect to land in the Uxbridge Urban Area classified as Settlement Area, applications for *development* and *site alteration* shall adopt planning, design and construction practices which will minimize disturbance to landform character wherever possible.

10B.2.16 The Region, in cooperation with the Province and other stakeholders, shall participate in the development and administration of effective and accessible data management systems for the Oak Ridges Moraine's natural heritage, groundwater, surface water and land use information.

10B.2.17 The Region, in cooperation with the Province and other stakeholders, shall participate in the development of a series of indicators to monitor the long-term health of the Moraine and to assist in public education.

10B.2.18 Nothing in this Plan prevents an area municipality from being more restrictive in either their official plans or zoning by-laws, except as limited by the Oak Ridges Moraine Conservation Plan (*mineral aggregate operations, wayside pits and agricultural uses*).

10B.2.19 The Region shall support the Province, in consultation with the area municipalities and other stakeholders, in the preparation of guidelines that assist in implementing the Oak Ridges Moraine Conservation Plan.

## Sub-Section 10C

### Waterfront Areas

#### 10C.1 General Policies

- 10C.1.1 The waterfronts of Lake Ontario, Lake Scugog and Lake Simcoe, as designated on Schedule 'A', shall generally be developed as "people places" with the exception of significant natural areas, which will be protected in their natural states. Each Waterfront shall be a continuous system, penetrating and linking the urban and rural areas. Where access to the waterfront is not desirable or in the public interest, Waterfront Links, as designated on Schedule 'A', are provided.
- 10C.1.2 The extent and exact location and detailed land uses of the Waterfront Areas of Lake Scugog and Lake Simcoe shall be determined in the area municipal official plan and/or zoning by-laws. Uses permitted in the Major Open Space Areas may also be considered in Waterfront Areas.
- 10C.1.3 Waterfront *development* shall not negatively impact *key natural heritage* or *hydrologic features*. These areas may be used for observation and education purposes. As part of any *development* or *redevelopment* plan along the waterfronts, the need to protect wildlife habitat, including connections between significant natural areas, as well as aquatic resources, shall be addressed.
- 10C.1.4 *Development* within Waterfront designations shall make provision for public access to the waterfront.

#### 10C.2 Policies

- 10C.2.1 When an environmental impact study is required for a *development* application along the Lake Ontario waterfront, further to the matters listed in Policy 2.3.43, the study shall also address:
- a) impact on the shoreline, creeks, *wetlands* and near-shore wildlife habitat and aquatic characteristics;
  - b) opportunities for the appropriate portions of the subject lands to be included in a natural corridor system along the waterfront and creek valleys;
  - c) impact on *lake* water quality; and
  - d) the acceptability of soil quality (as determined by the Provincial or Federal authority having jurisdiction) if the *development* proposal involves lakefilling.

10C.2.2 A continuous Lake Ontario waterfront trail 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. Regional Council shall support the ongoing development of a continuous and coordinated Lake Ontario waterfront trail, and shall support the area municipalities, conservation authorities, Provincial agencies, community groups and the private sector, in the development of the trail. The connection of the waterfront trail with other trails is encouraged for the purpose of forming a Region-wide trail network.

TOURIST ACTIVITY / RECREATIONAL NODES

10C.2.3 Those areas designated on Schedule 'A' as tourist activity/recreational nodes, may be permitted to develop, provided that such uses are in accordance with the provisions of this Plan, and any provisions of an area municipal official plan.

10C.2.4 Regional Council recognizes the presence and importance of the Trent-Severn Waterway as part of the Historic Canal System and as a recreational and tourism resource. The review of area municipal official plans and *development* proposals adjacent, or in proximity to, the waterway, particularly waterfront *development*, will include consideration for protection and enhancement of the waterway and the comments of appropriate waterway authorities.

AREA MUNICIPAL OFFICIAL PLANS

10C.2.5 In the preparation of area municipal official plans, Councils of area municipalities shall ensure the inclusion of policies to implement the intent of this Section, particularly Policies 10C.1.2, 10C.1.3 and 10C.2.2.

10C.2.6 For Waterfront Areas falling within the Greenbelt Protected Countryside, Shoreline Area policies of the Greenbelt Plan shall apply.

10C.3 Policy Exceptions

10C.3.1 Notwithstanding any other provision of this Plan, a resort development consisting of hotel and fractional ownership/time share units is permitted on lands located on the south side of Portview Road along Lake Scugog, identified as Assessment #18-20-030-001-06300 and #18-20-030-001-06201 in Part of Lots 21 and 22, Concession 6, (Scugog Island) in the Township of Scugog. The development of such lands shall be subject to the fulfilment of the following conditions to the satisfaction of the approval authorities:

- a) a Responsibility Agreement between the applicant and the Region of Durham. The Responsibility Agreement shall stipulate the conditions under which the services will be constructed, operated and maintained, as well as the action to be taken by the Region in the event of a default. The agreement also contains financial assurance provisions for the Region;
- b) phasing of the resort development such that the first phase of the development contains no more than 115 units. Any future phase(s) of the development will be subject to the drilling of additional wells and a further hydrogeological assessment and peer review by the Region of Durham, Township of Scugog, and the Kawartha Region Conservation Authority;
- c) approval of an official plan amendment, zoning by-law amendment, and site plan application to implement the resort development to the satisfaction of the Township of Scugog, and the Region of Durham;
- d) the establishment of a program to monitor and report on the quality and quantity of surface water and groundwater for a minimum of 5 years following construction to the satisfaction of the Region of Durham, Township of Scugog and Kawartha Region Conservation Authority;
- e) MECP approval of a Municipal Class Environmental Assessment for the proposed water treatment plant and for the treatment of any sewage effluent;
- f) Environmental Compliance Approval by the Ministry of the Environment, Conservation and Parks of the sewage treatment facility, the Permit to Take Water, the proposed Storm Water Management System, and the standby power diesel generator for the proposed water treatment plant;
- g) a monitoring and maintenance plan for stormwater management facilities by the Ministry of the Environment, Conservation and Parks;
- h) submission of a Stage 3 (and Stage 4 if required) Archaeological Assessment to the Ministry of Heritage, Sport, Tourism and Culture Industries. No grading or other soil disturbances shall take place on the subject property prior to a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries;
- i) submission and approval of an Endangered Species (butternut tree) analysis by the Ministry of Natural Resources and Forestry; and
- j) written approval from Parks Canada (Trent-Severn Waterway) will be required prior to any shoreline or in-water works.

## Section 11

### Transportation System

#### 11.1 Goals

- 11.1.1 To provide a Transportation System that is integrated, safe, efficient and reliable for all users and modes.
- 11.1.2 To offer a variety of mobility choices for all Durham residents.
- 11.1.3 To develop a Transportation System that supports the retention of existing businesses and attraction of new investment and economic activity.
- 11.1.4 To support sustainable transportation initiatives that respect natural, social and cultural environments.

#### 11.2 General Policies

- 11.2.1 Regional Council supports the planning, design and operation of a fully integrated Regional Transportation System, composed of Road, Transit Priority and Strategic Goods Movement networks.
- 11.2.2 The development of the Region shall be based on the historic grid system of roads to support the desirable urban form, to facilitate the movement of goods and people, and the development of an effective system of public transit.
- 11.2.3 Freeway, highway and arterial road corridors shall be protected from uses which may jeopardize the implementation of such corridors.
- 11.2.4 Priority shall be given to the optimization of existing transportation infrastructure before adding new infrastructure.
- 11.2.5 New technologies and practices are supported that improve urban travel conditions and help protect the environment, such as Intelligent Transportation Systems, Transportation Demand Management and Employee Trip Reduction programs.
- 11.2.6 A Transportation Master Plan (TMP) which identifies policies, programs and infrastructure improvements required to address Durham's transportation needs, shall be adopted and maintained.

### 11.3 Policies

#### ROAD NETWORK AND DESIGN

- 11.3.1 This Plan provides for the protection and development of an integrated hierarchy of roads comprised of freeways, arterial, collector and local roads. Schedule 'C' – Maps 'C1' and 'C2', Road Network, designate freeways, Type A, Type B and Type C arterial roads within the Region, without regard to present or future jurisdiction. Area municipal official plans shall designate the grid network of collector roads. This Plan does not imply that Regional Council will assume the authority of roads shown on Schedule 'C' – Maps 'C1' and 'C2' which are not under the jurisdiction of the Region.
- 11.3.2 The alignments of freeways and arterial roads designated on Schedule 'C' – Maps 'C1' and 'C2', Road Network are approximate. The design and construction of these roads shall take place after more detailed planning and engineering studies have been carried out. These studies shall identify community and environmental impacts, and shall identify measures to be undertaken to mitigate any such impacts. Any change to the alignment of the designated freeways and arterial roads that is in keeping with the goals and intent of this Plan shall not require an amendment to this Plan.
- 11.3.3 Subject to site-specific conditions and accepted planning, urban design and traffic engineering principles, Type A, Type B and Type C arterial roads shall be designed in accordance with Schedule 'E' – Table 'E7', Arterial Road Criteria.
- 11.3.4 In the consideration of *development* applications abutting arterial roads identified on Schedule 'C' – Maps 'C1' and 'C2', Road Network, Regional Council shall require that lands be dedicated for road widenings. The dedication of land shall take into account the following:
- a) the extent of the right-of-way that may be required in accordance with Policy 11.3.3;
  - b) road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors, such as topography, grade separation, channelization or existing *development*, make the taking of equal widenings impractical;
  - c) the need to provide acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, roundabouts, sight triangles at intersections, including intersections of an arterial road and a railway line, railway grade separations and freeway interchanges. The extent of the widening shall be based on the specific characteristics of the intersection and shall be determined in accordance with accepted traffic engineering design criteria; and

- d) the need to provide bicycle lanes and/or bus lanes.
- 11.3.5 The design of arterial roads shall consider adequate channelization at intersections to facilitate transit and commercial vehicle turning movements, the provision of bus bays and lanes, and other transit-oriented improvements.
- 11.3.6 Regional Council shall prepare an implementation plan for all components of the Transportation System, which shall be reviewed annually, to define priorities and assess financial implications.
- 11.3.7 The Region recognizes the importance of the Provincial freeway system, including Highways 401, 404, 407, 412, 418 and 115, in fostering continued economic development and reducing the Transportation System capacity deficiencies at the western limit of the Region. To improve the Provincial freeway and highway network, Regional Council supports the accelerated implementation of:
- a) the extension of Highway 407 to Highway 35/115, including the Highway 418 freeway connection to Highway 401 and planned transitway on Highways 407, 412 and 418;
  - b) the expansion of Highway 401, including the construction of new or improved interchanges;
  - c) the extension of Highway 404 and the related widening of Highways 12 and 48; and
  - d) improvements to Highways 7, 7A, 7/12, 35 and 35/115; and
  - e) modifications to the alignment of the Highway 7/12 intersection at Thicksen Road, subject to further study by the Town of Whitby and Ministry of Transportation, that may be updated without amendment to this plan.

Although, Provincial Highways are shown on Schedule 'C' – Maps 'C1' and 'C2', Road Network, these highways are under the jurisdiction of the Ministry of Transportation, which has sole responsibility for such matters as standards, design criteria and widening requirements.

- 11.3.8 The Region of Durham encourages the Ministry of Transportation to construct the Highway 407 interchanges at Westney Road, Salem Road and Thornton Road, Highway 412 interchange at Rossland Road, and complete the Highway 401/Lake Ridge Road interchange, which were approved in the Highway 407 East Environmental Assessment study but deferred from initial construction.

- 11.3.9 The Region of Durham shall formally request and encourage the implementation of environmental design standards for Highways 407, 412 and 418, including the provision of treed and landscaped buffer strips within the right-of-way along each side of the highway and within the interchanges.
- 11.3.10 Regional Council recognizes the importance of providing a north/south arterial road connection between Highway 401 and Highway 407 in the City of Toronto and the City of Markham to supplement the grid network of freeways throughout the Greater Toronto and Hamilton Area. Furthermore, Council shall oppose any decision, *development* proposal or other action which seriously compromises the ability to protect and implement such a facility.
- 11.3.11 Regional Council encourages the Provincial Government to take a leadership role in facilitating inter-regional transportation improvements, such as the Markham By-pass – Morningside Avenue Extension and the widening of Steeles Avenue, and partner in their implementation.
- 11.3.12 Regional Council, encourages the Ministry of Transportation, to investigate the ultimate role of Highway 35/115 between Highway 401 and Highway 407, including its possible development as a Provincial freeway facility.
- 11.3.13 Regional Council recognizes the need to improve east-west transportation linkages at the west Durham boundary and will continue to explore opportunities with the affected jurisdictions to enhance inter-Regional connections between the Region and the municipalities to the west. Although policies regarding the Rouge National Urban Park preclude additional inter-Regional arterial road connections south of Steeles Avenue. Regional Council will protect for the existing connections. Additionally, Regional Council will protect for the realigned Whitevale Road in Pickering to 14<sup>th</sup> Avenue in the Region of York and shall work with the affected municipalities to ensure that the proposed road connection is implemented.
- 11.3.14 To protect the integrity of hamlets and historic downtowns from excessive through traffic, a by-pass may provide a feasible solution. Prior to designating new by-passes of arterial roads within this Plan, a By-pass Study will be undertaken in consultation with affected stakeholders to examine:
- a) the need for the by-pass;
  - b) alternatives to the by-pass;
  - c) the transportation, land use, environmental, socio-economic and cultural heritage impacts associated with each alternative, including the status quo;
  - d) a vision, and design considerations for the preferred alternative;
  - e) a detailed cost-benefit analysis for the preferred alternative; and

- f) an implementation plan.
- 11.3.15 The Region recognizes the need to improve east-west transportation linkages south of Highway 401. The Region also recognizes the importance of Waterfront Areas as “people places”, and providing public access to the waterfront and open spaces. As such, the potential for an east-west connection between South Blair Street and Thickson Road, south of Victoria Street in the Town of Whitby, will be considered in conjunction with any proposal to redevelop the existing uses in the Employment Area north of Ronald C. Deeth Park.

#### TRANSPORTATION DEMAND MANAGEMENT

- 11.3.16 This Plan supports the development of a comprehensive Transportation Demand Management (TDM) program as part of an effort to reduce single occupant vehicle dependency, by promoting alternative modes of transportation such as transit, carpooling, cycling and walking, and alternative work arrangements such as staggered work hours and telecommuting to reduce peak period travel.
- 11.3.17 Employers are encouraged to promote programs to reduce automobile usage as a means of addressing energy consumption and air pollution. Such trip reduction programs may include:
- a) the provision of transit passes;
  - b) ridesharing and van pooling programs to increase vehicle occupancies;
  - c) the provision of incentives in parking lots and supporting parking management strategies to encourage the use of high occupancy vehicles, such as designated carpool spaces;
  - d) consideration for alternative work hours and telecommuting; and
  - e) the provision of facilities to encourage the use of bicycles.

#### TRANSIT PRIORITY NETWORK

- 11.3.18 This Plan supports the planning, design and operation of an integrated and coordinated Transit Priority Network, as designated on Schedule 'C' – Map 'C3', Transit Priority Network. The Transit Priority Network, which provides inter-regional and inter-municipal service, is comprised of the following elements:
- a) "Rapid Transit Spine" that is planned to provide dedicated transit lanes in most arterial road sections, and intersect with local transit services;

- b) "High Frequency Transit Network" that consists of buses in planned High Occupancy Vehicle (HOV) lanes, or buses or in mixed traffic, with transit signal priority at major intersections and other measures to ensure fast and reliable transit service. Planned HOV lanes may be converted to dedicated bus lanes as growth in ridership warrants;
- c) "Other Transit Connection" that facilitate longer-distance trips, providing direct links to Transportation Hubs and Commuter Stations from smaller urban and rural areas;
- d) "Commuter Rail" service that carries passengers at high rates of speed over longer distances and link to Transportation Hubs and Commuter Stations, providing transfer points to other transit services and transportation modes;
- e) "Protect for Future Commuter Rail" corridors that identify future connections on existing rail corridors beyond 2031;
- f) "Transportation Hubs" that are major travel destinations and facilitate transfers between different modes of travel or between transit services; and
- g) "Freeway Transit" services that facilitate long-distance inter-regional and inter-municipal transit trips within the Highway 407, 412 and 418 right-of-way. The designation of Freeway Transit supports the implementation of frequent bus service, with dedicated commuter parking lots and transit terminals at interchanges, which is planned to evolve to a dedicated transitway facility beside the freeway in the long-term.

11.3.19 In support of existing and future transit services, *development* adjacent to a Transportation Hub, Commuter Station, Rapid Transit Spine and the High Frequency Transit Network designated on Schedule 'C' – Map 'C3', Transit Priority Network, shall provide for:

- a) complementary higher density and mixed uses at an appropriate scale and context in accordance with Policy 8A.2.2 for Transportation Hubs and Commuter Stations and Policy 8A.2.9, where a Rapid Transit Spine or the High Frequency Transit Network is within Regional Corridors;
- b) buildings oriented towards the street, to reduce walking distances to transit facilities;
- c) facilities which support non-auto modes including: drop off facilities, bus bays, bus loops, bus shelters, walkways, trails and other pedestrian and cycling facilities; and

- d) limited surface parking and the potential *redevelopment* of existing surface parking.

For the purposes of this Policy, development adjacent to a Transportation Hub or Commuter Station generally means an area within an approximate 500 metre radius of the station, representing about a 10-minute walk. The extent and delineation of the boundaries and land-use designations to implement the intent of this policy shall be detailed in area municipal official plans.

- 11.3.20 Centres and Corridors that correspond to a Rapid Transit Spine, as designated on Schedule 'C' – Map 'C3', Transit Priority Network, should be developed to their fullest potential in accordance with Sub-Section 8A of this Plan.
- 11.3.21 Where technically and financially feasible, suitable transit services are encouraged to be provided to newly developing areas as early as possible.
- 11.3.22 Regional Council supports the extension of GO rail service to Bowmanville, Uxbridge and the Seaton community within the Pickering Urban Area as indicated on Schedule 'C' – Map 'C3', Transit Priority Network. Regional Council supports the investigation of improved transit connections from GO Rail services to the Region's northern municipalities. In addition, Regional Council supports the investigation of further extensions of rail passenger service along existing rail corridors, including the C.P.R. Havelock Line and the C.N.R. Uxbridge Line.

## REGIONAL CYCLING PLAN

- 11.3.23 The Region in cooperation with the area municipalities, will implement a Regional Cycling Plan, which will:
  - a) recognize that cycling facilities form part of a balanced transportation system;
  - b) establish a network of on and off road cycling facilities across the Region;
  - c) provide policies and programs to address matters of encouragement, enforcement, education, engineering and funding; and
  - d) recommend actions for the implementation of the Plan's policies, programs, and cycling network.
- 11.3.24 The Regional cycling network will be established over time, and as budget considerations permit, in association with Regional and area municipal projects and activities.

- 11.3.25 This Plan supports an urban environment and infrastructure that encourages and supports *active transportation* throughout the Region through policies and practices that ensure safe, direct, comfortable, attractive and convenient connections.

## GOODS MOVEMENT

- 11.3.26 Schedule 'C' – Map 'C4', Strategic Goods Movement Network, identifies preferred haul routes that are planned to accommodate commercial vehicles on a year round basis, and which link major generators of traffic. Infrastructure to support this network will be considered as part of the capital works program and will be subject to budgetary considerations.
- 11.3.27 In the consideration of *development* applications adjacent to railways, a landscape buffer shall be required of a size to be determined by the Provincial Government and/or the Council of the respective area municipality, in consultation with the appropriate railway authority.
- 11.3.28 Prior to the development of the future airport in the City of Pickering, an investigation to establish the required Transportation System improvements shall be undertaken.
- 11.3.29 The Region recognizes the 1997 Agreement between the City of Oshawa and Federal Government that guarantees the operation of the Oshawa Executive Airport for fifty years unless a new airport at Pickering opens, in which case Oshawa has committed to continue operating the Executive Airport until at least 2033. Should the Oshawa Executive Airport cease operation, the policies of Section 8, as well as the extension of Stevenson Road and Beatrice Street shown on Schedule 'C', Map 'C2', Road Network, shall apply to this area without amendment to this Plan.
- 11.3.30 Councils of the area municipalities may recognize, at their sole discretion, licensed aircraft landing strips in the respective zoning by-laws, provided that such are compatible with the intent of this Plan.
- 11.3.31 The Oshawa Harbour shall be maintained as a commercial port facility in the Region until such time as studies have been completed for both Oshawa Harbour and St. Marys Cement dock facility in the Municipality of Clarington, after which the role of the Oshawa Harbour may be reconsidered.
- 11.3.32 Regional Council supports investigations by the Federal and Provincial Governments to examine measures to improve the level of safety associated with the transportation of dangerous goods.
- 11.3.33 Regional Council supports the development of coordinated, consistent and comprehensive emergency response plans to address incidents related to the transportation of dangerous goods.

## MITIGATING COMMUNITY AND ENVIRONMENTAL IMPACTS

- 11.3.34 In the consideration of *development* applications abutting or adjacent to arterial roads, Regional Council and Councils of the area municipalities shall have regard to the Region's guidelines and other area municipal guidelines where applicable.
- 11.3.35 In the consideration of *development* applications abutting arterial roads where access opportunities are limited, development patterns that promote pedestrian *connectivity* and permeability to the arterial road will be supported by:
- a) minimizing the amount of reverse lot frontage along the arterial road;
  - b) promoting alternatives to reverse lot frontage such as window streets and cul-de-sacs adjacent to the arterial road;
  - c) providing noise attenuation walls or fencing, where applicable, along the sideyard of lots adjacent to the arterial road; and
  - d) establishing direct visual and pedestrian connections from proposed land uses and/or local streets and to the arterial road.
- 11.3.36 The Region in conjunction with area municipalities may assess the need for and develop corridor plans in conjunction with Municipal Class Environmental Assessments for major road works, or significant *development* applications or plans. Such corridor plans will provide a vision for the development of Regional Road corridors over time and shall address:
- a) the transportation environment, including present and future mobility and access requirements;
  - b) adjacent land uses and the future built environment; and
  - c) streetscaping and the public realm.
- These corridor plans will be used to guide the development of key arterial corridors and will provide implementation measures and financial commitments for activities such as planning, design, maintenance, planting, construction or reconstruction.
- 11.3.37 Where a *development* application or site plan is contingent upon road improvements that are subject to a Municipal Class Environmental Assessment or a corridor plan, as determined by the Region in conjunction with the area municipality, the *development* application or site plan shall not be approved until the Municipal Class Environmental Assessment or corridor plan are completed to the extent required to assess the *development* application or site plan.

## AREA MUNICIPAL OFFICIAL PLANS

- 11.3.38 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intention of this Plan and the provisions of this Section, particularly Policies 11.3.1, 11.3.3, 11.3.17, 11.3.18, 11.3.25, 11.3.34 and 11.3.35.

# **Part C - Special Areas**

## Section 12

### Special Study Areas

#### 12.1 General Policies

12.1.1 Special Study Areas designated on Schedule 'A' require further study, after which appropriate designations shall be adopted by amendment to this Plan.

12.1.2 Until such time as appropriate amendments have been adopted for a Special Study Area, the existing zoning by-laws that apply to the Special Study Area may remain in force, or may be amended, provided that such by-laws allow only uses, such as agricultural and/or temporary uses, in accordance with the provisions of the Planning Act and this Plan, and provided that such uses, if developed, will not prejudice the conclusions and recommendations of the intended studies.

12.1.3 Special Study Areas 5 and 6 apply to lands located within the Uxbridge Urban Area. An amendment to this Plan to designate these lands for *development* shall be subject to the consideration of the following:

- a) the amount and rate of *development* that has occurred in the area designated "Living Area"; and
- b) the availability of servicing capacity.

## Section 13

### Specific Policy Areas

#### 13.1 General Policies

13.1.1 Specific Policy Areas as designated on Schedule 'A' shall be governed by the respective provisions of Section 13.2, and any other detailed provisions which may be incorporated into the area municipal official plans in accordance with the intent of this Plan.

#### 13.2 Policies

##### 13.2.1 Specific Policy Area A (Pickering)

13.2.1.1 This area, designated on Schedule 'A' – Map 'A4', Schedule 'B' – Map 'B1d', and Schedule 'C' – Maps 'C1', 'C2', 'C3' and 'C4', contains land comprising Central Pickering (the Seaton Urban Area and the Duffins Rouge Agricultural Preserve) that shall be developed in accordance with the Central Pickering Development Plan.

13.2.1.2 Notwithstanding any other provisions of this Plan to the contrary, Central Pickering shall be developed in accordance with the provisions of the Central Pickering Development Plan. The intent is to develop a sustainable urban community in Seaton, together with a thriving agricultural community in the Duffins Rouge Agricultural Preserve, and an extensive Natural Heritage System. The provisions of this Plan shall also apply, as applicable. In the event of a conflict between this Plan and the Central Pickering Development Plan, the latter shall prevail. The Central Pickering Development Plan should also be read in conjunction with other land-use planning policies, regulations and/or standards, as amended from time to time, including both the Growth Plan and the Provincial Policy Statement.

13.2.1.3 Detailed policies and neighbourhood plans for the Seaton Urban Area to implement the Central Pickering Development Plan shall be incorporated into the City of Pickering Official Plan.

13.2.1.4 The Central Pickering Development Plan recognizes that the Natural Heritage System in the Seaton Urban Area is based on the premise that natural features and functions can be protected while also providing a place for recreation, learning, mental and spiritual regeneration, interaction and movement. The Natural Heritage System shall be delineated in the Pickering Official Plan to the satisfaction of the Ministry of Natural Resources and Forestry.

- 13.2.1.5 The *development* of the Seaton Urban Area shall be based on the following:
- a) for the purposes of Policy 7.3.15, the Seaton Urban Area shall be considered as one overall secondary plan area;
  - b) the provision of a range of housing and employment that accommodates the population and employment forecasts included in the Central Pickering Development Plan;
  - c) the provision of linkages for pedestrians and cyclists between neighbourhoods and communities, internally and externally, and to the public transit system;
  - d) the provision of employment opportunities along Highway 407, concurrent with residential *development*;
  - e) the protection and restoration of the Natural Heritage System in accordance with the Central Pickering Development Plan;
  - f) the integration of Central Pickering as part of the overall *development* of the City of Pickering;
  - g) innovation and energy conservation to promote an example of a model community of 21<sup>st</sup> century urbanization; and
  - h) the provision of *infrastructure*, both internal and external to Central Pickering, in conjunction with the phasing of *development*.
- 13.2.1.6 The Central Pickering Development Plan designates two future interchanges along Highway 407, in the vicinity of sidelines 22 and 26 in the City of Pickering, as reflected on Schedule 'C' to this Plan. Through the design review process, the location of these interchanges may be adjusted without amendment to this Plan.
- 13.2.1.7 *Development or site alteration* on lands within the Duffins Rouge Agricultural Preserve shall be in accordance with Ontario Regulation 154/03 and the Duffins Rouge Agricultural Preserve Act, 2005.
- 13.2.1.8 In the event Ontario Regulation 154/03 is lifted, the lands within the Duffins Rouge Agricultural Preserve shall be developed in accordance with the Central Pickering Development Plan.

\*D1 13.2.2 Specific Policy Area B (Clarington)

This area is owned by St. Marys Cement. Notwithstanding any policy in this Plan to the contrary, it is the policy of this Plan that a cement plant, ready-mix batching plant, asphalt plant, truck terminal, and an aggregate operation and ancillary uses in accordance with Sub-Section 9D, construction and industrial uses and a commercial docking facility and ancillary uses thereto, are permitted, and shall be subject to the following:

- a) prior to the expansion of the existing dock facilities, the owner shall obtain all necessary approvals from the Federal and Provincial Governments, in consultation with the Region and the area municipality, and may be required to enter into a development agreement with the Region;
- b) in the course of preparing a waterfront plan, Regional Council shall consult with the Federal and Provincial Governments, the area municipality and St. Marys Cement to determine future uses for the area after rehabilitation and the possibility of establishing a Regional harbour facility;
- c) in the course of preparing a waterfront plan, alternatives for a continuous open space linkage around the site shall be provided, in consultation with the area municipality, the owner, Hydro One and Ontario Power Generation and Canadian National Railway; and
- d) the Region recognizes that the provision of the Provincial Policy Statement requires recognition of the existing licences.

13.2.3 Specific Policy Area C (Clarington)

This area contains the site of the Port Granby Nuclear Waste Management Facility that is operated under license from the Canadian Nuclear Safety Commission. This area shall be subject to the following:

- a) notwithstanding any other provisions of this Plan to the contrary, until such time as the facility has been decommissioned and the site rendered safe for uses permitted within the Waterfront Areas designation, no uses shall be permitted on the site that could be affected by the waste management facility;
- b) Regional Council shall encourage the Canadian Nuclear Safety Commission to:
  - i) expedite the removal of all waste from the existing waste management facility;
  - ii) render the area safe; and

- iii) rehabilitate the site in such a manner as to permit the uses designated in this Plan; and
- c) Regional Council shall consult with the Ministry of the Environment, Conservation and Parks, Environment Canada and the Canadian Nuclear Safety Commission for the purpose of determining which uses could eventually be permitted in this area in the course of preparing a waterfront plan, in accordance with Section 10 of this Plan.

# **Part D - Implementation and Interpretation**

## Section 14

### Implementation

- 14.1 Goal
- 14.1.1 To offer guidance for the actions and decisions of all governments, individuals, corporations, authorities, boards and agencies.
- 14.2 General Policies
- 14.2.1 It is the intention of the Region to implement this Plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act, and such other statutes as may be applicable.
- 14.2.2 The Plan recognizes that the implementation of any policy herein requires that the Region have the legal jurisdiction to do so. Specifically, this Plan is not intended to, in any way, infringe, nor is it to be interpreted as in any way infringing, on the statutory rights, powers or prerogatives of any other legal jurisdiction, except as the Region has the legal authority to do so.
- 14.2.3 The Durham Regional Official Plan establishes a framework to guide the Region's growth and development. It is the intent of the Region that the Regional Official Plan provide general guidelines for the preparation of detailed planning documents by the area municipalities. The level of detail in the Regional Official Plan is intended to sufficiently ensure the achievement of the Regional goals outlined in the Plan.
- 14.2.4 The provisions of this Plan require that certain types of *development* proposals, such as aggregate resource extraction areas and aggregate-related industrial uses be permitted only by an application to amend this Plan. This will allow a comprehensive, consistent and thorough review of the appropriateness of such proposals throughout the Region.
- 14.2.5 Technical changes to the base information on Schedules 'A', 'B', and 'C' shall be made without amendment to this Plan.
- 14.2.6 Changes and refinements to Schedule 'B' – Map 'B1', *Key Natural Heritage and Hydrologic Features*, based on updated information from the Province or as a result of a natural heritage evaluation and/or hydrological evaluation will be incorporated into this Plan through a *comprehensive review*.
- 14.2.7 Changes as a result of new information shall be made to Schedule 'D' without amendment to this Plan.
- 14.2.8 At such time as the Provincial Government issues a policy statement under the Planning Act, this Plan will be amended forthwith.

14.2.9 All agricultural and non-agricultural developments outside of Urban Areas shall comply with the Provincial *Minimum Distance Separation formulae*.

14.3 Area Municipal Official Plans

14.3.1 Area municipalities are required to prepare and adopt a new area municipal official plan or appropriate amendment to existing official plans in conformity with this Plan.

14.3.2 It is recognized, however, that some time may elapse before the existing area municipal official plans can be amended to conform with this Plan. In the interim, only those provisions of the existing area municipal official plan which are in conformity with this Plan shall remain in force and effect. For greater certainty, and notwithstanding any other provisions of this Plan, it is not the intent of this Plan to repeal any amendments to existing area municipal official plans which have been adopted by Council and are not yet in force.

14.3.3 Area municipalities are encouraged to prepare official plans for part of or for their entire municipality. In the preparation of these plans, priority shall be given to Urban Areas and hamlets. For municipalities not having complete official plan coverage, the policies of this Plan shall be used to guide *development* and assess *development* applications.

14.4 Community Improvement Plans

REGIONAL COMMUNITY IMPROVEMENT PLANS

14.4.1 For the purposes of promoting complete communities, consistent with the objectives of this Plan pertaining to the principles for the development of Urban Areas, in particular, *intensification*, the Region may support community improvement from time to time by designating by by-law, Community Improvement Project Areas for the purposes of adopting Regional *Community Improvement Plans*. These Plans, adopted by Regional Council in accordance with the provisions of Section 28 of the Planning Act, may contain provisions for grants or loans, or providing other assistance consistent with the objectives described in the *Community Improvement Plan*.

Regional *Community Improvement Plans* may address the following:

- a) *affordable* housing;
- b) infrastructure that is within the Region’s jurisdiction;
- c) land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide for higher density mixed use *development* and *redevelopment*; or
- d) other matters as the Province may prescribe in accordance with the Planning Act.

## AREA MUNICIPAL COMMUNITY IMPROVEMENT PLANS

- 14.4.2 The Region of Durham recognizes that the area municipalities may adopt *Community Improvement Plans* in accordance with the Planning Act, to stimulate the re-use, revitalization, *redevelopment* and rehabilitation of Urban Areas, based on local needs and priorities.
- 14.4.3 To assist in the implementation of area municipal *Community Improvement Plans*, the Region may adopt a Revitalization Program that will guide how the Region may participate financially, or otherwise, in area municipal *Community Improvement Plans*.
- 14.4.4 The Region's participation in an area municipal *Community Improvement Plan* will be subject to both the Region's Revitalization Program and the Region's annual Business Plan and Budget process.
- 14.4.5 The Region's participation in the implementation of an area municipal *Community Improvement Plan* is intended for projects that contribute to achieving the goals of the Regional Official Plan for the development of Urban Areas.
- 14.5 Zoning By-laws
- 14.5.1 Where this Plan or any part thereof takes effect, every zoning by-law then in effect in the Region, affected thereby, shall be amended forthwith by the area municipalities to conform with this Plan, pursuant to the Planning Act.
- 14.5.2 In accordance with the provisions of the Planning Act and the appropriate provisions of this Plan, the Council of an area municipality is encouraged to prezone land using the holding symbol "H" or "h", in conjunction with any use category, and indicate the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law.
- 14.5.3 Prior to passing a by-law to remove the holding symbol, the Council of the area municipality shall ensure that:
- a) the *development* is consistent with the orderly and phased *development* of the municipality;
  - b) the owner has satisfied all of the requirements of the area municipality and entered into any necessary agreements in this regard; and
  - c) the owner has satisfied all the requirements of the Regional Municipality of Durham with respect to the provision of sewer and water services, Regional roads, and entered into any necessary agreements in this regard.

- 14.5.4 Notwithstanding Policy 14.5.1, this Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, the Councils of the area municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or the variations to similar uses, provided that such uses:
- a) have no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan;
  - b) comply with Provincial *Minimum Distance Separation formulae*, as amended from time to time, if applicable;
  - c) are accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis and is of a standard of construction adequate to provide for the additional traffic generated by the proposed use;
  - d) are subject to any conditions that may be contained in an area municipal official plan;
  - e) where located on the Oak Ridges Moraine; were lawfully existing as of November 15, 2001; and where any expansion or enlargement thereto or variation to a similar use is implemented in conformity with Parts III and IV of the Oak Ridges Moraine Conservation Plan, which contains policies intended to maintain, improve or restore the *ecological* and *hydrological integrity* of the Moraine; and
  - f) where located in the Protected Countryside of the Greenbelt Plan Area; were lawfully existing as of December 15, 2004; and where any expansion or enlargement thereto or variation to a similar use is implemented in conformity with the Greenbelt Plan.

Each case will be considered on its own merits by the Council of the respective area municipality and may be subject to site plan control. Lot creation associated with such uses shall not be granted.

- 14.5.5 Regional Council may enact by-laws to regulate the use of land lying within a distance of 45 metres from any limit of a Regional road, as provided for by the Municipal Act.

#### 14.6 Site Plan Control

- 14.6.1 Regional Council shall encourage the use of the site plan control provisions of the Planning Act to implement the policies and provisions of this Plan and the area municipal official plans, and to coordinate and enhance the physical *development* of the area municipality.

14.6.2 Provisions for site plan control shall be detailed in the area municipal official plans. To enable the use of site plan control in area municipalities not having appropriate, approved site plan control provisions in their respective official plans, each such municipality is hereby declared to be a proposed site plan control area. The following uses, however, shall be exempted:

- i) residential *development* of one or two dwelling units per lot;
- ii) agricultural and farm-related buildings or structures that are utilized in farming operations; and
- iii) aggregate resource extraction activities.

In addition, drawings showing plans and elevations of each building to be erected within designated site plan control areas may be required for apartments and other multiple-family type dwellings of less than 25 units, with the exception of those dwellings exempted herein.

The provisions of this Section shall not apply to area municipalities with appropriate, approved site plan control provisions in the respective official plans.

14.6.3 The Council of an area municipality may, by by-law, designate the whole or part of the proposed site plan control area within its jurisdiction as a site plan control area.

14.6.4 Where *development* subject to site plan control abuts a road, under the jurisdiction of the Region, the area municipality, upon application for site plan approval, shall advise the Region to enable the implementation of the Planning Act.

14.6.5 The Council of the area municipality and/or Regional Council may require the owners of land proposed for *development* under site plan control to enter into one or more agreements under the Planning Act to address all matters contained therein.

14.7 Subdivision and Condominium Approvals and Agreements

- 14.7.1 Regional Council shall approve only those plans of subdivision which:
- a) comply with the provisions of this Plan and the applicable area municipal official plans; and
  - b) can be supplied with adequate Regional services to the satisfaction of Regional Council.

14.7.2 Under conditions of approval attached to plans of subdivision pursuant to the Planning Act:

- a) Regional Council shall require that the applicants enter into appropriate agreements, which may be registered against the title of the subject lands, and which may include such matters as Regional services, financial requirements, Regional road facilities, dedication of land for public uses, exclusive of parks and other requirements, to implement the provisions of this Plan;
- b) the Council of the respective area municipality may require that the applicants enter into appropriate agreements, which may be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provisions of this Plan and the applicable area municipal official plans;
- c) if approval of a draft plan of subdivision lapses, the growth management objectives of Policy 7.3.9 and Sub-Section 8A shall be considered as a key component of the development review process for any new draft plan of subdivision;
- d) if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management objectives of Policy 7.3.9 and does not conform to the Policies of this Plan, Regional Council or the Council of the respective area municipality may use its authority under Section 50(4) of the Planning Act to deem it not be a registered plan of subdivision; and
- e) Regional Council or the Council of the respective area municipality may require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the Planning Act.

14.8 Severances

14.8.1 Severances shall only be granted in conformity with the intent of this Plan and this Plan's designations, uses and policies, the zoning by-laws of the respective area municipality and in accordance with the Planning Act. In addition, under no circumstances shall severances be granted that are contrary to this Plan and/or any area municipal official plan.

14.8.2 In determining whether a plan of subdivision under the Planning Act is necessary, three additional lots may be considered as the maximum number of division by severance.

- 14.8.3 The division of lands by severance shall be in compliance with the provisions of any site plan, subdivision or any other development agreements registered against the title of the subject lands.
- 14.8.4 The division of land by severance in Employment Areas shall be discouraged unless there exists an agreement between the owner and the Council of the respective area municipality and, where applicable, Regional Council, registered on title of the subject lands, indicating among other things, the subdivision design and the provision of services for the lands affected. The application of this provision, at the discretion of the Council of the respective area municipality, need not apply to infilling within established Employment Areas.
- 14.8.5 All proposed lots shall have frontage upon, and access to, a public road which is maintained by the appropriate authority as open to traffic on a year-round basis and is of a standard of construction adequate to provide for the additional traffic generated by the proposed *development*.
- 14.8.6 Notwithstanding Policy 14.8.5, a land-locked parcel related to a land assembly for a future subdivision proposal may be created, provided that there is an overall plan, indicating the approximate extent of the land assembly and provisions for future access.
- 14.8.7 All parcels of land shall be of an adequate size for the use proposed, having regard to the topography of the land, the siting of proposed buildings and points of access. Where municipal services do not exist and are not to be provided for the *development*, regard shall be had to the suitability of the soil conditions to provide for an adequate potable private water supply, and for the installation of a satisfactory private sewage disposal system which complies with the standards of the Ministry of the Environment, Conservation and Parks and the Region.
- 14.8.8 The creation of a lot in an area susceptible to flooding, erosion or any other physical or environmental constraint will be discouraged, unless it can be clearly established that the proposed use does not adversely impact such constraints, in accordance with Policy 2.2.7.
- 14.8.9 Where applicable, the Provincial *Minimum Distance Separation formulae* and the Environmental Protection Act and regulations made thereunder shall apply to the division of land by severance.
- 14.8.10 Where applicable, the approval of any application for severance for multiple residential, commercial or industrial uses shall be subject to the provisions of a site plan control agreement under the Planning Act, which has been entered into with the Council of the respective area municipality, and to the provisions of a servicing agreement, which has been entered into with the Region, and such agreements shall be registered on the title of the subject property.

- 14.8.11 On the granting of a severance, conditions may be imposed on both the severed and retained parcels, but not to be limited to, the following:
- a) the fulfillment of financial requirements of the Region and/or area municipality;
  - b) the dedication of lands to the area municipality for park purposes or, as an alternative, the payment of cash-in-lieu of such dedication may be accepted by the area municipality;
  - c) where applicable, the dedication of appropriate road widenings or one-foot reserves across the frontages of all proposed lots;
  - d) the limitation of time for the fulfillment of conditions of approval prior to the lapsing of the severance;
  - e) the submission of a registered reference plan; and
  - f) in the case of surplus farm dwellings, that the retained farm parcel be zoned to prohibit any further severances and the establishment of any residential dwelling, in perpetuity.
- 14.8.12 In Prime Agricultural Areas and Major Open Space Areas, any severance applications for *agricultural and agricultural-related uses* shall be considered in accordance with Sub-Section 9A and Policy 10A.2.3. Where applicable, such severance applications will conform with the Oak Ridges Moraine Conservation Plan, which contains restrictive lot creation policies that are intended to maintain, improve or restore the *ecological and hydrological integrity* of the Moraine; and the Greenbelt Plan, which contains restrictive lot creation policies that are intended to support long-term agricultural production and economic activity and long-term sustainability of the Natural Heritage System within the Protected Countryside.
- 14.8.13 The Region shall annually monitor severance activity within the Region.
- 14.8.14 Acquisition of land in appropriate locations by municipalities or conservation authorities for natural heritage conservation purposes is supported. A severance to secure valued greenspace for natural heritage conservation purposes may be permitted to adjust a property boundary or create a new lot provided that the severed parcel is zoned to permit only natural heritage conservation uses. However, consistent with other policies of this Plan, no new lot may be created for a residential dwelling in Prime Agricultural Areas or where *development* would negatively impact a *key natural heritage* and/or *hydrologic feature*.

14.8.15 In the Oak Ridges Moraine and Greenbelt Protected Countryside, no new lots may be created, except those specified in this Plan, within or partially within a minimum *vegetation protection zone* of a *key natural heritage feature* and/or a hydrologically sensitive feature.

#### 14.9 Land Acquisition

14.9.1 Regional Council and the Council of an area municipality may acquire land to implement any feature of this Plan in accordance with the provisions of the Municipal Act and the Planning Act or any other statute.

14.9.2 Acquisition of land by municipalities, public agencies and utility providers for *infrastructure* to implement any feature of this Plan may be considered, in accordance with the policies of this Plan, applicable statutes, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, where applicable.

#### 14.10 Review And Monitoring

14.10.1 A *comprehensive review* of this Plan may be undertaken as required, at any time to incorporate new objectives, policies and specific designations. This Plan will be reviewed, in whole, or in part, not less frequently than every five years to ensure that it continues to embody the policies of Regional Council and to ensure that it has regard for matters of provincial interest, conforms to Provincial Plans, and is consistent with the Provincial Policy Statements.

14.10.2 A *comprehensive review* of all of this Plan shall be initiated at the appropriate time to inform the Region's participation in Provincial Plan Reviews, including the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe. In particular, such review will be initiated to assess the implementation of settlement area expansions in the Townships of Brock, Scugog and Uxbridge at the 10 year review of the Greenbelt Plan.

14.10.3 The Region, in consultation with the area municipalities will monitor the following key growth management objectives on a regular basis:

- a) population and employment forecasts, coincident with the release of relevant Census of Canada information, and updates to the Growth Plan for the Greater Golden Horseshoe;
- b) *intensification* rates for each area municipality in relation to Schedule 'E' – Table 'E9' and the Region-wide target of 40% *intensification* within the *built-up* area, including the following key growth areas:
  - i) Centres;
  - ii) Corridors; and
  - iii) Waterfront Places;

- c) the Region-wide density of population and jobs in relation to the 50 people and jobs combined per *gross* hectare target in *greenfield* areas and more specifically, the achievement of minimum *greenfield* area targets for Living Areas and Employment Areas;
- d) the density of population and jobs in the Urban Growth Centres of Oshawa and Pickering, in relation to the combined density target of 200 residents and jobs per *gross* hectare; and
- e) the mix, range, and affordability of housing units.

14.10.4 The Region will not initiate a *comprehensive review* under s.26 of the Planning Act that would propose an expansion to the Urban Area boundary of the City of Pickering related to the lands referenced in Policy 7.3.11 p) of this Plan, in the absence of an amendment to the Growth Plan for the Greater Golden Horseshoe that provides increased forecasts in Schedule 3.

#### 14.11 Notice Of Public Meetings

14.11.1 When Regional Council intends to consider an amendment to this Plan, a notice of public meeting, and notice of any required open house, shall be given in accordance with the requirements of the Planning Act, as amended from time to time, at least 20 days prior to the meeting at which such matters will be considered, in order to afford any person an opportunity to attend the meeting and make representation in respect to the proposed amendment.

#### 14.12 Pre-Consultation And Complete Application Requirements

14.12.1 In accordance with the provisions of subsections 22(4), (5) and (6), and 51(17), (18) and (19) of the Planning Act, as amended from time to time, any application submitted to the Region in support of a development proposal must be a complete application and be accompanied by the appropriate fee, before any processing will begin. Any required background reports, studies, documents and materials, as set out in Schedule 'E' – Table 'E8', must be prepared and submitted with the application, to the satisfaction of the Region. Should it be determined through the review process and/or peer review process, that the submission is incomplete, inadequate or that further issues need to be addressed, additional information may be required.

14.12.2 Prior to the submission of any development application for which the Region is the approval authority, applicants shall pre-consult with the Region's Planning Department in accordance with the provisions of this Plan and the Region's Mandatory Pre-Consultation By-law. The pre-consultation process is intended to address the requirements for a complete application as specified in Schedule 'E' – Table 'E8' and other sections of the Official Plan and may require more than one pre-consultation meeting and involve other agencies and Regional departments. For clarification purposes, this policy is not intended to apply to an application for an area municipal official plan amendment regardless of whether it has been deemed to be non-exempt from Regional approval.

14.12.3 A request to convert lands within the Employment Areas designation to non-employment uses, where a municipal *comprehensive review* is underway, shall be accompanied by a complete application to amend the Durham Regional Official Plan.

Any application to convert lands within the Employment Areas designation where a municipal *comprehensive review* is not underway, shall be recommended for refusal, or held in abeyance pending the commencement of a municipal *comprehensive review*.

14.13 Policy Exceptions

14.13.1 Notwithstanding any other provisions of this Plan, a single detached dwelling may be permitted on existing lots of record, created on or before July 14, 1976, subject to such a lot complying with the provisions of the respective zoning by-law.

14.13.2 The following Policies of the Durham Regional Official Plan, as adopted on July 14, 1976 and as amended, remain in effect as exceptions to this Plan: 8.1.3.13, 8.3.2.6, 8.3.2.8, 8.3.2.12, 8.4.2.10, 9.4.2, 10.2.2.3, 10.4.1.6, 10.4.2.8, 10.4.2.12, 11.2.13, 11.2.14, 12.2.16, 12.2.17, 12.3.5 and 16.9.9. (See Appendix 1 to this Plan)

14.13.3 Notwithstanding any other provision in this Plan to the contrary, the following amendments to the Durham Regional Official Plan (1976), adopted by Regional Council and approved by the Minister of Municipal Affairs and Housing or the Ontario Municipal Board, form part of this Plan and remain in effect: Amendment #242, 249, 251, 261, 262, 263, 268, 269, 279, 281, 288 and 289. (See Appendix 2 to this Plan)

14.13.4 The following policy applies to the Vanstone Mill lands in the Municipality of Clarington:

Notwithstanding the outstanding referral of the lands located north of Highway 2, south of the CPR Line and west of the redefined floodline on the west side of Bowmanville Creek, these lands may be used for residential purposes.

Notwithstanding the outstanding referral of the lands lying on the north side of Highway 2, south of the CPR Line west of Scugog Street and east limit of the redefined floodline of the Bowmanville Creek, these lands may be designated in the Official Plan for the Municipality of Clarington as Regional Centre and used for such purposes.

14.13.5 Notwithstanding the outstanding deferral of the lands located on the west side of Regional Road 2, between Columbus Road and Howden Road, municipally known as 3622 Simcoe Street North, being Part of Lots 13, 14 and 15 and part of the road allowance between Lots 14 and 15, Concession 7, in the City of Oshawa, an 18-hole golf course may be permitted, subject to the fulfillment of the following provisions:

- a) a financial guarantee by means of a letter of credit to ensure the implementation of all remedial measures should a significant water supply problem arise with surrounding residents;
- b) the implementation of an approved surface water and groundwater monitoring program, including an annual monitoring report prepared by the applicant, for a minimum of 3 years after construction;
- c) the entering into an agreement with the Region for all required construction and costs associated with implementing a safe operating access to the subject lands; and
- d) the implementation of measures, such as a construction management plan and a turf management plan, to ensure the golf course *development* will have minimal effect on the natural heritage features of the area.

14.13.6 Notwithstanding any provisions to the contrary, a country residential plan of subdivision shall be permitted on the lands described as Part of Lots 8 and 9, Concession 4, within the Township of Uxbridge, identified as Assessment # 18-29-010-004-16600 and #18-29-010-004-16700.

14.13.7 The following policies apply to lands located in Whitby, identified as "Lands appealed to OMB" as shown on Schedule 'A' – Map 'A4':

- a) the proposed designations and Urban Area boundary as adopted by Regional Council on June 3, 2009 are under appeal at the Ontario Municipal Board and are adjourned;

- b) the Board may be requested to resume consideration of the proposed Urban Area expansion and designations once a *comprehensive review* has been completed by the area municipality in accordance with the policies of this Plan, with the approval of the Region. The *comprehensive review* shall demonstrate conformity with the provisions of this Plan, in particular policies 7.3.9, 7.3.10, 7.3.11 and 7.3.12; and
  - c) Until such time that the provisions of subsection b) above is met, the lands in north Whitby will remain as designated on June 2, 2009.
- 14.13.8 In accordance with Policy 8C.2.11 and in recognition of the highway infrastructure adjacent to lands located at the north west corner of Highway 401 and Lakeridge Road south of Kingston Road in the Town of Ajax, said land may be considered for designation as an Employment Area at such time as these lands are considered in accordance with Policy 5.6 of the Greenbelt Plan and in the context of a Regional Municipal Comprehensive Review.

## Section 15

### Interpretation

- 15.1 Unless otherwise specified in this Plan, deviation from the provisions of the text and Schedules 'A', 'B' and 'C' of this Plan will require an amendment to this Plan.
- 15.2 In order to provide for flexibility in the interpretation of the numerical figures and quantities in the text, it is intended that such figures and quantities be considered to be approximate, and that for the purposes of preparing area municipal official plans, zoning by-laws, subdivision approvals, site plan approvals, severances or building permits, minor deviations may be permitted, without amendment to this Plan, provided that such deviations do not alter the intent of this Plan. Further, changes to the policy numbering and/or cross-referencing may be undertaken without amendment to this Plan, as well as editorial, lettering and map changes which do not alter the intent of the Plan.
- 15.3 The examples of permitted uses are included in this Plan to illustrate the range of activities permitted in each designation. Specific uses shall be defined at such time as the area municipal official plans and/or zoning by-laws come into effect.
- 15.4 Schedule 'A' shows the extent of the urban areas and the distribution of their components. Where the external boundaries of Urban Areas abut or are located immediately adjacent to roads, rights-of-way, railways, transmission lines, lot lines, concession lines and watercourses, it is intended that these boundaries shall coincide with such features. Deviations therefrom shall require an amendment to this Plan. The internal boundaries and alignments of the components of these urban areas are approximate only, and are not intended to mark the exact location or extent of the designation of such components, except where such designation coincides with arterial roads, railways, valleys, transmission lines or other clearly recognizable physical features. The exact internal boundaries shall be defined at such time as the area municipal official plans and zoning by-laws come into effect.
- 15.5 The detailed boundaries of the Urban Areas of Beaverton, Cannington, Sunderland, Uxbridge, Port Perry and Orono shall be determined in accordance with the limits of municipal service areas.
- 15.6 Those lands designated as "Living Areas" and being located on the south side of Dundas Street and west of a tributary of the Lynde Creek, Part of Lots 31 and 32, Concession 1, Town of Whitby, represent only those lands within Registered Plan 40M-1484.

- 15.7 The symbols used on Schedule 'A' are intended to be considered as the general location of certain activities. The exact boundaries shall be defined in area municipal official plans and zoning by-laws.
- 15.8 In determining the boundaries of the Prime Agricultural Areas, Shoreline Residential Areas, Major Open Space Areas and Waterfront designations for purposes of preparing zoning by-laws, regard shall be had to the various uses permitted in the respective designations, existing and future roads, other man-made features, property lines, rights-of-way, soil capability, topography, wooded areas, hazard lands and *key natural heritage* and *hydrologic features*, in accordance with Section 2, and Schedule 'A', which serves as a general indication of the boundary lines.
- 15.9 Where clarification is required for the interpretation of any policy in the Plan, reference shall be made to the general policies and, if necessary, the goals of the Plan.
- 15.10 This Plan has been prepared in accordance with relevant Provincial policies and/or plans. Specific terms appearing in *italics* in this Plan, are defined in Sub-Section 15A, and where noted, are consistent with the definitions provided in the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan (ORMCP), Central Pickering Development Plan (CPDP), Greenbelt Plan (GBP) and Growth Plan for the Greater Golden Horseshoe (GP). For specific applicability to any respective Provincial Policy or Plan regard should be given to that document. The boundaries of the Oak Ridges Moraine and Greenbelt Plan Area are shown on Schedules 'A', 'B' and 'D'. The Greenbelt Protected Countryside refers to those lands located within the Greenbelt Plan Area. In accordance with the Greenbelt Plan, the Protected Countryside lands are intended to enhance the spatial extent of agriculturally and environmentally protected lands currently protected by the Oak Ridges Moraine Conservation Plan while at the same time improving linkages between this area and the surrounding major *lake* systems and *watersheds*.
- 15.11 This Plan shall be referred to in area municipal official plans as the Durham Regional Official Plan.
- 15.12 The Region, and Regional Council, in this Plan shall mean The Regional Municipality of Durham.
- 15.13 This Plan contains provisions for which approvals have not been granted by the Ministry of Municipal Affairs and Housing (Deferrals). Such areas do not form part of the approved Plan, until or unless they receive approval from the Ministry of Municipal Affairs and Housing through further approved amendments to this Plan initiated by Regional Council, but do identify the position of Regional Council.

## Sub-Section 15A

### Definitions

**Active Transportation:** means any method of travel that is human-powered, such as walking and bicycling.

**Affordable [Housing]:** means:

- a) in the case of ownership housing, the least expensive of:
  - i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for *low and moderate income households*; or
  - ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and
- b) in the case of rental housing, the least expensive of:
  - i) a unit for which the rent does not exceed 30% of gross annual household income for *low and moderate income households*; or
  - ii) a unit for which the rent is at or below the average market rent of a unit in the Region.

**Agri-business:** means establishments that are small in scale, require locations in proximity to farm operations, and provide commercial or industrial services and/or products to the agricultural industry.

**Agricultural use:** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; horse riding and boarding stables; sod farms; maple syrup production; and associated on-farm buildings and structures.

**Agricultural-related use:** means those farm related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and are required in close proximity to the farm operation.

**Alvars:** means naturally open areas of thin or no soils over essentially flat limestone, dolostone or marble rock, supporting a sparse vegetative cover of mostly shrubs and herbs.

**Area of High Aquifer Vulnerability:** on the Oak Ridges Moraine, means an area of high aquifer vulnerability as prescribed in the Oak Ridges Moraine Conservation Plan. Elsewhere, means lands whose uppermost aquifer is most vulnerable to contamination as a result of surface activities or sources, due to the thickness and permeability of the rock and soil above the aquifer. Vulnerability is expressed as an intrinsic susceptibility index calculated using methods established by the Ministry of the Environment, Conservation and Parks. Lands with an index value of less than 30 are considered to be of high vulnerability.

**Area of Natural and Scientific Interest:** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

**Bed and Breakfast Establishment:** means an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the traveling or vacationing public in up to three guest rooms within a single dwelling that is the principal residence of the proprietor of the establishment.

**Brownfield Site:** means an undeveloped or previously developed property that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**Built-up Area:** means all land within the *built boundary*.

**Built Boundary:** means the limits of the developed urban area as identified on Schedule 'A' – Regional Structure and defined by the Minister of Infrastructure.

**Business Park:** means areas comprised of corporate offices oriented to and serving the business community, research and development facilities and light industries.

**Community Improvement Plan:** means a plan for the community improvement of a community improvement project area.

**Community Infrastructure:** means lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and *affordable* housing.

**Compact Urban Form:** means a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

**Comprehensive Review:** means an official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective area municipalities. A *comprehensive review* also includes an official plan review or an official plan amendment initiated by an area municipality that is in conformity with this Plan. For the purpose of this Plan, *comprehensive review* shall also mean a "municipal comprehensive review" in accordance with the Growth Plan for the Greater Golden Horseshoe, where applicable.

**Connectivity:** means the degree to which key natural heritage or hydrologic features are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfers, and energy flow through food webs.

**Contaminate Management Plan:** means a nutrient management strategy or plan if and as required by the Nutrient Management Act, 2002 or a municipal nutrient management by-law, or a comparable management and contingency plan for the management of contaminants stored on or discharged from the subject lands and that are not nutrients as defined by the Nutrient Management Act, 2002.

**Conversion:** means a redesignation from Employment Area to another urban designation, or the introduction of a use that is otherwise not permitted in the Employment Areas designation.

**Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include:

- a) the construction of facilities for transportation, infrastructure and utilities used by a public body;
- b) activities or works under the Drainage Act. (In the case of lands on the Oak Ridges Moraine, this applies only to the reconstruction, repair or maintenance of an existing drain approved under the Drainage Act.); and
- c) the carrying out of agricultural practices on land that continues to be used for agriculture uses.

**Downtown Area:** means a designated Centre characterized by its historical significance, as a focal point for the broader community.

**Ecological and Hydrological Integrity:** means the condition of ecosystems in which:

- a) the structure, composition and function of the ecosystems are unimpaired by stresses from human activity;
- b) natural and ecological processes are intact and self-sustaining; and
- c) the ecosystems evolve naturally.

**Ecological Features:** means naturally occurring land, water and biotic features that contribute to ecological integrity.

**Ecological Functions:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including *hydrological functions* and biological, physical, chemical and socio-economic interactions.

**Endangered, Threatened and Special Concern Species:** means a species that is listed or categorized as an "Endangered Species", "Threatened Species" or "Special Concern Species" on the Ontario Ministry of Natural Resources and Forestry official species at risk list, as updated and amended from time to time.

**Farm Vacation Home:** means an establishment that provides sleeping accommodation (including participation in farm activities, meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is located on a farm and is the principal residence of the proprietor of the establishment.

**Fish Habitat:** means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

**Floodplain Special Policy Area:** means an area within the community that has historically existed within the floodplain, and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from the strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A floodplain special policy area is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the floodplain.

**Floor Space Index (FSI):** means the ratio of *gross floor area* of a building to its respective lot area. For example, a lot with an area of 10,000 square metres would support a building of 25,000 square metres or more, based on an FSI of 2.5 (ratio of 2.5:1).

**Food Security:** means a situation in which all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice, and the ability of the agricultural community to support this system.

**Greenfield:** means all undeveloped lands within a designated Urban Area that are not within the *built-up area*.

**Greyfield Site:** means a previously developed property that is not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

**Gross [Density]:** is a means of measuring the ratio of people, jobs or units to a broad land area (e.g. greenfield areas). For the purposes of this Plan, the measurement excludes significant natural heritage features (*wetlands*, coastal wetlands, *woodlands*, valley lands, *areas of natural and scientific interest*, habitat of endangered species and threatened species, wildlife habitat and fish habitat) and major infrastructure that is built or approved under the Environmental Assessment Act (Provincial 400-series highway rights-of-way, hydro corridors, hydro generation stations and airports).

**Ground water feature:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Healthy and Complete, Sustainable Communities:** means communities where:

- a) people's needs for daily living are met without compromising the ability of future generations to meet their needs by providing convenient access to an appropriate mix of jobs, local services, a full range of housing (including *affordable* housing), schools, recreation, open space, and *community infrastructure* and alternative transportation options through transit-supportive development;
- b) there is an appropriate ratio of population to jobs;
- c) decisions are based on integrating social, economic and environmental considerations; and
- d) people can live, work and play in a safe, vibrant, healthy and prosperous environment.

**Home Business:** means an occupation that:

- a) involves providing personal or professional services or producing custom or artisanal products;
- b) is carried on as a small-scale accessory use within a single dwelling by one or more of its residents; and
- c) does not include uses such as an auto repair or paint shop or furniture stripping.

**Home Industry:** means a business that:

- a) is carried on as a small-scale use that is accessory to a single dwelling or agricultural operation;
- b) provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community;
- c) may be carried on in whole or in part in an accessory building; and

- d) does not include uses such as an auto repair or paint shop or furniture stripping.

**Hydrological Functions:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**Impervious Surface:** means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

**Intensification:** means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

**Intermittent Stream:** means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

**Key Hydrologic Features:** means:

- a) permanent and *intermittent streams*;
- b) *wetlands*;
- c) *lakes*, and their littoral zones;
- d) kettle lakes, and their surface catchment areas;
- e) *seepage areas and springs*; and
- f) aquifers and recharge areas.

**Key Natural Heritage Features:** means:

- a) significant habitat of endangered, threatened, special concern and *rare species*;
- b) *fish habitat*;
- c) *wetlands*;

- d) *Areas of Natural and Scientific Interest (ANSIs), life science;*
- e) *significant valleylands;*
- f) *significant woodlands;*
- g) *significant wildlife habitat;*
- h) *sand barrens, savannahs and tallgrass prairies; and*
- i) *alvars.*

**Lake:** means any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth's surface.

**Landfill Site:** means any land or building or structure in which waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste (excluding waste transfer, recycling and composting facilities). For the purpose of this Plan, waste includes ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and such other wastes as designated under the Environmental Protection Act.

**Landform Conservation Areas:** means Category 1 and Category 2 landform conservation areas, as shown on maps entitled "Landform Conservation Areas of the Oak Ridges Moraine", numbered 1, 2, 3, and 4 of the Ministry of Natural Resources and Forestry.

**Low and Moderate Income Households:** means:

- a) in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the Region; or
- b) in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the Region.

**Major Office:** means freestanding office buildings of 10,000 m<sup>2</sup> or greater, or with 500 or more jobs.

**Major Recreational uses:** means recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to golf courses; serviced playing fields; serviced campgrounds; and ski hills.

**Major Retail Use:** means large-scale, retail operations and commercial facilities, having a gross leasable area of 2,000 m<sup>2</sup> or greater.

**Mineral Aggregate Operation:** means:

- a) an operation, other than a wayside pit or quarry, conducted under a licence or permit under the Aggregate Resources Act; and
- b) associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

**Minimum Distance Separation formulae:** means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Net [Density]:** is a means of measuring the ratio of people, jobs or units to the developable parcel level. For the purposes of this Plan, approximately 45% of the gross land area has been used to calculate the net density.

**Normal Farm Practices:** means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

**Permanent Stream:** means a stream that continually flows in an average year.

**Prime Agricultural Land:** means land that includes Canada Land Inventory Classes 1, 2 and 3 soils.

**Rare Species:** means a native species that is not currently at risk of becoming threatened but, because of its limited distribution, small population or specialized habitat needs, could be put at risk of becoming threatened through all or part of its Ontario range by changes in land use or increases in certain types of human activity.

**Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

**Regeneration Area:** means an area identified, through a municipal *comprehensive review* of employment lands, as an area in transition, with vacant lands and/or buildings that are in need of revitalization, which may redevelop for non-employment land uses. These areas may include *brownfield* or *greyfield* areas. A regeneration area retains an employment designation until such time as the Region or area municipality initiates further studies to determine the appropriate alternatives for non-employment land uses.

**Retail warehouses:** means large-scale, commercial facilities, having a minimum gross leasable area of 2,000 square metres, serving a regional trade area, and merchandising in a warehouse format and shall not include supermarkets or department stores.

**Sand Barrens:** means land, not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics, that:

- a) has sparse or patchy vegetation that is dominated by plants that are:
  - i) adapted to severe drought and low nutrient levels;
  - ii) maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
- b) has less than 25% tree cover; and
- c) has sandy soils, other than shorelines, exposed by natural erosion or depositional process, or both.

**Savannah:** means land, not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics, that:

- a) has vegetation with a significant component of non-woody plants, including tall grass prairie species that are maintained by seasonal drought or periodic disturbances such as fire, or both;
- b) has from 25% to 60% tree cover; and
- c) has mineral soils.

**Secondary (Agricultural) uses:** means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

**Seepage Areas and Springs:** means sites of emergence of groundwater where the water table is present at the ground surface.

**Sensitive Uses:** means such uses as residences, nursing and retirement homes, elementary & secondary schools, day care facilities, provincial hospitals, places of worship and other similar institutional uses, and recreational uses which are deemed by an area municipality to be sensitive.

**Significant Valleylands:** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year, which is ecologically important in terms of features, functions, representation or amount, and contributes to the quality and diversity of the Greenlands System.

**Significant Wildlife Habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations, which are ecologically important in terms of their features, functions, representation or amount, and contribute to the quality and diversity of the Greenlands System. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual life cycle; and areas that are important to migratory and non-migratory species.

**Significant Woodlands (Off the Oak Ridges Moraine):** means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.

In the Oak Ridges Moraine, significant woodlands are further defined by the Province (Ministry of Natural Resources) in the Oak Ridges Moraine Conservation Plan and the associated Technical Guidelines.

**Site Alteration:** means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include:

- a) the construction of facilities for transportation, infrastructure and utilities used by a public body;
- b) activities or works under the Drainage Act. (In the case of lands on the ORM, this applies only to the reconstruction, repair or maintenance of an existing drain approved under the Drainage Act.); and
- c) the carrying out of agricultural practices on land that continues to be used for *agricultural uses*.

**Surface water feature:** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland *lakes*, *seepage areas*, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

**Tallgrass Prairies:** means land, not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics, that:

- a) has vegetation dominated by non-woody plants, including tall grass prairie species that are maintained by seasonal drought or periodic disturbances such as fire, or both;
- b) has less than 25% tree cover; and
- c) has mineral soils.

**Unserviced Park:** means a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, and paved parking lots or permanent water or sewer facilities.

**Vegetation Protection Zone:** means a vegetated buffer area surrounding a *key natural heritage feature* or a *key hydrologic feature* within which only those land uses permitted within the feature itself are permitted.

**Watershed:** means an area that is drained by a river and its tributaries.

**Watershed Plan:** means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. Watershed plans shall include, but are not limited to, the following components:

- a) a water budget and conservation plan;
- b) land and water use and management strategies;
- c) a framework for implementation;
- d) an environmental monitoring plan;
- e) requirements for the use of environmental management practices and programs;
- f) criteria for evaluating the protection of water quality and quantity, and *key hydrologic features and functions*; and
- g) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.

**Wayside Pits and Quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

**Wetland:** means land such as a swamp, marsh, bog or fen, not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics, that:

- a) is seasonally or permanently covered by shallow water or has the water table close to or at the surface; and
- b) has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants.

**Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrogeological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas, other than a cultivated fruit or nut orchard or a plantation established for the purpose of Christmas trees.

# Part E – Schedules

## Schedule A Regional Structure Maps

Map 'A1' – Brock

Map 'A2' – Uxbridge

Map 'A3' – Scugog

Map 'A4' – Pickering, Ajax, Whitby, Oshawa

Map 'A5' – Clarington

## Schedule B Greenlands System Maps

Map 'B1' – Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features

Map 'B2' – High Aquifer Vulnerability and Wellhead Protection Areas

Map 'B3' – Oak Ridges Moraine Land Use

Map 'B4' – Oak Ridges Moraine Landform Conservation

## Schedule C Transportation System Maps

Map 'C1' – Road Network

Map 'C2' – Road Network, Pickering, Ajax, Whitby, Oshawa, Courtice Urban Areas

Map 'C3' – Transit Priority Network

Map 'C4' – Strategic Goods Movement Network

## Schedule D High Potential Aggregate Resource Areas Map

## Schedule E Tables

Table 'E1' – Aggregate Resource Extraction Areas

Table 'E2' – Country Residential Subdivisions

Table 'E3' – Rural Employment Areas

Table 'E4' – Aggregate-Related Industrial Use Exceptions

Table 'E5' – Land Use Groups by Risk to Groundwater

Table 'E6' – Wellhead Protection Areas – Land Use Restrictions

Table 'E7' – Arterial Road Criteria

Table 'E8' – Complete Application Requirements

Table 'E9' – Minimum Intensification Allocations, 2015-2031

## Schedule E – Table 'E1'

### Aggregate Resource Extraction Areas

Area Identified on Schedule 'A'	Location			
	Former Municipality	Lot(s)	Concession(s)	Area (Ha)
1	Brock Twp.	Parts of 13, 14 & 15 Parts of 14 & 15	4 5	168
2	Brock Twp.	Parts of 7, 8 & 9 Parts of 9 & 10 Part of 10	2 3 4	203
3	Brock Twp.	Parts of 10 & 11	3	100
4	Brock Twp.	Part of 8	3	41
5	Scott Twp.	Part of 19 & 20	2	14
6	Uxbridge Twp.	Part of 23	3	34
7	Uxbridge Twp.	Part of 19	4	27
8	Uxbridge Twp.	Part of 16	1	27
• 9	Uxbridge Twp.	Parts of 16, 17 & 18	4	148
• 10	Uxbridge Twp.	23	8	10
11	Uxbridge Twp.	Parts of 11, 12 & 13	4 [See Note i)]	140
12	Uxbridge Twp.	Parts of 22 & 23	2	81
• 13	Uxbridge Twp.	Parts of 17 & 18	3	13
14	Uxbridge Twp.	Part of 20	2	29
15	Uxbridge Twp.	Part of 19	5	24

**NOTE:**

- i) Notwithstanding any provision of Sub-Section 9D to the contrary, with the exception of the storage of mineral aggregates, no mineral aggregate resource extraction shall be permitted in this area on approximately 11 hectares described as Part 1 of Reference Plan 40R-8007.
- No longer licensed, removed from Schedule 'A'.

**Schedule E – Table 'E1' – cont'd**  
**Aggregate Resource Extraction Areas**

Area Identified on Schedule 'A'	Location			
	Former Municipality	Lot(s)	Concession(s)	Area (Ha)
16	Uxbridge Twp.	Part of 16	7 & 8	51
17	Uxbridge Twp.	Parts of 16 & 17	5	49
18	Uxbridge Twp.	18, 19 & Part of 20	7	196
19	Uxbridge Twp.	Part of 11 & 12	4	63
20	Uxbridge Twp.	Part of 19	2	67
21	Uxbridge Twp.	Part of 20	4	49
22	Uxbridge Twp.	Part of 18	2	42
23	Uxbridge Twp.	Part of 21	2	57
24	Uxbridge Twp.	Parts of 16, 17, 18, 19 & 20	1	145
• 25	Uxbridge Twp.	Part of 15	5	72
26	Uxbridge Twp.	Parts of 16, 17 & 18	5	82
27	Uxbridge Twp.	Part of 13	7 & 8	39
28	Uxbridge Twp.	Parts of 13 & 14	4	16
29	Uxbridge Twp.	Part of Lots 22 & 23	3	67
30	Uxbridge Twp.	Parts of 18 & 19	3	103
31	Uxbridge Twp.	Part of 21	2	24
• 32	Uxbridge Twp.	Part of 2 & 3	6	38
33	Cartwright Twp.	Parts of 2 & 3	1	76
34	Reach Twp.	Part of 1	5	22
• 35	Reach Twp.	Parts of 1 & 2	4	31
• 36	Reach Twp.	Parts of 5 & 6	10	32
• 37	Reach Twp.	Parts of 3 & 4	12	57

- No longer licensed, removed from Schedule 'A'.

**Schedule E – Table 'E1' – cont'd**

**Aggregate Resource Extraction Areas**

Area Identified on Schedule 'A'	Location			
	Former Municipality	Lot(s)	Concession(s)	Area (Ha)
38	Reach Twp.	Part of 11	1	37
• 39	Whitby Twp.	Parts of 31 & 32	5	19
40	Darlington Twp.	Parts of 31 & 32	10	59
41	Darlington Twp.	Parts of 14-17	10	120
42	Clarke Twp.	Parts of 25, 26, 27 & 28	10	87
43	Clarke Twp.	Part of 33	7	7
44	Clarke Twp.	Part of 18	10	28
• 45	Brock Twp.	Part of 4	13	5
• 46	Brock Twp.	Part of 24	10	7
• 47	Brock Twp.	Parts of 7 & 8	14	15
• 48	Brock Twp.	Part of 5	12	6
• 49	Thorah Twp.	Parts of 11 & 12	4	66
• 50	Brock Twp.	Part of 19	13	4
• 51	Brock Twp.	Part of 23	9	38
• 52	Brock Twp.	Part of 12	4	15
• 53	Brock Twp.	Part of 18	11	2
54	Brock Twp.	Part of 5	13	6
55	Uxbridge Twp.	Part of 16	5	13
• 56	Uxbridge Twp.	Part of 16	3	15
57	Uxbridge Twp.	Part of 20	3	24
58	Uxbridge Twp.	Part of 11	6	18
• 59	Scott Twp.	Part of 6	5	7

- No longer licensed, removed from Schedule 'A'.

**Schedule E – Table 'E1' – cont'd**  
**Aggregate Resource Extraction Areas**

Area Identified on Schedule 'A'	Location			
	Former Municipality	Lot(s)	Concession(s)	Area (Ha)
60	Uxbridge Twp.	Part of 30	4	20
61	Uxbridge Twp.	Parts of 9 & 10	7 & 8	49
62	Brock Twp.	Parts of 16 & 17	5	90
63	Cartwright Twp.	Part of 21	2	30
64	Cartwright Twp.	Parts of 4 & 5	1	103
65	Cartwright Twp.	Part of 16	1	10
66	Reach Twp.	Part of 3	11	4
67	East Whitby Twp.	Part of 4	8	21
68	Brock Twp.	Part of Lots 11 & 12	4	21
69	Darlington Twp.	Part 12	9	23
70	Darlington Twp.	Part of 2	8	11
71	Darlington Twp.	Part of 6	4	14
72	Darlington Twp.	Part of 5	4	41
73	Darlington Twp.	Part of 18	3	25
• 74	Darlington Twp.	Part of 6	4	8
• 75	Darlington Twp.	Part of 23	3	12
76	Darlington Twp.	Part of 1 & 2	9	71
77	Darlington Twp.	Part of 6	9	20
• 78	Clarke Twp.	Parts of 25 & 26	10	31
79	Clarke Twp.	17	10	33
• 80	Clarke Twp.	Part of 16	2	36

- No longer licensed, removed from Schedule 'A'.

## Schedule E – Table 'E1' – cont'd

### Aggregate Resource Extraction Areas

Area Identified on Schedule 'A'	Location			
	Former Municipality	Lot(s)	Concession(s)	Area (Ha)
• 81	Clarke Twp.	Part of 16	2	39
• 82	Clarke Twp.	Part of 13	1	4
• 83	Clarke Twp.	Part of 32	8	45
• 84	Clarke Twp.	Part of 8	7	11
85	Clarke Twp.	Parts of 29, 30 & 31	10	86
• 86	Clarke Twp.	Part of 15	2	17
87	Reach Twp.	Part of 10	2	23
• 88	Uxbridge Twp.	Part of 14	5	43
89	Uxbridge Twp.	Part of 11 & 12, & Lot 13	6 & part of road allowance between Concessions 6 & 7	184
90	Clarke Twp.	32	10	27
91	Reach Twp.	Part of 10	1	8
92	Reach Twp.	Part of 1	5	19
93	Uxbridge Twp.	Parts of 7 & 8	4	48
• 94	Pickering Twp.	Part of 14	4	17
• 95	Uxbridge Twp.	Parts of 12 & 13	5	64
96	Brock Twp.	Parts of 21 & 22	9	53
97	Darlington Twp.	Parts of 12-17	B.F.	225
98	Uxbridge Twp.	Part Lots 10 & 11	4	49

- No longer licensed, removed from Schedule 'A'.

## Schedule E – Table 'E2'

### Country Residential Subdivisions

Area Identified on Schedule 'A'	Area Municipality	Location/Description	Maximum # of Residential Units Permitted
1	Uxbridge	Part of Lot 23, 24 & 25, Concession 2, former Township of Uxbridge, Subdivision Plan 18T-23023 (40M-1034)	36
2	Uxbridge	Part Lots 22, 23 & 24, Concession 6, former Township of Uxbridge, Subdivision Plan 18T-76009 (40M-1183) and S-U-2001-01 (40M-2219)	53
3	Uxbridge	Lots 12 & 13, Concession 8, former Township of Scott, Subdivision Plan 18T-78070 (40M-1195)	17
4	Clarington	Part Lot 25, Broken Front Concession, former Township of Clarke, Subdivision Plan 18T-78006 (10M-0758)	7
5	Uxbridge	Part Lots 21 & 22, Concession 7, former Township of Uxbridge, Subdivision Plan 18T-80058 (40M-1639)	60
6	Scugog	Part Lot 24, Concession 12, former Township of Reach, Subdivision Plan 18T-81036 (40M-1314)	17
7	Whitby	Part Lot 25, Concession 7, Subdivision Plan 18T-81006 (40M-1269)	15
8	Scugog	Part Lots 3 & 4, Concession 2, former Township of Reach, Subdivision Plan 18T-80501 (40M-1430)	76

**Schedule E – Table 'E2' – cont'd**  
**Country Residential Subdivisions**

Area Identified on Schedule 'A'	Area Municipality	Location/Description	Maximum # of Residential Units Permitted
9	Clarington	Part of Lots 32 & 33, Concession 3, former Township of Darlington, Subdivision Plans 18T-82030 (10M-0751), 18T-84048 (Block 12, Plan 10M-0774) & 18T-87023 (40M-1785)	48
10	Clarington	Part Lot 15, Concession 3, former Township of Darlington, Subdivision Plans 18T-82034 (10M-0755), 18T-84021 (10M-0763), 18T-85020 (10M-0780) & 18T-87036 (10M-0836)	40
11	Oshawa	Part Lot 12, Concession 9, former Township of East Whitby, Subdivision Plan 18T-83023 (40M-1374)	13
12	Ajax	Part Lot 10, Concession 4, former Township of Pickering, Subdivision Plan 18T-84025 (40M-1376)	15
13	Ajax	Part Lot 10, Concession 4, former Township of Pickering, Subdivision Plan 18T-84037 (40M-1372)	6
14	Pickering	Part Lots 7 & 8, Concession 5, former Township of Pickering, Subdivision Plan 18T-84043 (40M-1383)	30
15	Clarington	Part Lot 15, Concession 3, former Township of Darlington, Subdivision Plan 18T-85002 (10M-0768)	17
16	Clarington	Part Lot 15, Concession 3, former Township of Darlington, Subdivision Plan 18T-86047 (10M-0793)	12

**Schedule E – Table 'E2' – cont'd**  
**Country Residential Subdivisions**

Area Identified on Schedule 'A'	Area Municipality	Location/Description	Maximum # of Residential Units Permitted
17	Oshawa	Part Lot 11, Concession 9, former Township of East Whitby, Subdivision Plan 18T-87046 (40M-1775)	14
18	Ajax	Part Lots 4, 5 & 6, Concession 4, Subdivision Plan 18T-86027 (40M-1577 and 40M-1578)	68
19	Whitby	Part Lot 31, Concession 9, former Township of Whitby, Subdivision Plan 18T-87025 (40M-1673)	9
20	Clarington	Part Lots 31 & 32, Concession 4, former Township of Darlington, Subdivision Plan 18T-85018 (10M-0808)	52
21	Clarington	Part Lots 1 & 2, Concession 1, former Township of Clarke, Subdivision Plan 18T-89007 (40M-2661)	19
22	Whitby	Part Lot 24, Concession 8, former Township of Whitby, Subdivision Plan 18T-87045 (40M-2398)	30
23	Clarington	Part Lot 15, Concession 3, former Township of Darlington, Subdivision Plan 18T-87076, Part 1 of Reference Plan 10R-1274 (40M-2279)	6
24	Clarington	Part Lot 15, Concession 7, former Township of Clarke, Subdivision Plan 18T-90001 (40M-2480)	14

**Schedule E – Table 'E2' – cont'd**  
**Country Residential Subdivisions**

Area Identified on Schedule 'A'	Area Municipality	Location/Description	Maximum # of Residential Units Permitted
26	Whitby	Part of Lots 32 & 33, Concession 7, Town of Whitby, Subdivision Plan 18T-98003.  Furthermore, a golf course and ancillary use shall be permitted on this site.	31
27	Ajax	Part Lot 6, Concession 4, former Township of Pickering, Subdivision Plan 18T-89058 (40M-2460)	7
28	Clarington	Part Lot 19, Concession 2, former Township of Clarke (40M-2255)	21
29	Pickering	Part Lot 4, Concession 5, former Township of Pickering, Subdivision Plan 18T-88059 (40M-2302) and being identified in the 1989 Assessment Roll Book as Parcel #18-01-030-008-21200. This plan of subdivision will not be serviced by municipal water or a sanitary sewer system.	35
30	Ajax	Part Lot 4, Concession 4, former Township of Pickering, Subdivision Plan 18T-90024 (S-A-2007-01) (40M-2588) and being identified in the 1989 Assessment Roll Book as Parcel #18-05-010-010-07700. This development may be serviced with piped municipal sewerage and water supply systems.	27

**Schedule E – Table 'E2' – cont'd**  
**Country Residential Subdivisions**

Area Identified on Schedule 'A'	Area Municipality	Location/Description	Maximum # of Residential Units Permitted
31	Pickering	Part of Lot 11, Concession 8, City of Pickering, Subdivision Plan 18T-95035 (40M-2167)	8
32	Pickering	Part of Lot 2, Concession 5, City of Pickering, Subdivision Plan 18T-86013	14
33	Pickering	Part of Lots 3 & 4, Concession 5, City of Pickering, Subdivision Plan 18T-87096	23
34	Pickering	Part of Lot 7, Concession 5, City of Pickering, Subdivision Plan (S-P-2002-05) (40M-2382)	10
35	Uxbridge	Part of Lots 8 and 9, Concession 4, Township of Uxbridge, Subdivision Plan 18T-97020 (40M-2600)	36
36	Oshawa	Part Lot 9, Concession 6, Former East Whitby Township, Subdivision Plan 18T-84002 (S-O-2007-01)	15

## Schedule E – Table 'E3'

### Rural Employment Areas

Area Shown on Schedule 'A'	Area Municipality	Location	Location Map
1	Uxbridge	Part Lot 26, Concession 5 (former Uxbridge Township)	
2	Uxbridge	Part Lots 13, 14 & 15, Concession 1 (former Uxbridge Township)	
3	Brock	3A Part Lot 1, Concession 12 (former Brock Township) 3B Part Lot 1, Concession 13 (former Brock Township)	

## Schedule E – Table 'E4'

### Aggregate-Related Industrial Use Exceptions

In the Aggregate Resource Extraction Areas listed below and identified on Schedule 'A', the following aggregate-related uses shall be permitted in accordance with Policy 9D.2.6:

<b>Aggregate Resource Extraction Area</b>	<b>Municipality</b>	<b>Location</b>	<b>Uses</b>
20	Uxbridge	westerly portion of the property identified by the 1979 Assessment Roll Book # 18-29-01-0-002-15200 in Part of Lot 19, Concession 2, former Township of Uxbridge	an asphalt plant and accessory uses directly related to the operation of the plant
36	Scugog	property identified as Assessment Roll Book # 18-20-010-003-047, being Part of Lots 5 and 6, Concession 10, former Township of Reach	a contractors yard for heavy equipment and machinery
76	Clarington	Part Lots 1 & 2, Concession 9, former Township of Darlington	An aggregate transfer station
89	Uxbridge	property identified by the 1982 Assessment Roll Book # 18-29-01-0-008-110, being Part of Lot 13, Concession 6, former Township of Uxbridge	an asphalt plant, concrete block manufacturing and concrete pipe manufacturing plant, and accessory uses directly related to the operation of the plants

**Schedule E – Table 'E4' – cont'd**

**Aggregate-Related Industrial Use Exceptions**

<b>Aggregate Resource Extraction Area</b>	<b>Municipality</b>	<b>Location</b>	<b>Uses</b>
91	Scugog	property identified by the 1980 Assessment Roll Book # 18-20-01-0-004-008, being Part of Lot 10, Concession 1, former Township of Reach	an asphalt plant and accessory uses directly related to the operation of the plant, including the necessary berming, screening and landscaping
97	Clarington	property identified as Parts of Lots 12, 13, 14, 15, 16 & 17, B.F. Concession	a ready-mix cement manufacturing plant and a transportation depot and accessory uses related to the operation of the plant

## Schedule E – Table 'E5'

### Land Use Groups by Risk to Groundwater

#### Group 1 – High Risk Land Uses

<ul style="list-style-type: none"> <li>• Landfills, waste transfer stations &amp; putrescible waste disposal.</li> <li>• Lagoons for sewage treatment.</li> <li>• Auto wrecking &amp; salvage yards.</li> <li>• Commercial or industrial dry cleaning of textiles &amp; textile products.</li> <li>• Foundries, non-ferrous metal smelting &amp; refining &amp; casting operations.</li> <li>• Metal finishing operations:             <ul style="list-style-type: none"> <li>- electroplating;</li> <li>- electrocoating;</li> <li>- galvanizing;</li> <li>- painting;</li> <li>- application of based enamel.</li> </ul> </li> <li>• Vehicle stampings.</li> <li>• Wood &amp; wood product preservation &amp; treatment.</li> </ul>	<ul style="list-style-type: none"> <li>• Storage of road salt.</li> <li>• Bulk liquid trucking.</li> <li>• Local inter-municipal passenger service terminals.</li> <li>• Warehousing, bulk storage or retail sale of:             <ul style="list-style-type: none"> <li>- oil, natural gas &amp; petroleum products;</li> <li>- household or industrial cleaning production;</li> <li>- storage of animal manure &amp; inorganic fertilizers;</li> <li>- agricultural pesticides, herbicides, fungicides &amp; chemicals;</li> <li>- construction equipment;</li> <li>- underground and above-ground storage tanks that are not equipped with an approved secondary containment device.</li> </ul> </li> <li>• Manufacturing of:             <ul style="list-style-type: none"> <li>- petroleum products or asphalt batching (including processing);</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- motor vehicles, trucks &amp; bus bodies, aircraft &amp; aircraft parts;</li> <li>- trailers;</li> <li>- rail cars;</li> <li>- mobile homes;</li> <li>- ships &amp; boats;</li> <li>- industrial chemicals;</li> <li>- printing inks;</li> <li>- adhesives;</li> <li>- small electrical appliances;</li> <li>- electric lamps;</li> <li>- wet batteries;</li> <li>- dry electrical industrial equipment;</li> <li>- vehicle engines;</li> <li>- cable &amp; wire;</li> <li>- pharmaceuticals &amp; medicines;</li> <li>- paints &amp; varnishes;</li> <li>- major electric appliances;</li> <li>- plastics &amp; synthetic resins;</li> <li>- lighting fixtures;</li> <li>- wet electrical equipment;</li> <li>- steering &amp; suspension parts;</li> <li>- engine parts;</li> <li>- motor vehicle wiring;</li> </ul>	<ul style="list-style-type: none"> <li>- jewelry &amp; precious metals;</li> <li>- reinforced fibreglass plastic;</li> <li>- electronic components (semi-conductors, printed circuit board, cathode ray tubes);</li> <li>- unfinished fabricated metal products;</li> <li>- wheels &amp; brakes;</li> <li>- leather products;</li> <li>- soaps &amp; toilet preparations.</li> <li>• Generation and storage of hazardous waste or liquid industrial waste.</li> <li>• Airports.</li> <li>• Schedule 3 contaminants of Ont. Regulation 347 of the <u>Environmental Protection Act</u>.</li> </ul>
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#### Group 2 – Moderate Risk Land Uses

<ul style="list-style-type: none"> <li>• Golf courses.</li> <li>• Photo developing facilities.</li> <li>• Printing of newspapers, packing &amp; books.</li> </ul>	<ul style="list-style-type: none"> <li>• Repair of industrial machinery.</li> <li>• Repair of:             <ul style="list-style-type: none"> <li>- motor vehicles;</li> <li>- aircraft;</li> <li>- watercraft;</li> <li>- rail vehicles;</li> <li>- trucks.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Storage of:             <ul style="list-style-type: none"> <li>- plastic parts for vehicles;</li> <li>- telephones;</li> <li>- business machines;</li> <li>- plastic products;</li> <li>- paper &amp; newsprint;</li> <li>- stereo equipment;</li> <li>- fax machines;</li> <li>- dry batteries</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- glass &amp; glass products;</li> <li>- furniture, caskets, cabinets &amp; other wood products;</li> <li>- radios &amp; televisions;</li> <li>- computing equipment;</li> <li>- rubber products;</li> <li>- photographic equipment.</li> </ul>
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## Schedule E – Table 'E5'– cont'd

### Land Use Groups by Risk to Groundwater

#### Group 3 – Low Risk Land Uses

<ul style="list-style-type: none"> <li>• Funeral homes &amp; cemeteries.</li> <li>• Medical, health &amp; other laboratories.</li> <li>• Storage, repair yards &amp; facilities for contractors.</li> <li>• Asphalt paving &amp; roofing contractor yards.</li> <li>• Lawn care contractors.</li> </ul>	<ul style="list-style-type: none"> <li>• Machinery, equipment rental yards.</li> <li>• Retail sale of agricultural pesticides &amp; herbicides.</li> <li>• Repair (including welding) of:               <ul style="list-style-type: none"> <li>- photographic equipment;</li> <li>- watches;</li> <li>- electronic equipment;</li> <li>- appliances;</li> <li>- furniture;</li> <li>- jewelry;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- electronic motors;</li> <li>- small motors;</li> <li>- vending machines;</li> <li>- computer equipment.</li> <li>• Manufacturing of:               <ul style="list-style-type: none"> <li>- textiles (including dyeing);</li> <li>- vehicle fabric accessories;</li> <li>- dairy;</li> <li>- processed foods &amp; meats;</li> <li>- soft drinks &amp; alcohol;</li> <li>- baked goods;</li> <li>- canned goods;</li> <li>- frozen foods.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Pathogenic Land Uses or storage of Pathogenic contaminants in excess of specified quantities.</li> </ul>
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## Schedule E – Table 'E6'

### Wellhead Protection Areas – Land Use Restrictions

<u>Land Use Type</u>	Within 100m of Wellhead	From 100m of Wellhead to Limit of 2 year Time of Travel	From 2 year to 5 year Time of Travel	From 5 year to 25 year Time of Travel	From 25 year to Limit of Capture Zone
High risk land uses	P	P	P	R*	R*
Moderate risk land uses	P	P	R*	R*	
Low risk land uses	P	R*	R*		
New Lot creation	P				
<i>Site alteration/ponds</i>	P				
Expansion of existing uses, buildings, and structures, as permitted by the official plan	R*	R*	R*	R*	
A change of use to a similar use, as permitted by the official plan	R*	R*	R*	R*	
New public or private roads that are not <i>infrastructure</i>	P				
Conservation and flood or erosion control projects	P**				
Aggregate extraction below the water table	R*	R*			

P = Land uses that are prohibited

R = Land uses that are subject to Restrictions

\* Land uses may only be permitted if the applicant submits an appropriate study demonstrating that any impacts on the municipal well(s) will be within acceptable limits, to the satisfaction of the Region.

\*\* Land uses are only permitted if demonstrated to be necessary in the public interest after all other alternatives have been considered.

## Schedule E – Table 'E7'

### Arterial Road Criteria

#### Classification Criteria

Criteria	Definition
Traffic Service Objective	Roads of higher classification should serve inter-regional and regional traffic movements over relatively longer distances. Lower order classifications should cater to local traffic movements over shorter distances and provide access to abutting property.
Land Service/Access	Direct access from adjoining properties to roads of higher classification should be limited or restricted in recognition of their through traffic function, and for traffic safety and flow reasons. Lower order classifications should provide direct access to abutting lands where required, assuming the entranceway can be positioned in a safe location.
Traffic Volume	Roads of higher classification being the principal routes between traffic generating centres should accommodate higher traffic usage relative to roads of a lower classification, taking into account urban and rural differences.
Flow Characteristics	Roads primarily serving traffic movement should have traffic control and design characteristics that permit uninterrupted flow. On lower classification roads, drivers should expect interrupted flow due to the frequency of accesses and intersections, and the presence of more traffic control devices, parked vehicles and pedestrian crossings.
Travel Speed	The road cross-section and the roadside environment generally determine the operating speeds on a roadway. Roads of higher classification with emphasis on long distance travel should be designed to accommodate higher operating speeds than roads of lower classification.
Goods Movement	Long distance commercial vehicle operation should occur on roads of higher classification and be discouraged on local roads.
Connectivity	Roads should connect to other roads with the same or similar functions, and to roads that are directly above or below them in the hierarchy.

## Schedule E – Table 'E7' – cont'd

### Arterial Road Criteria

#### Classification Criteria

Criteria	Definition
Transit	Roads of higher classification should be the focus of more frequent and higher-order transit service, including express bus operations. Lower classes of road should accommodate bus operations of a more local nature.
Cycling and Pedestrian Provisions	On roads of higher classification, cycling and pedestrian activity should be restricted or provided for in separate facilities. On lower classes of roads, cycling and pedestrian activity should be encouraged, but would not require dedicated facilities.
Parking	Parking should be prohibited or restricted on roads of higher classification to provide for clearway conditions, while curbside parking may be accommodated on lower road classes.
Minimum Intersection Spacing	Roads of higher classification should have limited, appropriately spaced side road connections and a minimum of lower class road intersections. They may be grade separated or controlled at grade by well co-coordinated traffic control signals. More frequent intersection spacing is acceptable on lower classes of road. These intersections may be controlled at grade using regulatory signs and other traffic control mechanisms, including traffic calming measures.
Right-of-way width	The cross-section of roads can range from divided, multi-lane facilities for higher classifications, through to two-lane undivided facilities for lower classes of road. This criterion is related to route capacity as well as maneuverability of heavy vehicles. The ultimate cross-section for a road generally evolves over time as traffic volumes increase. As such, right-of-ways should be of sufficient width to accommodate the ultimate cross-section.

**Schedule E – Table 'E7' – cont'd**

**Arterial Road Criteria**

**Classification Criteria**

<b>Criteria</b>	<b>Definition</b>
Continuity	Roads of higher classification have longer continuous road sections, serve inter-municipal or inter-regional traffic and are characterized by higher volumes of through traffic. On the other hand, lower order roads have shorter, discontinuous road sections, serving shorter local trips and playing a key role in providing access to adjacent properties.
Cross-Section Features	Roads of higher classification tend to be higher capacity routes with relatively higher operating speeds and traffic volumes, with enhanced features such as acceleration/deceleration lanes, climbing and passing lanes, and intersection turn bays to improve traffic flow. Lower classes tend to have lower capacities with lower operating speeds and traffic volumes.
Vehicle Priority	Roads of higher classification are likely to provide priority capacity for particular modes/uses by way of bus lanes, truck lanes or transit lanes. Lower road classes generally provide for mixed traffic.
Network Spacing	The spacing of roads in the hierarchy normally relates to the density of activity occurring in the area. Roads of higher classification will be spaced more widely apart than the lower road classes, which provide for a completed grid to enable efficient traffic circulation.

<b>Criteria</b>	<b>Arterial Classes</b>		
	<b>Type A Arterial</b>	<b>Type B Arterial</b>	<b>Type C Arterial</b>
Traffic Service Objective	Traffic movement primary consideration  Predominantly serves inter-regional and inter-municipal trips	Traffic movement major consideration  Predominantly serves inter- and intra-municipal trips	Traffic movement slightly more important than land access  Predominantly serves intra-municipal trips

**Schedule E – Table 'E7' – cont'd**

**Arterial Road Criteria**

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
Land Service/Access	Rigid/Progressive access control  Permit private access generally located a minimum of 200 metres apart in Urban Areas  Permit large scale commercial and industrial developments, mixed use developments and higher density developments with shared or combined access	Incremental/Progressive access control  Permit private access generally located a minimum of 80 metres apart in Urban Areas  Promote higher densities with shared or combined access	Limited access control  Promote higher densities with shared or combined access, or limit to single detached dwelling unit frontage
Typical Daily Traffic Volume	>10,000 AADT	5,000-40,000 AADT	4,000-20,000 AADT
Flow Characteristics	Uninterrupted flow except at traffic control signals	Uninterrupted flow except at traffic control signals	Uninterrupted flow except at traffic control signals and pedestrian crossings
Travel Speed	70 km/h Urban Area, 80 km/h outside Urban Areas	60 km/h Urban Area, 80 km/h outside Urban Areas	50-60 km/h
Goods Movement	Generally no restrictions	Generally no restrictions	Generally no restrictions

**Schedule E – Table 'E7' – cont'd**

**Arterial Road Criteria**

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
Connectivity	Connects with freeways, arterials and collectors	Connects with freeways, arterials, collectors and minimal local road access	Connects with arterials, collectors and limited local road access
Transit	May serve as Rapid Transit Spines, High Frequency Transit Network and Other Transit Connections	May serve as Rapid Transit Spines, High Frequency Transit Network and Other Transit Connections	May serve as High Frequency Transit Network
Cycling and Pedestrian Provisions	Cycling provisions identified in the Regional Cycling Plan and corridor specific Environmental Assessment studies  Sidewalk on both sides with separation from traffic lane preferred for pedestrians; a multi-use path may be provided as an alternative to a sidewalk	Cycling provisions identified in the Regional Cycling Plan and corridor specific Environmental Assessment studies  Sidewalk on both sides for pedestrians; a multi-use path may be provided as an alternative to a sidewalk	Cycling provisions identified in the Regional Cycling Plan and corridor specific Environmental Assessment studies  Sidewalk on both sides for pedestrians; a multi-use path may be provided as an alternative to a sidewalk
Parking	Prohibited or peak hour restrictions	Prohibited or peak hour restrictions	Not recommended where traffic movement is impacted or it becomes a safety issue

## Schedule E – Table 'E7' – cont'd

### Arterial Road Criteria

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
Minimum Intersection Spacing	<p>700 m intersection spacing in north-south direction</p> <p>*300 m /500 m intersection spacing in east-west direction</p> <p>Signalized intersections where required</p>	<p>525 m major intersection spacing in north-south direction</p> <p>*300 m /500 m major intersection spacing in east-west direction</p> <p>Some minor intersections (T-type) mid-block subject to possible future control, if necessary to maintain corridor progression</p> <p>Signalized intersections where required</p>	<p>300 m intersection spacing</p> <p>Some minor intersections with future control provisions, if necessary due to capacity and queuing considerations</p> <p>Signalized intersections where required but not at consecutive intersections</p>
Right-of-Way Width	<p>36-45 m** right-of-way</p> <p>36 m for ultimate 2-4 lane cross section</p> <p>40 m for ultimate 4-lane cross-section with left and right turn lanes at intersections</p> <p>45 m for ultimate 6-lane cross-section, including planned High Occupancy Vehicle (HOV) or bus lanes</p> <p>Maintain width through corridor for alignment of utilities and boulevard features</p>	<p>30-36 m**&amp;*** right-of-way</p> <p>36 m for ultimate 4-lane cross-section</p> <p>Notwithstanding the above right-of-way criteria, 45 m for ultimate 6-lane cross-section on a Rapid Transit Spine or on the High Frequency Transit Network in the following sections:</p> <ul style="list-style-type: none"> <li>• Kingston Road (Toronto/Durham boundary to Elizabeth Street)</li> <li>• Kingston Road/Dundas Street (Rotherglen Road to</li> </ul>	<p>26-30 m** right-of-way, dependent on transit facilities, on street parking and established development (i.e. downtown)</p> <p>2-4 lane cross-section within the Urban Area</p>

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
	4-6 lanes within the Urban Area and 2-6 lanes outside the Urban Area	<p>Cochrane Street)</p> <ul style="list-style-type: none"> <li>• Dundas Street/King Street (Garden Street to Thornton Road)</li> <li>• Regional Highway 2 (Centerfield Drive to Highway 418)</li> <li>• Simcoe Street (Conlin Road to Winchester Road)</li> <li>• Liverpool Road (Kingston Road to Highway 401)</li> <li>• Westney Road (Kingston Road to Bayly Street)</li> </ul> <p>40 m for ultimate 6-lane cross-section on a Rapid Transit Spine in the following section:</p> <ul style="list-style-type: none"> <li>• King Street/Regional Highway 2 (Harmony Road to Centerfield Drive)</li> </ul> <p>With the exception of the above noted sections, 4 lanes within the Urban Area and 2-4 lanes outside the Urban Area</p>	

**Schedule E – Table 'E7' – cont'd**

**Arterial Road Criteria**

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
Continuity	Continuous across regional areas or larger municipal areas	Typically continuous across several municipalities	Typically continuous within a single municipality with few spanning two or more; may be shorter and discontinuous sections when serving major traffic generators
Cross Section Features	Enhanced through development of supporting circulation system, roadway widening, raised medians, coordination of traffic signals, consolidation of private accesses, reducing and controlling local residential street intersections, adding auxiliary lanes at intersections, channelized non-traversable medians, improved curb radii, and provision of right turn lanes	Enhanced through development of supporting circulation system, roadway widening, raised medians, coordination of traffic signals, consolidation of private accesses, reducing and controlling local residential street intersections, adding auxiliary lanes at intersections, channelized non-traversable medians, improved curb radii, and provision of right turn lanes	Enhanced through development of supporting circulation system, roadway widening, raised medians, coordination of traffic signals, consolidation of private accesses, reducing and controlling local residential street intersections, adding auxiliary lanes at intersections, channelized non-traversable medians, improved curb radii, and provision of right turn lanes

**Schedule E – Table 'E7' – cont'd**

**Arterial Road Criteria**

Criteria	Arterial Classes		
	Type A Arterial	Type B Arterial	Type C Arterial
Vehicle Priority	To be considered as part of strategic goods movement network  Consideration may be given for transit priority measures including dedicated transit lanes, queue jump lanes, and priority signals	To be considered for goods movement  Consideration may be given for transit priority measures including queue jump lanes, and priority signals	Predominantly passenger and service vehicles, low to moderate truck traffic (except in Centres and Employment Areas)
Network Spacing	Generally 6.5 km between north/south and east/west arterials	Generally 1.6 km between north/south arterials and 2.0 km between east/west arterials	Generally, no less than 0.8 km between north/south and east/west arterials

**Exceptions:**

\* In some cases, spacing for east-west arterials can be reduced to 300 m if signals are "coupled" provided adjacent intersections are a minimum of 500 m away.

\*\* Reduced right-of-way widths will only be considered in locations identified as exceptions in the Area Municipal Official Plans in accordance with Regional Policy.

\*\*\* Wider rights-of-way may be required to accommodate intersection improvements and other facilities such as transit, utilities, noise attenuation installation, bikeways and landscaping. For new streets, the immediate provision of wider rights-of-way may be considered to accommodate such facilities.

Unless otherwise identified by another appropriate comprehensive planning process or Official Plan, a corridor study or Environmental Assessment shall be undertaken to identify any exceptions to the right-of-way widths identified in this Table.

## **Schedule E – Table 'E7' – cont'd**

### **Arterial Road Criteria**

#### **Exceptions:**

Outside of Centres and Hamlets, the right-of-way widths, speeds and access spacing requirements shall generally apply to the arterial roads shown on Schedule 'C' – Maps 'C1' and 'C2'. 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. Within Centres and Hamlets, speed and access spacing requirements shall not apply to arterial roads. The right-of-way width requirements shall apply, unless it can be demonstrated, in consultation with the Region, that exceptions to the right-of-way widths are appropriate for specific sections of arterial roads. The exceptions shall be incorporated into the area municipal official plan.

## Schedule E – Table 'E8'

### Complete Application Requirements

Information Requirement	Application/Development Scenario
Agricultural Assessment and/or a Statement of Conformity with <i>Minimum Distance Separation formulae</i> .	An Agricultural Assessment and/or a Statement of Conformity with <i>Minimum Distance Separation formulae</i> are required for any proposal for <i>development or site alteration</i> outside of urban areas and/or within 500 metres of a livestock facility.
Archaeology and Cultural Heritage Assessment	An Archaeology and Cultural Heritage Assessment is required for any proposal for <i>development or site alteration</i> in proximity to lands that contain known archaeological resources or areas of archaeological potential.
Contaminant Management Plan	A Contaminant Management Plan is required for any proposal for <i>development or site alteration</i> on lands in proximity to a Wellhead Protection Area in accordance with Schedule 'E' –Table 'E6'.
Contamination Management Plan	A Contamination Management Plan is required within <i>high aquifer vulnerable areas</i> within Urban Areas, for any proposal for <i>development or site alteration</i> to permit any high risk land uses as outlined in Schedule 'E' – Table 'E5'. The Contamination Management Plan must define the approach to protect water resources within the high aquifer vulnerable area.

**Schedule E – Table 'E8' – cont'd**

**Complete Application Requirements**

Information Requirement	Application/Development Scenario
Environmental Impact Study	<p>An Environmental Impact Study is required for any proposal for <i>development or site alteration</i> in proximity to natural heritage or hydrological features, natural hazards, or which may have major environmental impacts. Components of the study may include an analysis of hydrogeological and geo-technical conditions, servicing options, groundwater and surface water analysis and an examination of terrestrial, wildlife, and aquatic species.</p> <p>For lands within the limits of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, the Environmental Impact Study shall be in accordance with the policies of the respective provincial plan.</p> <p>Prior to the submission of any application, applicants shall confirm the scope of any potential environmental study requirements with the Region and the local conservation authority in order to determine whether the study will be prepared by a consultant retained by the Region, or by the applicant. In those instances where the study is prepared by the Region, an application shall not be deemed to be a 'complete application' until such a time the study has been completed.</p>
Financial Impact Study	<p>A Financial Impact Study is required for any proposal for <i>development or site alteration</i> in which the provision of any municipal services and utilities would cause financial, environmental or other hardship to the Region.</p>

**Schedule E – Table 'E8' – cont'd**

**Complete Application Requirements**

Information Requirement	Application/Development Scenario
Hydrogeological and Servicing Options Report	<p>A Hydrogeological and Servicing Options Report is required in accordance with Provincial Regulations, and for any proposal that would permit the <i>development</i> of five or more lots or units on privately owned and operated individual septic systems; or a proposal for fewer than five lots on privately owned and operated individual septic systems, and where more than 4500 litres of effluent would be produced per day.</p> <p>In the case of <i>development</i> on a lot with an abandoned well or borehole, an applicant must demonstrate the well or borehole has been decommissioned.</p> <p><i>Development or site alteration</i> applications that require a Permit to Take Water under the <u>Water Resources Act</u>, or that have the potential to impact water quantity shall also be accompanied by a Hydrogeological and Servicing Options Report.</p>
Natural Hazard Study and/or Coastal Engineering Study	<p>A Natural Hazard Study and/or Coastal Engineering Study are required for any proposal for <i>development or site alteration</i> in proximity to or within natural hazard lands or within hazardous lands along the shoreline of Lake Ontario and Lake Simcoe. The study must demonstrate that the proposal can occur in accordance with established standards and procedures. Prior to the submission of any application, an applicant shall confirm the scope of any potential natural hazards and study requirements with the Region and the local conservation authority.</p>
Odour, Dust and Light Assessment	<p>An Odour, Dust and Light Assessment is required for any proposal for <i>development or site alteration</i> in proximity to sources of noxious or hazardous substances or where sensitive land uses may experience adverse impacts from development.</p>

## Schedule E – Table 'E8' – cont'd

### Complete Application Requirements

Information Requirement	Application/Development Scenario
Phase 1 and 2 Environmental Site Assessments and Records of Site Condition	<p>A Phase 1, and if necessary, a Phase 2 Environmental Site Assessment Report is required for any proposal for <i>development or site alteration</i> on lands or adjacent lands that were previously used for industrial or noxious uses or in proximity to areas where soil contamination is known or suspected. Environmental Site Assessment reports must be submitted in accordance with Regional requirements and Provincial guidelines and laws.</p> <p>In accordance with Regional requirements and Provincial guidelines and laws, a Record of Site Condition (RSC) may also be required. The RSC should be submitted prior to the consideration and approval of the development application. For a plan of subdivision or condominium application it may be included as a condition of draft approval. For an official plan amendment, it may be included as a requirement to be fulfilled prior to the adoption of a site specific official plan amendment or as a condition for the removal of a "H" holding symbol in the area municipal zoning by-law to the satisfaction of the Region and the area municipality.</p>
Planning Rationale/Justification Report	<p>A Planning Rationale/Justification Report is required for any proposal for <i>development or site alteration</i>. The report shall demonstrate that the proposal meets the goals, objectives and policies of this Plan; the Durham Community Strategic Plan, and provide an indication of whether it conforms to applicable provincial plans and policies.</p>
Rental Housing Conversion Study	<p>A Rental Housing Conversion Study is required for any proposal for <i>development or site alteration</i> that will facilitate the conversion of rental units to condominium tenure.</p>

## Schedule E – Table 'E8' – cont'd

### Complete Application Requirements

Information Requirement	Application/Development Scenario
Retail Impact/Market Study	A Retail Impact/Market Study is required for any <i>development or site alteration</i> that will facilitate retail commercial development that is of Regional Interest or for the expansion of a Regional Centre or the designation of any new Regional Centre in accordance with Section 8.
Servicing and Infrastructure Study	A Servicing and Infrastructure Study is required for any proposal for <i>development or site alteration</i> which may have an impact on Regional servicing and infrastructure. The Study must ensure that the proposed <i>development</i> and/or change in land use can be supported by adequate municipal water, sanitary sewer, and stormwater management services. The requirement for the report shall be determined on a case by case basis, in consultation with the appropriate conservation authority and area municipality.
Storm Water Management and/or Functional Servicing Plan	A Storm Water Management and/or Functional Servicing Plan are required for any proposal for <i>development or site alteration</i> that will facilitate an application for a non-delegated subdivision or condominium application. The requirement for the report shall be determined on a case by case basis, in consultation with the appropriate conservation authority and area municipality.
Transportation Impact Study	A Transportation Impact Study is required for any proposal for <i>development or site alteration</i> in proximity to a Regional Road.

**Schedule E – Table 'E8' – cont'd**

**Complete Application Requirements**

<b>Information Requirement</b>	<b>Application/Development Scenario</b>
<p>Vehicular Noise Study and/or Railway Vibration Study</p>	<p>A Vehicular Noise Study and/or Railway Vibration Study are required for any proposal for <i>development or site alteration</i> within 300 metres of a railway corridor and/or an arterial road. A railway vibration study will be required for any <i>development or site alteration</i> within 75 metres of a railway corridor. A noise and vibration study will be required for any <i>development or site alteration</i> within 1000 metres of a railway yard.</p>
<p>Watershed/Sub-Watershed Study</p>	<p>A Watershed/Sub-Watershed Study may be required for any <i>development or site alteration</i>, and shall be determined on a case by case basis, in consultation with the appropriate conservation authority and area municipality.</p>

**Schedule E – Table 'E9'**

**Minimum Intensification Allocations, 2015-2031**

<b>Municipality</b>	<b>Total Unit Growth</b>	<b>Units Allocated to Intensification</b>	<b>% of Municipal Total</b>	<b>% of Regional Total</b>
Ajax	7,987	4,343	54%	9%
Brock	1,321	306	23%	1%
Clarington	19,616	6,181	32%	13%
Oshawa	20,229	7,934	39%	17%
Pickering	36,163	14,354	40%	31%
Scugog	1,908	576	30%	1%
Uxbridge	2,870	1,042	36%	2%
Whitby	26,316	11,963	45%	26%
<b>Durham</b>	<b>116,411</b>	<b>46,699</b>	<b>40%</b>	<b>100%</b>

# **Part F - Appendices**

## Appendix 1

### Amends 1976 Regional Official Plan Referred to in Policy 14.13.2

Appendix 1 includes amendments made to the 1976 Regional Official Plan that remain in effect as exceptions. References to these policy exceptions are found in Policy 14.13.2 of the Regional Official Plan.

8.1.3.13 Notwithstanding the provisions of Policy 8.1.3.1 of this Plan to the contrary, residential *development* on municipal water and private waste disposal systems may be allowed, subject to satisfactory agreements, the inclusion of appropriate provisions in the respective restricted area (zoning) by-law, compliance with the standards of the Ministry of the Environment, as amended from time to time, and as administered by the Medical Officer of Health or otherwise, and any other conditions as deemed desirable by the Regional Council and the Council of the respective area municipality in the following areas:

- a) the lands bounded by the Canadian Pacific Railway, Lynde Creek, Bonacord Avenue and the residential dwellings fronting on Cochrane Street in the Town of Whitby.

8.3.2.6 Notwithstanding any other provisions in this Plan to the contrary, a take-out restaurant and a convenience store may be permitted on approximately 5.5 acres situated on the southeast corner of Highway 2 and the 11<sup>th</sup> Line, in the Municipality of Clarington.

8.3.2.8 Notwithstanding any other provision in this Plan to the contrary, recreational facilities, as deemed desirable by the Council of the Municipality of Clarington, in association with a private zoo may be permitted, subject to satisfactory agreements with the Municipality of Clarington on approximately 4 hectares of land situated in the north half of Lot 25, Concession 5, former Township of Clarke, now in the Municipality of Clarington. Furthermore, a retail clearance centre for the sale of factory closeouts, similar in kind to clothing, hardware, auto accessories, household goods and furnishings, may be permitted on approximately 1.7 hectares of land in Part of Lot 26, Concession 6, former Township of Clarke, Municipality of Clarington, and identified in the 1984 Assessment Roll as No. 18-17-03-0-050-25901. *Development* of the site will be subject to satisfactory agreements with the Municipality of Clarington.

8.3.2.12 Notwithstanding any other provisions in this Plan to the contrary, retail nursery, office and restaurant uses may be permitted on approximately 2.47 hectares of land located at the southwest quadrant of Thickson Road South and Consumers Drive in the Town of Whitby, subject to satisfactory arrangements having been made with the Region with respect to servicing requirements, and the site being zoned to a special commercial zoning category in the respective zoning by-law.

Amendment  
#288 to  
1976 Plan

8.4.2.10 Notwithstanding any other provisions in this Plan to the contrary, an office park comprised of predominantly corporate office uses, ancillary recreational and community uses, and a limited amount of retail and personal service uses, may be permitted on the land designated Industrial Area, and located on the northeast corner of Church Street and Bayly Street, in the Town of Ajax, subject to the following provisions:

- a) the office park shall not exceed a total of 950,000 sq. ft. of floor space, and does not include the clubhouse serving the adjacent golf course;
- b) the retail, personal service and non-corporate office uses may also be permitted as part of a permitted corporate office building, provided that the combined gross floor area of such uses does not exceed 10% of the gross floor area of the building, such that both uses are developed in conjunction with each other;
- c) the gross floor area of all uses on this site shall be defined in the respective District Plan, and shall including phasing of *development* in conforming with this Plan;
- d) the *development* of this site and adjacent Open Space System shall be subject to the inclusion of detailed policies in the respective District Plan, including design guidelines and the use of site plan controls; and
- e) all *development* within this area shall proceed by a plan of subdivision.

9.4.2 Notwithstanding any other provisions of this Plan to the contrary, a commercial food supermarket may be permitted on approximately 1.46 hectares of land located in Part of Lot 13, Concession 6, Township of Brock, being part of the lands identified in the Assessment Roll as #18-39-05-0-005-17400, subject to the development of the appropriate access to industrial lands behind the above identified lands.

10.2.2.3 Notwithstanding any other provisions in this Plan to the contrary, non-farm residential dwellings may be allowed subject to satisfactory agreements, appropriate zoning by-laws, and any other conditions, as deemed desirable by the Regional Council and the Council of the respective area municipality, in the following areas:

- a) proposed Plan of Subdivision 18T-77037 in the Municipality of Clarington (a maximum of 4 lots);
- b) Ontoro Boulevard Area in the Town of Ajax, subject to the inclusion of appropriate provisions in the District Plan;
- c) deleted by Amendment 17;

- d) in the Town of Ajax, the area bounded by Regional Road 31 (Westney Road) on the east, Greenwood Road on the south and west, and the Fifth Concession Road on the north, subject to the inclusion of appropriate provisions in the District Plan;
- e) one single dwelling on each of Parts 2 and 3, Plan 40R-6763, located in Part of Lot 19, Concession 4, former Township of Uxbridge, Township of Uxbridge;
- f) one additional lot on the property identified in the 1985 Assessment Roll Book as #18-09-010-0-043-290, more generally described as part of the north half of Lot 24, Concession 8, Town of Whitby;
- g) 7 additional lots on the property identified in Plan of Subdivision 18T-86009, more generally described as being within the north half of Lot 22, Concession 2, former Township of Darlington, Municipality of Clarington;
- h) 4 additional lots on the property identified in Plan of Subdivision 18T-87036, more generally described as being within the north half of Lot 15, Concession 3, former Township of Darlington, Municipality of Clarington;
- i) deleted by Amendment 17;
- j) 4 additional lots on the property identified in the Assessment Roll Book as #18-29-05-0-010-35000 within the existing residential cluster located within the south side of Beaver Road, generally located within Part of Lot 37, Concession 7, former Township of Uxbridge, Township of Uxbridge;
- k) 3 lots on the two abutting properties identified in the Assessment Roll Book as #18-17-010-030-12200-0000 and #18-17-010-030-12300-0000, located on the northeast corner of Bloor Street and Holt Road, Part of Lot 20, Concession 2, former Township of Darlington, Municipality of Clarington;
- l) in the cluster located at the intersection of Brawley Road East and Old Thickson Road (just east of Highways 7 and 12), Parts of Lots 20 and 21, Concessions 7 and 8, in the Town of Whitby;
- m) 2 additional lots on the property identified in the Assessment Roll #18-17-030-060-08600 located on the west side of Leskard Road, generally located within Part of Lot 31, Concession 7, former Township of Clarke, Municipality of Clarington;
- n) one lot on the property identified in the Assessment Roll as #18-29-030-004-01200-0000 located on Part of Lot 2, Concession 5, former Township of Scott, Township of Uxbridge;

o) one additional non-farm residential lot to be approximately 4 hectares in size on the property identified in the Assessment Roll Book as #18-39-040-001-149-20, more generally described as the south Part of Lot 5, Concession 2, former Township of Brock, Township of Brock, in recognition that this lot is infill as it is contained within a concentration of approximately twenty-two 4-hectare lots and does not extend the strip development that presently exists;

p) (denied by the Ontario Municipal Board – June 2, 1992);

Amendment  
#249 to  
1976 Plan

q) in the cluster located at the northeast corner of Regional Road 5 and Sideline 16, being Part of Lot 16, Concession 9, City of Pickering; and

Amendment  
#268 to 1976  
Plan

r) one replacement lot in the property identified in the 1989 Assessment Roll Book as #18-13-070-006-29400, more generally described as Part of Lot 14, Concession 8, in the City of Oshawa, subject to the melding of the property identified in the 1989 Assessment Roll Book as #18-13-070-006-27775, more generally described as Part of Lot 14, Concession 8, in the City of Oshawa, with an adjacent property.

10.4.1.6 Notwithstanding any other provision in the Plan to the contrary, properties within Part of Lots 34, Concession 7, former Township of Uxbridge, Township of Uxbridge which are abutting the gravity portion of the sanitary sewer easement leading from the St. John's Training School in the Township of Uxbridge, and identified in the 1986 Assessment Roll Book as #18-29-050-010-39100, #18-29-050-010-39200, #18-29-050-010-39300, #18-29-050-010-39310, #18-29-050-010-39320, #18-29-050-010-39325, #18-29-050-010-40200 and #18-29-050-010-40300, may be permitted to connect to an existing sanitary sewer service, subject to the following:

a) the connection is made for an existing lot of record as noted above;

b) the connection is for the servicing of a single detached dwelling;

c) the feasibility of allowing the connection to an existing sanitary sewer;

d) the connection does not require any extensions to the existing sanitary sewer system;

e) the capacity of the sanitary sewer system is not unduly affected;

f) the property owner may, at the discretion of the Region, be required to enter into an agreements with the Region in respect to sanitary sewer connections; and

g) such other conditions as Council deems necessary.

10.4.2.8 Notwithstanding any other provisions in this Plan to the contrary, the Plans of Subdivision 18T-74256, 18T-75506, 18T-75514 and 18T-76029 in the Township of Scugog, and 18T-77009 in the Township of Uxbridge, may be developed, subject to adequate private drilled wells and private waste disposal systems, satisfactory subdivision agreements, zoning by-laws, and any other conditions as deemed desirable by the Regional Council and the Council of the respective area municipality.

10.4.2.12 Prior to the preparation and adoption of a development plan for the area immediately surrounding Wagner Lake, no further *development* shall be permitted, with the exception of the following:

- a) residential *development* on existing lots of record, provided that the proposed dwelling unit is not situated in the floodplain and that the private water supply and waste disposal systems meet the standards of the Ministry of the Environment; and
- b)
  - i) residential *development* on three residential lots located in Lot 13, Concession 7, being Parts 2, 3, and 4 of Reference Plan 40R-5987;
  - ii) one additional lot for residential *development* on the property identified in the 1991 Assessment Roll as #18-29-030-005-175, more generally described as being on the east side of Wagner Road, Part of Lot 13, Concession 7, former Township of Scott, Township of Uxbridge; and one lot for residential *development* being the property identified in the 1991 Assessment Roll as #18-29-030-004-342 more generally described as abutting the southern limit of Wagner Road, Part of Lot 12, Concession 7, former Township of Scott, Township of Uxbridge; provided that, as a condition of severance, the owner is required to satisfy the requirements of the Ministry of Natural Resources with respect to the location of building envelopes and retention of natural features; and, no further extension of Wagner Road to the south, beyond the lot line separating Lots 12 and 13, Concession 7, former Township of Scott, Township of Uxbridge, or additional residential *development*, shall be permitted.

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11.2.13 Notwithstanding the provisions of this Plan with respect to the permitted use within the General Agricultural Area designation, the following may be permitted:

- a) a motor vehicle repair garage and ancillary uses on a parcel approximately 0.5 hectare in size, located on the south side of Highway 48, within Part of Lot 1, Concession 10, former Township of Thorah, Township of Brock. Such use will be subject to satisfactory arrangements having been made with the Ministry of Transportation and being zoned in the respective restricted area by-law in a special zoning category for that use.
- b) a furniture manufacturing use of a "dry" nature on a parcel approximately 2 hectares in size, being Part of Lot 3, Concession 14, former Township of Brock, being in the west part of the lands identified in the Assessment Roll Book as #18-29-040-003-372, subject to the site being zoned in the respective restricted area by-law in a special zoning category for that use. In addition, the applicant will be required to enter into a site plan agreement with the Township of Brock, pursuant to the Planning Act, which shall, among other things, regulate the use of a generator. Provision for an adequate vegetative buffer strip width along the boundary of Port Bolster Wetland shall be determined at the detailed site plan stage to the satisfaction of the Ministry of Natural Resources.

11.2.14 Notwithstanding the provisions of this Plan with respect to the permitted use within the Permanent Agricultural Reserve Area classification, the following may be permitted:

- a) a warehouse for the storage of sporting goods and equipment and ancillary uses on a parcel approximately 6 hectares in size and identified in the 1986 Assessment Roll Book as #020-002-279-00-0000, more generally located within Part of Lot 15, Concession 4, former Township of Scott, Township of Uxbridge. Such uses will be subject to site plan agreements, pursuant to the Planning Act, and being zoned in the respective restricted area by-law in a special zoning category for that use;
- b) a school bus storage and operation facility on a parcel approximately 0.33 hectare in size and identified in the 1986 Assessment Roll Book as #18-20-030-001-143-00, more generally described as located within Part of Lot 1, Concession 8, former Township of Scugog Island, Township of Scugog. Such use will be subject to being zoned in the respective restricted area by-law in a special zoning category for that use;

- c) a road vehicle repair and service establishment, in addition to the currently permitted farm implement dealership and *agricultural uses*, on a 0.5 hectare portion of a property identified as #18-01-030-008-10200 in the 1986 Assessment Roll Book as being Part of Lot 4, Concession 6, City of Pickering. Such uses will be zoned in the respective restricted area by-law in a special zoning category for that use. In addition, the applicant may be required to enter into a site plan agreement with the City of Pickering pursuant to the Planning Act;
- d) the display and sales of pre-engineered homes, excluding mobile homes, and ancillary uses, including an associated real estate office, on approximately 1.6 hectares of land, being Part of Part 1 of 40R-1248 in Lot 10, Concession 9, former Township of Thorah, Township of Brock, subject to the following:
  - i) the use being of an attractive and unobtrusive nature;
  - ii) no outside storage being permitted;
  - iii) satisfactory arrangements being made with the Ministry of Transportation;
  - iv) a site plan agreement, pursuant to the Planning Act, being required by the Council having authority, in consultation with the Region of Durham, which shall include, in addition to any other conditions, provisions for site grading and placement of fill; siting and design of buildings; signs, landscaping, screening, fencing and lighting; parking; protection of the drainage ditch along the west side of the site from sedimentation and erosion; and the location of private wells and sewage disposal systems; and
  - v) the site being zoned in the respective zoning by-law as a Holding (H) Zone until the site plan agreement is finalized, after which the site will be in a special zoning category for that use;
- e) the display of 3 modular homes on approximately 1 hectare of land, being Part of Lot 12, Concession 5, Township of Brock, being part of the lands identified in the Assessment Roll Book as #18-39-050-005-03425 subject to being zoned in the respective restricted area by-law, in a special zoning category for that use. In addition, the applicant may be required to enter into a site plan agreement with the Township of Brock pursuant to the Planning Act;

- f) a day care centre of approximately 290.3 square metres (3,124 square feet) in size in the basement of an existing residence, being Part of Lot 32, Concession 5, former Township of Darlington, Municipality of Clarington, being part of the lands identified in the Assessment Roll Book as #18-17-010-160-04500-0000, subject to being zoned in the respective restricted area by-law in a special zoning category for that use. In addition, the applicant will be required to enter into a site plan agreement with the Municipality of Clarington pursuant to the Planning Act; and
- g) a 9-hole golf course on a parcel approximately 18.9 hectares in size and identified as Part of Lot 11, Concession 8, former Township of Pickering, City of Pickering, Assessment # 18-01-030-007-177-00. Such use will be subject to being zoned in the respective restrictive area by-law to a special zoning category for that use.
- 12.2.16 Notwithstanding any provisions in the Plan to the contrary, a truck haulage business may be permitted on a 1.6 hectares portion of a property located on the southeast corner of Highway 7 and Salem Road, being Part of Lot 6, Concession 5, City of Pickering. Such use will be subject to being zoned in the respective restricted area by-law in a special zoning category for that use.
- 12.2.17 Notwithstanding any other provisions in this Plan to the contrary, an industrial/commercial *development* may be permitted on lands totalling approximately 3.9 hectares located in Part of Lot 18, Concession 3, former Township of Uxbridge, Township of Uxbridge and situated at the northwest intersection of Highway 47 and Concession Road 4. As a condition for the development of such lands for industrial/commercial purposes, a site plan agreement pursuant to the Planning Act may be required by the Council having authority. Such agreement may generally include, in addition to any other conditions, provisions for site plan control including siting and design of buildings, landscaping buffers, signs, and servicing. Such uses will be subject to being zoned in the respective zoning by-law in a special zoning category for that use.
- 12.3.5 Prior to the preparation of waterfront plans in accordance with Policy 12.3.3 and *development* plans in accordance with Policy 12.3.4, the following may be permitted, without amendment to this Plan, subject to the approval of the Council of the respective area municipality and any other agencies having jurisdiction, and provided that satisfactory *development* control agreements have been entered into between the respective area municipality and the property owner:

- a) the development of a marina, including a hotel-residential complex related to the marina, on approximately 10 acres of land lying to the west of the easterly limit of Harwood Avenue and south of Lake Drive as shown in the Metropolitan Toronto and Region Conservation Authority Project 1977-1981 adopted by the Conservation Authority on April 9, 1976.

16.9.9 All proposed lots shall have frontage upon, and access to, a public road which is maintained by the appropriate authority as open to traffic on a year-round basis and is of a standard of construction adequate to provide for the additional traffic generated by the proposed *development*. Notwithstanding the above, however, a highrise apartment complex may be permitted on a private road on lands located in Part of Lot 34, Concession 2, on the south side of Highway 2, west of Farewell Creek, former Township of Darlington, Municipality of Clarington.

## Appendix 2

### Status of Amendments to the 1976 Regional Official Plan Referred to in Policy 14.13.3

Amendment #242	Approved by the Ontario Municipal Board and incorporated in Schedule 'E' – Table 'E1', Aggregate Resource Extraction Areas – Area #96 on Schedule 'A'
Amendment #249	Approved and incorporated as Policy 10.2.2.3 q) (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)
Amendment #251	Approved by the Ontario Municipal Board (See Attachment 1 to this Appendix)
Amendment #261	Approved by the Ministry (See Attachment 2 to this Appendix)
Amendment #262	Approved and incorporated as Policy 8.3.2.10 (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)
Amendment #263	Approved by the Ontario Municipal Board and incorporated as Policy 11.2.14 g) (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)
Amendment #268	Approved and incorporated as Policy 10.2.2.3 r) (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)
Amendment #269	Approved by the Ministry and incorporated in Schedule 'E' – Table 'E2', Country Residential Subdivisions – Area #26
Amendment #281	Approved and incorporated as Policy 10.4.2.12 b) ii) (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)
Amendment #288	Approved and incorporated as Policy 8.3.2.12 (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of the Plan) and on Map 'A4'
Amendment #289	Approved and incorporated as Policy 11.2.13 b) (Appendix 1) of the 1976 Plan which remains in effect (Policy 14.13.2 of this Plan)

**Amendment #251 to the 1976 Regional Official Plan**

- Purpose: The purpose of this amendment is to permit special purpose commercial uses.
- Location: The subject lands consist of approximately 2.19 hectares located on the north side of Spencers Road, immediately west of Highway 12, within Part of Lots 25 and 26, Concession 5, Town of Whitby.
- Actual Amendment: The Durham Regional Official plan is hereby amended by adding the following new Policy 12.2.22:
- "12.2.22 Notwithstanding any other provisions in this Plan to the contrary, Special Purpose Commercial uses, including a home improvement centre and accessory uses, may be permitted on lands totaling approximately 2.19 hectares located in Part of Lots 25 and 26, Concession 5, Town of Whitby, and situated at the northwest intersection of Highway 12 and Spencers Road."
- Implementation: The provisions set forth in the Durham Regional Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.
- Interpretation: The provisions set forth in the Durham Regional Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment.

**Amendment #261 to the 1976 Regional Official Plan**

- Purpose: The purpose of the amendment is to recognize the area commonly known as Crooked Creek as a cluster.
- Location: The lands affected by the amendment are generally located at the intersection of Regional Road 18 and Concession Road 4 in the former Township of Clarke, Town of Newcastle.
- Basis: As a result of an application to create one additional non-farm residential lot, its appropriateness for *development* was assessed. It was determined that one additional non-farm residential lot can be recognized through the recognition of Crooked Creek as a cluster.
- Actual Amendment: The Durham Regional Official Plan is hereby amended by inserting the words "Crooked Creek" between the words "Bond Head" and "and Taunton" in Policy 10.2.1.2.
- Implementation: The provisions set forth in the Regional Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.
- Interpretation: The provisions set forth in the Regional Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment.