

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 279-94

A By-law to adopt Amendment Number 400 to the Official Plan of the Vaughan Planning Area.

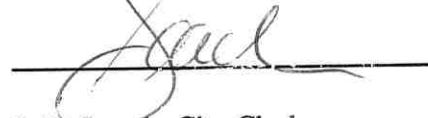
The Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached consolidated Amendment Number 400 to the Official Plan of the Vaughan Planning Area, consisting of modifications to Official Plan Amendment No. 400 as originally adopted is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 400 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 31st day of August, 1994.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 400 (MODIFIED)
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules A to K, including Part "B", entitled "The Official Plan", constitute Amendment Number 400 to the Official Plan of the Vaughan Planning Area as modified by Council on August 31, 1994.

Also attached hereto, but not constituting part of the Amendment are Part "A", entitled "Preamble to the Plan", and Appendices A, B and C which contain statistical and background information.

August 31, 1994

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PART A - PREAMBLE TO THE PLAN

1.0 INTRODUCTION

1.1 Organization of the Document

This Part A introduces the modified Official Plan Amendment #400. Section 1 describes the context and planning process leading to the document's preparation. In Section 2, the underlying Philosophy of the Plan, and its main themes - 'environmental protection' and 'compact and efficient urban form' - are briefly discussed. In Section 3, the basis for Urban Structure as reflected in the Secondary Plans of this Amendment, and the methodology employed to determine Vaughan's future population and land requirements is presented. Sections 4-7 address other major policy initiatives of the Official Plan Review process, respecting environmental protection, rural and agricultural areas, transportation, servicing and phasing, and explain the basis for some of the principal new policies and modifications included in Part B.

Part B presents the policy framework which comprise the amendment, as outlined below:

Section 1 expresses the fundamental Principles of the Plan.

Section 2 presents the Plan's Goals and Objectives.

Section 3 explains the Urban Structure Plan for existing and future urban development in Vaughan.

Section 4 presents the Community Planning policies which are the basis for development of the Urban Village Areas and the policies specific to each land use category within these areas.

Section 5 discusses the Ecosystem Approach to planning and Environmental policies deriving from this approach are presented.

Section 6 outlines Rural Area policies.

Section 7 outlines Consent policies.

Section 8 presents Transportation and Public Transit policies.

Section 9 discusses policies respecting provision of services, including water and sanitary sewer services, and community facilities and services.

Section 10 presents the policies to implement the Plan, including phasing of development and steps related to preparation of Tertiary Plans.

Section 11 deals with matters respecting the Interpretation of the Plan.

1.2 Purpose and Timing

The purpose of this amendment to the Official Plan of the Vaughan Planning Area is to amend Section 5 and Schedule A of Official Plan Amendment #4.

This amendment constitutes a modified Official Plan Amendment #400, initially approved by Vaughan Council on October 22, 1991, by:

- a) incorporating detailed secondary plans for lands within "Urban Village Area #1", "Urban Village Area #2" and "Woodbridge Expansion Area" as shown on Schedules A, B, C and D;
- b) redesignating the areas within "Urban Village Area #1", "Urban Village Area #2", and "Woodbridge Expansion Area" from predominantly "Rural" or "Agricultural" to various predominantly urban land uses;
- c) incorporating the lands currently subject to OPA #270 and #287 into OPA #400 and redesignating them to new land uses in keeping with the secondary plan for Urban Village #2;
- d) redesignating the lands referred to as "City Centre Study Area #1" as follows:
 - lands located between Highway #400 and Weston Road, and a portion of the lands located east of Highway #400 between Teston Road and Major Mackenzie Drive (as indicated on Schedule B) shall be redesignated as "Urban Village #1" (together with other lands so designated);
 - lands located east of Highway #400 between Rutherford Road and Major Mackenzie Drive from Highway #400 to east of Jane Street, and a portion of the lands located between Major Mackenzie Drive and Teston Road (as indicated on Schedule B) shall be redesignated as "Vaughan Centre Study Area";
- e) redesignating the lands referred to as "City Centre Study Area #2" as follows:
 - lands located north and south of Highway #7 west of Highway #400 shall be redesignated as "Vaughan Corporate Centre Study Area"; and
 - the designation of "City Centre Study Area #2" shall be deleted for the lands located north and south of Highway #7 east of Highway #400, and they shall remain subject to their underlying land use designations;
- f) introducing new policies pertaining to a number of planning issues.

The designations and policies of OPA #400 are based upon the findings and recommendations of the Vaughan Policy Review, the OPA #400 Secondary Plan Process, including the associated studies and analysis as listed in Appendix A.

The policies of this amendment are intended to guide the future land use and development decisions of the City into the 21st century. It is recognized that future revisions to this Plan may be necessary in keeping with changing conditions and new policy initiatives.

1.3 Location

The policies of this amendment to the Official Plan are generally applicable on a City-wide basis (ie., to all lands within the City of Vaughan). Notwithstanding its City-wide application, some of the policies introduced by this amendment apply only to those lands redesignated by this amendment. Schedule A identifies the lands subject to this amendment, and lands specifically subject to redesignation by this amendment.

1.4 Background and Context

During the 1980's, Vaughan experienced levels of growth unprecedented in its history. From a small, primarily rural community of 25,000 in 1980, Vaughan grew to a population of more than 100,000 ten years later, making it the fastest growing municipality in York Region and the Greater Toronto Area. In 1989, the Official Plan Review was undertaken to establish a framework of policies to guide the City's long term development decisions.

Key elements of the context in which the 1989 Review proceeded were:

a) Accommodating a Population of 238,000 by 2011

Vaughan was expected to experience a significant amount of growth and development for the foreseeable future. Population projections prepared for the City in 1989 indicated that, by the year 2011, Vaughan's population would approach 238,000 persons. Although this figure was the highest of three forecasts prepared for the study changes to federal immigration policy suggested that future levels of immigration would likely be consistent with this forecast.

Since Vaughan's existing communities are designed to accommodate about 165,000 persons, it was assumed that most of the residual population - about 75,000 persons - would be accommodated on lands beyond these communities.

The Official Plan Review was undertaken to determine the logical geographic locations within Vaughan where this future population would reside.

b) Recognition of Vaughan's Role in York Region and the GTA.

Vaughan has evolved as one of the principal urban areas of York Region, and has become a major focus of growth in the Greater Toronto Area. In the absence of a Regional Plan in 1989, the City's Official Plan process assumed the continuation of Vaughan's existing role in the Region and GTA.

During the course of the Official Plan Review, the Province initiated its work on the GTA Urban Structure Concepts Study, which subsequently identified the 'Nodal' growth option as the preferred alternative. The Nodal concept has been endorsed by Vaughan Council because it builds on existing communities and their urban infrastructure, and provides for the growth of central built-up areas and the suburbs. (This decision was reflected in the 1991 Council - approved OPA #400).

c) Establishing Vaughan's Long Term Planning Strategy

Vaughan relies upon the York-Durham Servicing System and the York Water System for its sewage and water services. The existing limitations on the utilization of this servicing capacity have not been considered a constraint to the City's long term planning. It is apparent that other major servicing alternatives beyond the system now in place, may need to be established to serve the City's long term planning strategy.

This amendment treats servicing as a planning consideration, but not the only factor in land use decisions. Rather, the designation of additional lands for future development shall be conditional upon the availability of servicing capacity, and phasing policies are needed to co-ordinate future development with servicing. Ultimately, this amendment is based on the assumption that the necessary servicing infrastructure will be put in place to serve the urban structure envisioned in this amendment.

d) Adequacy of Current Industrial Designations

The completion of Vaughan's Industrial Development Strategy and the approval of OPA #250 and #328 supplemented previous industrial designations with the addition of nearly 2,900 acres of industrial land. Consequently, Vaughan had sufficient serviced industrial land to meet its needs to 2011 (based on a 1988 forecast of industrial land needs). Therefore, in view of the diminishing supply of residential land available within the City's existing communities, the Official Plan Review was initiated principally to define residential/urban land needs and identify areas where forecast population growth can be accommodated.

Note: With the approval of OPA #250 and the adoption of OPA #328 the land use objectives of the Industrial Development Strategy approved by Council in 1987 were virtually fulfilled. This resulted in the addition of 2,900 acres to the existing stock of land under industrial designation at that time. In 1993 Council initiated the preparation of the Vaughan Employment Area Growth and Management Strategy. This will update policies applying to

existing industrial areas and will reassess the City's twenty year employment area land requirements. Although this study is not yet complete, the analysis has concluded that Vaughan will require 300-500 acres of land for "dry industrial" uses. Decisions relating to the conclusions of this study will be undertaken subsequent to the OPA #400 process.

e) **Creating A Cohesive Urban Structure For Vaughan**

This amendment establishes a cohesive structure for Vaughan's urban development. Vaughan has evolved as an extension of its four communities, each having its own community plan, but without an overall plan to give direction to development on a City-wide basis. The Official Plan Review provided an opportunity to develop a cohesive urban structure based on overall planning objectives, and a consistent and comprehensive policy framework to guide future planning and development decisions.

f) **Establishing Contemporary Rural Land Use and Environmental Policies.**

Presently the City policies relating to rural land use and environmental policies are very limited. The establishment of comprehensive policies to address rural land use and environmental issues and concerns is essential to provide for the future planning of the City.

1.5 **Planning Process**

OPA #400 is the product of an Official Plan Review process begun in 1989, with two distinct components: 1) the Vaughan Policy Review, which concluded with the approval of OPA #400 by Council in October, 1991; and 2) the OPA #400 Secondary Plan Process, which will conclude with Council approval of this modified version of OPA #400.

1.5.1 **Vaughan Policy Review, 1989-91**

In 1989, Vaughan undertook the Vaughan Policy Review, a major planning initiative to review and update Official Plan policies, and thereby establish a policy framework to guide the City's future development decisions.

The Vaughan Policy Review was initiated in the summer of 1989 at the direction of Vaughan Council. The Review had four objectives:

1. To determine the goals and objectives which will guide the City's future planning decisions.
2. To define and evaluate the City's future planning options.
3. To produce a policy framework to direct development toward the achievement of municipal goals and objectives, and ultimately the preferred land use and development scenario.

4. To develop planning policies that are geared to guaranteeing the long term protection of the rural and natural environment of the City of Vaughan.

This modified OPA #400 updates the statistical analysis included within the original document approved by Council in 1991. When OPA #400 was first approved it was expected that a population of 75,000 would reside within the Urban Village Areas, the Woodbridge Expansion Area and a Vaughan City Centre by 2011. It was also recognized that these areas would provide sufficient land to accommodate some additional population beyond the 2011 forecast. Prior to the OPA #400 Secondary Plan Process, the population capacity of the City's new urban development areas was a general estimate because insufficient information respecting environmental constraints within them was available. Also, the absence of land use schedules defining the spatial distribution of residential uses, industries and population prevented a clearer definition of the total development capacity. Analysis of long term housing requirements was based on a 2011 forecast for Vaughan, in the absence of a Regional Official Plan to provide guidance. This modified OPA #400 incorporates new population and housing forecasts based on the 1994 York Regional Official Plan, and defines the population capacities of the three new urban development areas based on the Secondary Plans included in this Plan.

During the Vaughan Policy Review, several public information meetings and five public hearings were held to inform the public and receive feedback on work in progress.

1.5.2 OPA #400 Secondary Plan Process, Phase I, 1992-94

On May 19, 1992, Council resolved (in part):

THAT the Secondary Plan Process (as required by Official Plan Amendment #400) be approved for Urban Villages #1 and #2 and the Woodbridge Expansion Area;

THAT a Secondary Plan Advisory Committee (SPAC) be appointed by Council, to provide direct input to the Secondary Plan Process;

THAT the SPAC participate in the approved stages of the Secondary Plan Process and that they provide their comments through the Director of Planning.

Planning staff undertook extensive consultation with landowners to define the Secondary Plan Process, which was endorsed by the landowners and approved by Council in May, 1992.

The primary objective of the Process was to define land use concepts for each of the three new areas designated for urban development by OPA #400. The Process provided for a number of consulting studies to be undertaken whose results were to be integrated into a comprehensive plan encompassing all three areas.

The consulting studies included the following:

- a) a Subwatershed Environmental Study of the subwatershed areas within which the three urban development areas are located, in keeping with the ecosystem approach endorsed by Council, including an assessment of terrestrial resources within the development areas based on their significance to the health of the ecosystem, and preparation of an Environmental Management Plan to implement the City's environmental policies;
- b) a Transportation Planning Study to define the transportation requirements of the three development areas in co-ordination with the land use and urban design elements emerging from the Secondary Plan Process, and including a City-wide transportation strategy based on an integrated and comprehensive approach to land use and transportation planning, and encouraging public transit use;
- c) a Retail Market Study to define the City's long term retail space requirements and recommend on the allocation of retail space to the Vaughan City Centre, Vaughan Corporate Centre, and the existing and future development areas of Vaughan;
- d) a Community and Social Planning Study to define long term community planning principles, goals and objectives, to examine the need for community facilities and space-extensive uses, and to review alternative land use scenarios from a community-planning perspective;
- e) a Servicing Study to determine infrastructure required to serve the OPA #400 development areas, and to identify improvements to the existing system;
- f) an Urban Structure and Design Study to prepare an Urban Structure Plan and Urban Form Concept incorporating the findings of each of the consulting studies in the form of comprehensive Secondary Plans for each of the OPA #400 urban development areas;
- g) an Agricultural Priority Area Study to define;
- h) Employment Area Growth and Management Study to

1.5.3 Public Consultation on Secondary Plan Process

During the course of the Secondary Plan Process, one public information meeting and two public hearings were held to inform the public about the City's planning initiatives. Also, City staff met individually with key public agencies to keep them informed about the status of work in progress. Newspaper notice of each public hearing was provided in keeping with the requirements of the Planning Act, and mail notices were sent to all those requesting to be included on a mailing list.

In addition, the Secondary Plan Advisory Committee (SPAC) was established by Council in the Fall of 1992 as a vehicle to facilitate public consultation on the Secondary Plan Process. Initially, its membership included representatives from five ratepayer associations, five members of the development community, and two members of Council, assisted by City staff. In mid-1993, membership was expanded to include representation from York Region, Ministry of Municipal Affairs, Ministry of Natural Resources, and MTRCA, in recognition of their significant interests and role in the approval process. A total of nine meetings were held with the Secondary Plan Advisory Committee.

Furthermore, the City consulted with landowners and their representatives from the earliest stages of the Process, beginning with defining each of the key steps in the Process itself. More intensive discussions were held following publication of the Urban Structure Plan and Form Alternatives to identify specific concerns.

The public consultation process has generated many useful comments and suggestions from each of the participants, as reflected in the Secondary Plans incorporated in this modified OPA #400.

In addition to traditional community plan considerations, the City's commitment to an ecosystem approach to planning has included this consultation process to strike the balance between environmental protection and urban growth.

2.0 PHILOSOPHY OF THE PLAN

The philosophy of this Plan is based in the principles, goals and objectives of the original OPA #400 approved by Vaughan Council in 1991, which are continued in this modified document. The philosophy of this Plan emphasizes two major themes:

- 1) environmental protection, based on the ecosystem approach to planning, and
- 2) compact and efficient urban form, based on a well-defined urban structure, and a comprehensive approach to planning which integrates land use, urban design, major infrastructure, and the public transit system.

Some of the key policy elements supporting these major themes include:

- * protection and, when possible, the enhancement of the environmental functions of the City's significant environmental resources
- * maintaining or creating a continuous greenway embracing river and creek valleys, woodlots, public open spaces and institutional uses.
- * protection and when possible, the rehabilitation of coldwater rivers and streams, and headwater streams in particular
- * creating residential communities reflecting creative and progressive urban design
- * fostering greater efficiency in the operation of the transportation system
- * achieving a significant increase in public transit ridership
- * encouraging 'transit friendly land uses' and high density development along major transportation corridors
- * encouraging an urban structure reflecting compact urban form
- * encouraging the provision of an adequate supply of housing with a mix of densities, unit types, costs and tenures
- * planning for parkland, open spaces and recreation facilities and services to satisfy the City's present and future needs
- * establishing Vaughan Centre and Vaughan Corporate Centre as focal points of major development providing Vaughan with a strong Civic and Corporate identity

The intent of this Plan is to reflect these major themes through the Plan's policies and the planning approval process. Thus, the environmental theme is discussed in detail in the Environment policies of Part B, Section 5, and in the requirements of the Environmental Management Plan. The EMP is the key instrument in implementing the City's environmental policies through each stage of the approval process.

The theme of compact urban form is discussed in the community planning policies of Part B, Section 4.

3.0 COMMUNITY PLANNING AND DESIGN

3.1 Urban Structure Plan

OPA #400 defines the City's urban structure, with Vaughan Centre and Vaughan Corporate Centre as focal points of major development, providing Vaughan with its civic and corporate identity. The existing communities are recognized as unique and distinct and are expected to be functionally linked to the two Centres as they develop.

Vaughan has an evolving 'overall city structure' which should be recognized and strengthened. OPA #400 provides for three new communities referred to as "Urban Village Areas #1 and #2" and the "Woodbridge Expansion Area". These areas are planned to develop as unique and distinct new urban communities complementing the City's existing communities. They are also expected to be functionally linked to and supportive of the Vaughan centre and Vaughan Corporate Centre.

The Secondary Plan for the three communities also addresses issues of urban structure and form at a finer level of detail i.e., within the bounds of each new community. This approach to establishing the structure of the new communities will contribute to urban form and character for each one which is distinct in its own right, but also contributes to a cohesive urban structure of the City as a whole.

The Secondary Plans are based on a Urban Structure Plan with several structuring elements:

- * 'greenway' which and accommodate a wide array of functions, from the preservation and enhancement of environmentally significant lands to the provision of locations for such public uses as schools and parks;
- * linked by distinctive pedestrian ways along streets, and where appropriate, through commercial centres and open space corridors to create a continuous trail network throughout each community;
- * a 'street grid', which is a network of continuous, primary roads which diffuse vehicle trips and reduce congestion, and accommodate transit routes;
- * 'neighbourhoods' which are urbanized areas organized around local convenience parks, schools or other facilities, generally based on a five minute walking distance.

Within each new community, the pattern of land use, density and form has been deliberately established. Each community has a single focal point where the most intense concentration of residential and commercial uses is located. These locations are expected to provide 'a sense of place' or identity to the community, and have the highest levels of human activity, services and facilities. Each of the new communities has its highest residential density in its prime focus location.

Each of the new communities is also distinguishable by the concentration of medium density residential development along major arterial roads and, to a lesser extent, primary roads. This pattern of medium density 'corridors' is another distinct feature of the new communities and reflects the Plan's emphasis on transit-supportive development.

3.2 Population Forecast and Planning Period

This Plan provides for the designation of additional land for urban development, based on a forecast of the City's future population endorsed by York Region, in the York Region Official Plan approved by Regional Council in April 1994.

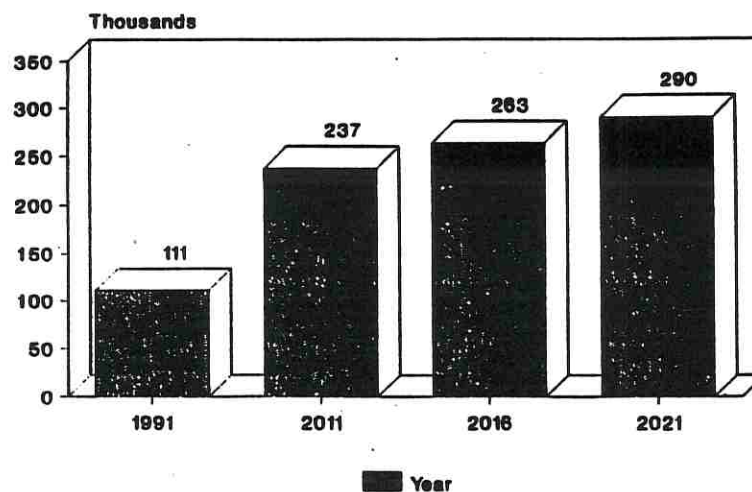
At the initiation of the OPA #400 process, York Region did not have an Official Plan in place. The 1994 York Regional Official Plan forecasts a Vaughan population of 240,000 in 2011, and 290,000 in 2021.

The Planning period for the purpose of this plan is to the year 2021, i.e., approximately 25 years. This is considered appropriate because:

- i) it maintains consistency with the York Region population projection for Vaughan for the year 2021;
- ii) it provides for land use, servicing and transportation, environmental and other policies for a logical long term urban area of the City;
- iii) it facilitates capital budgeting on the long term needs of the community rather than an arbitrary defined area;
- iv) it facilitates the comprehensive planning of transportation and transit systems, and other planning considerations requiring a system approach;
- v) it assumes the plan will be reviewed every 5 years therefore ensuring that policies are current with respect to Provincial, Regional and Local planning initiatives.

The population forecast anticipated in this Plan is as follows:

Population Forecast



3.3 Capacity of Existing Communities and Housing Intensification

The population of Vaughan's four existing communities has been previously established in their respective secondary plans. These communities have been planned to accommodate a total population of 165,000 at full development. However, forecast reductions in average household size imply that these communities will house about 155,000 residents in 2011, and 146,000 in 2021, based on York Region forecasts of average household size of 3.26 persons per unit in 2011, and 3.06 ppu in 2021. This will occur despite current opportunities for intensification within these communities. There is likely some potential for additional housing intensification as Vaughan matures. Recognizing the extent of current development opportunities and the need for neighbourhood stability, this Plan assumes that housing intensification will accommodate about 10,000 residents over the next 20 years.

3.4 Accommodating Future Residential Growth

The future residential population is anticipated to be housed primarily within the new urban development areas designated by this Plan. While part of the future new population may be able to locate within the existing communities, the extent of intensification is expected to be modest until the 20 to 30 year time frame. Until then, redevelopment of the City's relatively 'young' communities will be limited.

To accommodate 290,000 residents by 2021, provision must be made for a population of approximately 135,000 persons in new urban areas, including at least 10,000 in the Vaughan Centre Study Area. This results in a forecast for 2021 of 156,000 in existing communities (ie., 146,000 + 10,000 through intensification). The Secondary Plan Process has determined that a population of approximately 115,000-125,000 persons is the capacity of the three new communities. The Vaughan Centre Study Area is subject to a subsequent planning process, and is expected to accommodate about 10,000 + residents at full development. This implies a population totalling approximately 125,000 to 135,000 for the areas designated by OPA #400 (including Vaughan Centre), and 290,000 for the City in total.

3.5 Future Housing Requirements

One component of the Vaughan Policy Review was the preparation of a Municipal Housing Statement (MHS) in response to the Province's policy statement, on "Land Use Planning for Housing", and to examine in detail the City's long term housing requirements¹. The York Region Official Plan provides a new updated forecast of Vaughan's population to 2021. Based on this forecast, for the period 1991-2021, Vaughan is forecast to require approximately 64,700 units (1991-2021) - see Table 1.

¹ The City's Municipal Housing Statement was approved by Council in 1991. The City will be preparing an addendum to the MHS later in 1994 to update the earlier document, to reflect the housing components of this Plan, and to address concerns identified by Ministry of Housing Staff.

The demographic composition of Vaughan's forecast population suggests that the single detached housing unit will continue to be the housing form in greatest demand. However, in the last ten years of the forecast to 2021, demographic changes (ie., aging population, smaller households) are expected to impact upon the housing market in terms of increased need for medium and higher density housing forms. Also, in view of the higher housing and residential land prices typical in Vaughan, a larger share of medium and high density housing types is needed to meet housing affordability objectives.

These demographic changes will be reflected in a need for more medium and high density housing as a proportion of the new housing stock.

The mix of housing to be provided in the new development areas designated by OPA #400 is targeted to be approximately 50% low density, 30-35% medium density and 15-20% high density housing forms. This housing mix responds to anticipated future housing needs. This mix will address housing needs to 2021, and provide sufficient medium and higher density housing to achieve the City's transit objectives, and satisfy the requirements of the Province's "Land Use Planning for Housing" policy statement.

The Provincial requirement that 30% of new units be affordable can be met mainly by the medium and high density units, many of which can be expected to be available at prices (or rents) within Provincial affordability guidelines.

TABLE 1

**Vaughan Housing
Unit Requirements, 1991-2021¹**

	<u>1991</u>	<u>2001</u>	<u>2011</u>	<u>2021</u>	<u>Change 1991 - 2021</u>
Additions ²	--	20,500	22,600	21,700	
Units	29,855 ³	50,300	72,900	94,600	64,700
Household Size	3.73	3.50	3.26	3.06	n/a
Population	111,355 ³	176,300	237,500	289,200	177,800

¹ Forecast Vaughan housing requirements, 1991-2021, prepared by York Region, 1994.

² 'Additions' reflects change in housing stock in each decade.

³ 1991 Federal Census.

TABLE 2

Vaughan Housing Supply, 1991-2021

	Planned Housing 1991-2021 ¹	Capacity of Existing Communities ²	Units Completed 1991-93 ³	Future Intensification ⁴	U.V.A. Hsg. Units ⁵	Vaughan Centre Units ⁶
Low Density	32,534	8,177	3,287		20,900	—
Medium Density			—		13,100	
High Density	35,304 medium & high density units	6,374 medium & high density units	—	4,000 medium & high density units	7,300	4,000 medium & predominantly high density units
TOTAL	67,138	14,551	3,287	4,000	41,300	4,000

OPA 400

¹ housing requirements, 1991-2021, City of Vaughan Planning Department.

² includes units in process and vacant designated residential lands, as estimated by York Region, 1994.

³ units for which building permits were issued between 1991-93 are considered complete and occupied as of 1994.

⁴ intensification within existing communities is expected to generate about 4,000 medium and high density units.

⁵ units to be provided in three new communities designated by OPA #400.

⁶ Vaughan Centre is assumed to include approximately 4,000 medium and high density housing units - the housing mix to be provided in Vaughan Centre will be the subject of subsequent secondary planning studies.

At the end of 1993, the remaining developable lands within Vaughan's existing communities were sufficient to accommodate an estimated 18,600 units including 4,000 units achieved through intensification. To address forecast long term housing needs from 1991 to 2021, about 67,000 units are planned in Vaughan's existing and new communities - see Table 2.

The population capacity of Vaughan Centre is assumed to be approximately 10,000 residents in 4,000 dwelling units at full development; however, its actual capacity will be determined through a separate secondary plan process. Within the Study Period, Vaughan Centre is expected to begin developing at a pace depending principally upon market support. The City intends to undertake a secondary plan study to establish the appropriate range and intensity of uses within it. Vaughan Centre is expected to have a residential component comprised of a mix of medium and higher density housing.

The three new communities are targeted to achieve an over-all density of 16-18 units per hectare calculated on the basis of gross area, excluding valley lands and major woodlots. The specific housing mix for each new community is indicated in Table 3 (A detailed break-down by concession block is included in Appendix B). The precise housing mix will result from detailed Block plans and shall ensure the overall housing mix objective of 50% low, 30-35% medium and 15-20% high.

TABLE 3

URBAN VILLAGE RESIDENTIAL UNIT REQUIREMENTS

	Total Urban Village Housing Unit Requirements		Urban Village Housing Mix					
			Woodbridge Expansion Area		Urban Village #1		Urban Village #2 ¹	
	<u>Units</u>	<u>%</u>	<u>U</u>	<u>%</u>	<u>U</u>	<u>%</u>	<u>U</u>	<u>%</u>
Low density	20,900	51	2,910	65	8,035	50	9,955	48
Medium density	13,100	32	1,550	35	4,870	31	6,680	32
High density	7,300	17	---		3,110	19	4,190	20
TOTAL	41,300	100	4,460	100	16,015	100	20,825	100

Assumptions: Low density at an average of 16 units per net residential hectare
 Medium density at an average of 37.5 units per net residential hectare
 High density at an average of 120 units per net residential hectare

¹ GO Study Area in Urban Village #2 has been allocated 465 units - see Appendix B - Population and Housing Summary.

3.6 Community Land Requirements

The community land requirements to accommodate the urban population to 2021, including residential and other uses within each development area, are summarized in Table 4 (and a detailed breakdown by concession block is included in Appendix C). The estimated total residential land requirement is 1,330 hectares. The total community land requirement including residential lands and public uses is 2,335 hectares. The total gross area including undevelopable lands (ie. valleys, woodlots, hydro easement, Metro reservoir, existing built-up area) is 3,150 hectares.

TABLE 4

TOTAL URBAN VILLAGE LAND REQUIREMENTS¹

	<u>Gross Area</u>	<u>Developable Area</u> ²	<u>Roads</u> ³	<u>Parks</u> ⁴	<u>Schools</u>	<u>Storm Water Facilities</u> ⁵	<u>Housing</u> ⁶
<u>WEA</u> (BL #53)	330	267	67	22	12	10	156
<u>UV #1</u>	1,285	936 ⁸	235	85	56	38	522
<u>UV #2</u>	1,535	1,132 ⁷	283	94	70	63	622
TOTAL	3,150¹	2,335	585	202	138	111	1,330

¹ excludes Vaughan Centre.

² excluding valleys, woodlots, existing development, hydro easements, ESA's and Wetlands.

³ roads are estimated at 25% of net developable area.

⁴ approximately 16 ha of greenway 'links' assumed to complete 'greenway corridors'.

⁵ storm water facility area requirements require detailed review and revision.

⁶ includes mixed use (residential/commercial) areas.

⁷ excludes GO Study Area (30 ha) pending detailed analysis of site requirements and preparation of site plan - adjustments to park and school requirements may be required to address needs of future development in the GO Study Area.

⁸ excludes an additional 5 hectares in Block 32 which is developable under a 'General Commercial' designation.

The "developable area" area excludes valley lands, woodlots on tableland, existing residential development within the development areas, the hydro easement in the Woodbridge Expansion Area, lands owned by the Province (ie., MNR, MGS), by Metropolitan Toronto (ie., the Dufferin Reservoir), the City of Vaughan (ie., Vellore Hall). Within the developable area, the urban structure of residential and commercial uses and primary road system is established.

Roads have been assumed to utilize 25% of "developable area", exclusive of arterial roadways. The primary roads within the urban village areas are assumed to be sized at 23 metres in width.

Parks have generally been established at 0.8 to 2.5 hectares for Neighbourhood Parks and 12 to 15 hectares for District Parks with some variation in size expected depending on the associated population and site characteristics. Where parkland targets exceed the acreage obtainable under the parkland dedication provisions of the Planning Act, additional parkland may be acquired by the City.

The number of planned school sites has been established in consultation with the public and separate school boards. Secondary school sites have been sized at 6 to 7 hectares each, and elementary school sites have been assumed to require 2 to 3 hectares each.

The success of convenience shopping areas in residential communities will be influenced by the housing forms and densities located there. Streetfront shopping will only be feasible if 'major areas of sustained higher density housing are developed with 'linearity' design.

A continuous 'Greenway System' has been created in each new community. This has been achieved by the careful positioning of school sites and parks in relation to natural green space features and stormwater management facilities, and where necessary, by linking them with short sections of distinctive pedestrian ways along streets and through commercial centres.

Greenways may provide the locations for other public and private institutional uses like firehalls, places of worship, and storm water management facilities. Greenways will assist in defining communities, link the City's environmental and open space features, community and institutional facilities, and provide opportunities for the creation of pedestrian and bicycle systems.

A preliminary acreage has been reserved for the Greenway System in Table 4 to provide for flexibility in the future design of the Greenways. The acreage represents an estimated area for the linkage elements only, and possibly other public and private institutional uses. Where necessary, these lands may be acquired by the City.

The precise acreage of all land uses are designated within this Plan and will be defined more specifically through Block Plans. At that time, area and locational requirements for stormwater management facilities will also be firmly established.

3.7 Other Land Requirements

Vaughan Centre and Vaughan Corporate Centre Study Areas

When OPA #400 was approved by Vaughan Council in 1991, it identified two "City Centre Study Areas". Subsequently, on January 18, 1993, Vaughan Council directed that OPA #400 be modified to establish the northerly City Centre Study Area as "City Centre Secondary Plan Area", and the southerly City Centre Study Area as the "City Corporate Centre". This modified OPA #400 reflects this Council decision, redesignating the two locations as 'Vaughan Centre Study Area', and 'Vaughan Corporate Centre Study Area', respectively, and refining their boundaries.

The two centres will be the subject of a separate City planning study to refine the vision for their future roles and appropriate land uses.

3.7.1 Commercial Development

This Plan provides for a hierarchy of commercial centres and uses of various sizes and compositions to be established within the new development areas, as a component of a City-wide commercial hierarchy.

The sizes and general distribution of commercial centres and uses derive from the OPA #400/Secondary Plan Process which included a commercial market study. The initial stage of the study developed a City-wide database, and examined underlying market trends. Subsequent work focused on determining the City's long term space requirements, and identifying the most appropriate

distribution of space among the development areas designated by this Plan. The Study also examined broader issues, including the allocation of retail space to Vaughan Centre and Vaughan Corporate Centre, and space requirements for retail conglomerates.

By 2021, it is expected that two Regional Centres will be required, logically located in the Highway #400 corridor. These regional centres would be anchored by one or two major department stores, with each centre having gross leasable area of approximately 60,000 to 70,000 square metres of commercial space.

Market support will also be present by 2021 to support two District Centres of 25,000 to 35,000 square metres GLA each - one in Urban Village #1, and one in Urban Village #2 - including a promotional department store, a large major food store, ancillary retail, theatres and personal services space in each centre.

The market analysis also anticipates the need at full development for up to twelve Neighbourhood Centres accommodating 5,000 to 20,000 square metres GLA each. It is likely that centres of various sizes will be required. The actual number of centres might vary depending on their size and local convenience versus neighbourhood orientation.

The plan provides that Urban Village #1 and #2 would each include five such centres, with each centre including a major food store anchor (assumed to be 4,000 square metres in size). Sites at key main arterial intersections with superior community-wide access have been selected and planned for larger facilities.

In Urban Village #2, one Neighbourhood Centre is expected to be associated with the GO Study Area if the station is, in fact, relocated to this area, but its specific location has not been shown pending results of further study.

The Woodbridge Expansion Area will have two Neighbourhood Centres on Islington Avenue. Woodbridge Expansion Area will also be served by several local convenience centres located at key sites within the development area.

Within the District and Neighbourhood Centres, commercial uses may be developed in mixed use format in association with the permitted residential uses. In such instances, commercial density will be treated as a 'bonus' in addition to the residential density permitted on the property.

Commercial uses may be permitted at any location in the new community areas where medium or higher density residential development is permitted. Within Medium Density Residential-Commercial areas, permitted commercial uses shall develop in a mixed use format only,

The success of convenience shopping areas in residential communities will be influenced by the housing forms and densities located there. Street-front shopping will only be feasible if 'major areas of sustained higher density housing are developed with 'linearity' design.

Local convenience centres are also expected to be located within each new community area, although specific locations for them have not been shown in the land use schedules. These locations will be identified during the Block Plan process.

3.7.2 Industrial Lands

This Plan does not make provision for additional industrial land designation. The City is currently finalizing an Employment Area Growth and Management Study which will more precisely define the City's employment land requirements and policies.

This Plan designates lands north of Langstaff Road and west of Highway #27 as "Further Study Area", including the CPR intermodal terminal. The Employment Area Growth and Management Study will address the need and general suitability for dry industrial land uses.

3.8 Addressing Vaughan's Land Requirements

When OPA #400 was approved by Council in 1991, it designated three areas for development of new communities, specifically Urban Village Area #1 and #2, and the Woodbridge Expansion Area.

Since the 1991 Council approval of OPA #400, Urban Village #2 has been expanded by the inclusion of adjacent lands to the south along Highway #7, and to the south-west, south of Rutherford Road and west of Dufferin Street. These additional lands are currently designated predominantly for industrial and commercial uses, by OPA #270 and OPA #287, respectively.

These lands are logical extensions of Urban Village #2. The inclusion of the OPA #270 lands enables the lands fronting on Highway #7 to be planned in a comprehensive and integrated fashion with the lands to the north. Similarly, the lands subject to OPA #287 can be planned, together with other lands around the intersection of Dufferin Street and Rutherford Road, as the District Centre for Urban Village #2, with a comprehensive approach to designing a mix of retail commercial and higher density residential uses in a nodal format.

Urban Villages #1 and #2 now encompass an area of approximately 1320 hectares and 1570 hectares, respectively. The Woodbridge Expansion Area represents a further 330 hectares. Therefore, the three new Urban Village Areas have a total area of about 3220 hectares, of which 2340 hectares is developable (excluding valleys, woodlots and existing development).

The new Urban Village Areas have each been defined based on physical constraints to development, in the form of topographical features or the existing or planned urban development pattern. It is appropriate to plan on this basis to ensure that development proceeds in a comprehensive manner in keeping with the general principles and goals of this Plan.

4.0 NATURAL AREAS AND ENVIRONMENTAL PROTECTION

The City's commitment to an 'ecosystem approach to planning' was established through the adoption of OPA #400 in 1991. Inherent in the ecosystem approach is the principle that land use planning and development be undertaken in a manner which protects and where possible enhances the natural heritage system. This requires a clear understanding of the state of the natural environment, and the processes and functional relationships of the natural system.

This approach is the basis for the environmental background work for OPA #400, and it provides the support for environmental planning at each stage of the planning approval process.

The secondary plan process relating to the new Urban Village Areas designated by OPA #400 has included a Subwatershed Environmental Study component, which:

- reviewed available data and studies respecting the development areas and the subwatershed areas within which they are located
- gathered supplementary information on the natural features and functions to provide a thorough understanding of the ecosystem
- described the natural features and functional relationships within the subwatershed areas
- developed a scientific methodology for assessing the functions, attributes and linkages associated with the major woodlots within the development areas
- applied this functional assessment methodology to the major woodlots to determine their relative significance in terms of the natural functions they contribute to ecosystem health
- drafted a report entitled, 'Background Report On Existing Environmental Conditions and Functional Assessment', encompassing the findings of the preceding work(described above)
- evaluated three urban development scenarios for the development areas from an environmental perspective to identify potential impacts of development and recommend on modifications to the scenarios
- developed Environmental Management Guidelines (EMG) specifying proposed environmental study requirements pertaining to development proposals within the rural areas and new development areas.

An understanding of ecosystem functions is the cornerstone to an understanding of systems ecology. Systems ecology demands an understanding of the function and structure of the environment. The Environmental Management Guidelines and the previous background studies rely upon a functional framework that has been used quite effectively to measure relative amounts of ecosystem function on the landscape.

The framework uses the terms, 'functions', 'attributes' and 'linkages'. 'Functions' are the natural processes which contribute to the health of the ecosystem. 'Attributes' reflect uniqueness and/or scarcity. 'Linkages' are the connections and relationships between natural features, functions and conditions, visible or not, which contribute to ecosystem health.

The environmental principles, goals and policies of OPA #400 have been prepared pursuant to the findings of the Subwatershed Environmental Study and emerging Provincial policy initiatives (ie., Bill 163, Oak Ridges Moraine development guidelines). OPA #400 also provides for the City to adopt an Environmental Management Guidelines to provide clear and consistent direction to development proponents responding to the City's environmental policy requirements during the Block Plan process, and the subsequent preparation of Draft Plans of Subdivision and site plans.

OPA #400 requires that all future development within the two Urban Villages and the Woodbridge Expansion Area be undertaken only after a comprehensive Block Plan is completed for each major block of land. A major component of this process will include the preparation of a Master Environmental/Servicing Plan and Environmental Impact Statement which will be undertaken within the context of the environmental policies of OPA #400 and the Environmental Management Guidelines.

5.0 RURAL AND AGRICULTURAL AREAS

Policies for the Rural and Agricultural areas are based on the policies contained in the original 1991 version of OPA #400. These policies have been elaborated on through a study conducted by City Staff which was entitled the "Agricultural Priority Area Study" (June 1994). In accordance with the provinces "Ontario Food Land Guidelines", the study delineated areas of agricultural priority which would warrant protection in policy to ensure their preservation. In addition, the reviewed policies took into account the policies of the York Region Official Plan which was adopted by Regional Council in April of 1994.

The Plan designates the lands outside of urban areas "Rural Area - General". This designation is broken down into an "Agriculture Area" and a "Rural Use Area". The purpose of the "Agriculture Area" is to delineate the high quality agricultural areas and to provide policies to protect them for long term farming use. The lands comprising the "Rural Use Area" were found to have a lesser potential for sustainable agriculture activity. As such these lands may be developed with a range of uses without an amendment to the Official Plan, subject to the proposed uses being in conformity with specific criteria. Criteria are provided for assessing proposals for Rural Residential Development, Recreational Uses, Cemeteries and Additional Farm Dwellings.

This plan also recognizes by separate designation existing and approved Rural Residential areas. Existing amendments that are consistent with the policies of this Plan have not been incorporated. Areas subject to policies not consistent with the Plan are recognized on the Land Use Schedule and the policies of those amendments remain in effect.

6.0 TRANSPORTATION AND PUBLIC TRANSIT

The transportation policies of this document are based principally upon the transportation policies of the 1991 version of OPA #400, and a study component of the OPA #400/Secondary Plan Process entitled, 'City of Vaughan Transportation Planning Study'.

The City of Vaughan Transportation Study had two principal objectives:

- to define the transportation requirements of the three future development areas in coordination with the land use and urban design elements emerging from the Secondary Plan Process; and
- to develop a City-wide transportation strategy based on an integrated and comprehensive approach to land use and transportation planning which is tailored to the needs of existing development form, anticipates future patterns of development and encourages transit use.

The Study was carried out under the direction of the Transportation Planning Management Team, including representation from the City, York Region Transportation Department, and the Ministry of Transportation.

The City-wide analysis will enable the new urban village areas to be incorporated into the City-Wide public transit system. Changes to the land use and transportation system in areas beyond OPA #400 may be implemented through separate policy initiatives.

The transportation policies of this document reflect the City's intent to provide efficient, functional transportation services and facilities by ensuring that transportation requirements are co-ordinated with land use and urban design, with emphasis on encouraging development which is 'friendly' to pedestrians and public transit.

The Secondary Plan provides a comprehensive system of primary roads connecting key origins and destinations within the proposed communities, between communities and adjacent municipalities, and capable of supporting the land use pattern. The continuous street grid minimizes travel distance and time, promotes movement efficiency, provides alternate route options and is very efficient for transit operations.

The basic road grid will make transit an attractive and viable mode of transportation for OPA #400 residents and workers, and conforms to the requirements of the Province's 'Transit-Supportive Land Use Guidelines'. This system also provides the basis for making public transit service available within a five-minute walking distance of approximately 80% of the residents in the new communities.

The road and transit system is supported by the distribution of housing densities. The distribution of medium and higher density units along major transit corridors will contribute to improved transit ridership, and lower levels of traffic congestion in the new communities.

The transportation network provides a greater number of primary roads within each concession block than in the past. This will enable each primary road to carry a lower volume of traffic than a typical mid-block collector. Wherever possible, the primary road network has been extended through more than one block, in order to make travel possible over longer distances without adding to traffic on the arterial road network.

7.0 SERVICING AND PHASING OF DEVELOPMENT

The City is currently studying its long term water and sanitary sewage requirements. The City has sufficient sewage capacity, based on the current York-Durham Servicing Scheme, and current flow rates to service a population of about 265,000. However, significant improvements would be required to the system. The City is now assessing two alternative sewage schemes, both of which are capable of providing the additional capacity needed to service the 2021 population, and expects to determine the preferred scheme by the end of 1994.

The Ministry of Municipal Affairs has advised that local municipalities designating lands for development beyond the approved 20-year population forecast must distinguish between those lands planned for development within the 20-year time frame, and those whose development is longer term.

As indicated previously this Plan provides for a planning period of approximately 25 years. Given the overall benefits defined earlier the City considers the 25 year period to be reasonable and appropriate and the Plan to be consistent with Provincial planning policies.

OPA #400 provides for all lands within the new development areas to be developed on full municipal water and sanitary sewer services. Development in all three areas is expected to occur based on 'best management practices' in establishing infrastructure and development in these areas.

Lands located within the 'Headwaters/Moraine Policy District' of Urban Village #2 will also be fully serviced. The northern portion of Urban Village #2 may assume a 'clustered development' form, leaving much of the area free of impervious surfaces to sustain the groundwater recharge function, and to conserve the landform.

Parks, open spaces and community services and facilities will be established in each new development area as development proceeds, and at a scale commensurate with the planned population of each area.

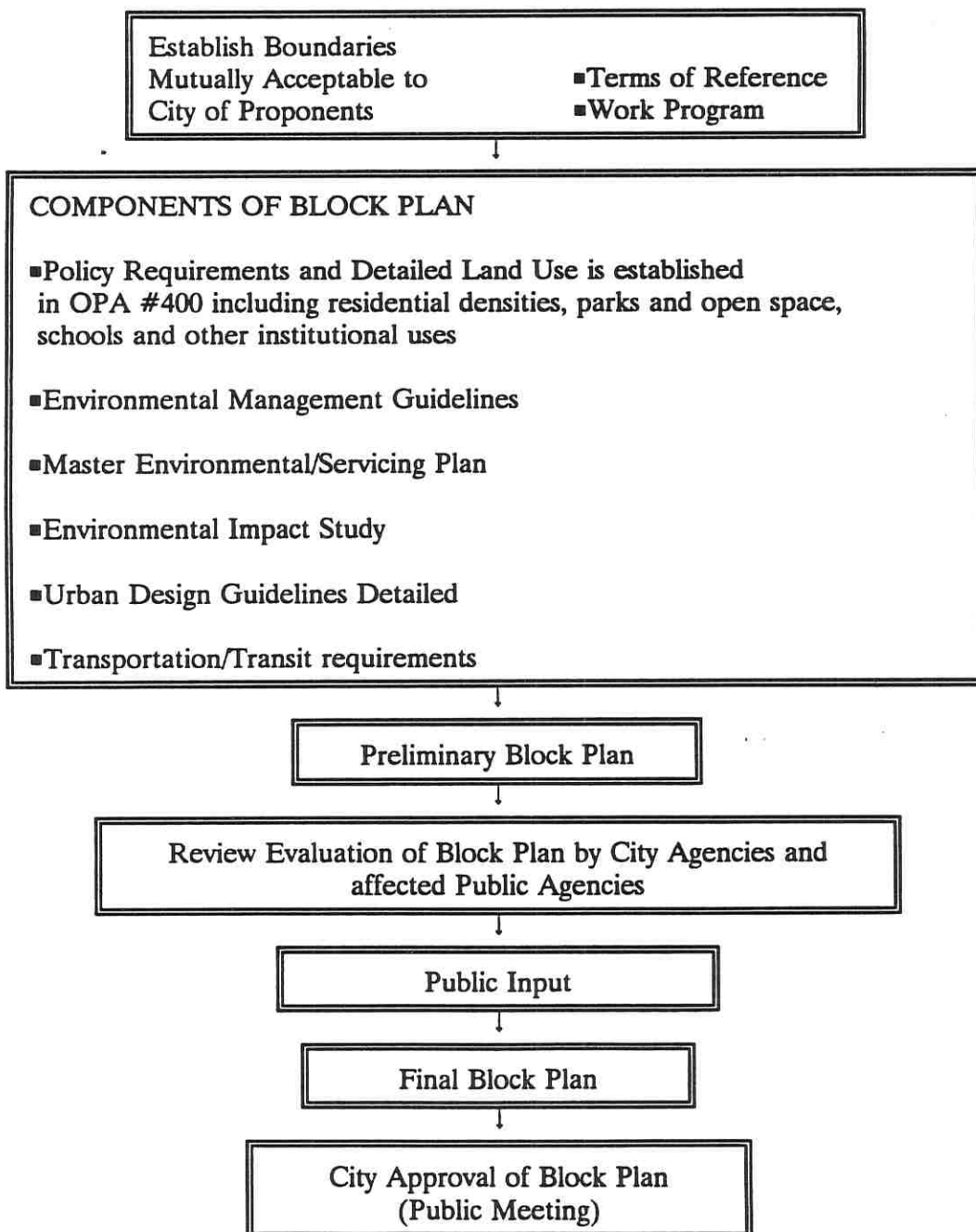
8.0 IMPLEMENTATION

It is intended that the policies of this Plan will be implemented through the array of planning instruments provided by the Planning Act. In addition, in order for the City to co-ordinate individual subdivision plans and implement the policies of this Plan in a comprehensive manner, this Plan establishes a requirement for preparation of 'Block Plans' generally on a 1,000 acre concession block basis. Each 'Block Plan' shall be based on the land use designations and policies established by this Plan.

The process for preparation of the Block Plans is shown on Figure 1 and includes preparation of a Master Environmental Servicing Plan, and Environmental Impact Statement, based on the City's Environmental Management Guidelines, urban design guidelines, detailed land use and housing distribution, transportation and transit networks, parks and open spaces, schools and other institutional uses.

FIGURE 1

BLOCK PLAN - PROCESS



PART B - THE OFFICIAL PLAN

1.0 PRINCIPLES

The principles expressed in this part of the Plan reflect its broad intent and direction respecting future land use and development in Vaughan as a whole.

1.1 General

Community planning and development within the City shall be undertaken in a comprehensive and progressive manner which anticipates the needs of its current and future population, and protects and enhances the City's environmental resources, in recognition of their essential role in the health and quality of life of the community.

1.2 Population and Employment

The City shall provide a policy and planning framework to enable a resident population of up to 290,000 and employment of up to 184,000 to be accommodated by the year 2021.

1.3 Urban Structure

The City shall promote the evolution of an urban structure comprised of distinct communities which are functionally linked to and supportive of Vaughan Centre and Vaughan Corporate Centre as the focal points of major commercial development.

The City shall encourage the evolution of an urban structure which generally reflects a compact urban form which will be efficient in terms of land requirements, servicing infrastructure, transportation and public transit systems.

1.4 Community Development

The City shall encourage the development of distinct communities, each having a range of residential types and opportunities, as well as retail, office, institutional, parks, open space and community facilities which serve the residents of the community.

The City shall seek to create residential communities which reflect creative and progressive urban design, including the following structuring elements:

- 'greenway systems' which accommodate a wide array of functions, from the preservation and enhancement of environmentally significant lands to the provision of locations for such public uses as schools and parks linked by distinctive pedestrian ways along streets and open space corridors and, where appropriate, through commercial centres, to create a continuous trail network throughout each community;

- a 'street grid', which is a network of continuous, primary roads which diffuse vehicle trips, reduce congestion and accommodate transit routes;
- 'neighbourhoods' which are urbanized areas organized around local convenience centres, parks, schools or other facilities generally based on a five-minute walking distance;

Urban form reflects the organization of the type, mix and intensity of development within the Plan. This Plan generally provides for medium and higher density residential development to be focused in 'corridors' along major arterials and transit route.

1.5 Vaughan Centre Study Area

The City shall promote the development of Vaughan Centre, which will become a focal point for urban development, social, cultural and civic functions, tourism and recreation activities and reflect the City's corporate and civic image.

Vaughan Centre shall foster Vaughan's cohesiveness and sense of identity, and provide a high order of retail and community services, facilities and functions.

1.6 Vaughan Corporate Centre Study Area

The City shall promote the development of Vaughan Corporate Centre as the focal point of business activity, and as a mixed use node with a variety of commercial, residential and institutional uses and facilities.

1.7 Rural Character

The City shall maintain and encourage the rural character of areas of Vaughan where agricultural activity and the rural lifestyle remain predominant, as an alternative to the City's urban areas.

1.8 Environment

The City shall preserve, protect and where possible enhance Vaughan's environmental resources to ensure that they are not compromised by urban development and its related activities.

The City shall employ an "ecosystem approach" in its future planning to ensure that planning decisions are made with an understanding of the environmental, social, cultural, and economic implications for Vaughan and other influences on the same ecosystem.

The City shall follow the fundamental principles of sustainable development in its future decisions, including: integration of environmental and economic decisions; stewardship; shared responsibility; prevention; conservation; recycling; enhancement; rehabilitation and reclamation; scientific and technological innovation; and global responsibility.

1.9 Housing

The City shall encourage a variety of residential types of varied densities, tenures and costs to be provided, in order to offer its present and future residents a range of housing and lifestyle opportunities.

The City shall satisfy the requirements of the Provincial Policy Statement on Land Use Planning for Housing in the development of its residential areas.

1.10 Commercial Development

The City shall encourage provision of a complete range of retail commercial services and facilities in keeping with the needs of the City's resident population.

1.11 Transportation and Public Transit

The City shall encourage and facilitate development of a transportation network to efficiently address the needs of Vaughan residents and the travelling public.

The City shall encourage increased utilization of public transit facilities and services, in order to reduce traffic congestion, energy costs and pollution, and foster greater efficiency in the operation of the transportation system.

1.12 Recreation

The City shall plan for provision of parks, open space and recreation facilities and services to satisfy the City's present and future needs.

1.13 Water and Sewer Services

The City shall plan for the logical extension of water and sewer services to accommodate forecast population and employment in keeping with a phasing program and the availability of servicing capacity.

1.14 Community Planning

Community planning within the City shall be undertaken in a comprehensive fashion. The City's major Community Plans for Thornhill, Woodbridge, Maple and Kleinburg-Nashville, and the

employment areas, and the policies of this Plan shall be reviewed on a five-year basis in accordance with the Planning Act. Major or significant amendments to these plans should be considered as part of the five-year review process rather than on an incremental basis.

The City shall involve all communities of interest in its community planning program through public meetings and public hearings as required by the Planning Act.

2.0 GOALS AND OBJECTIVES

2.1 Land Use and Urban Design

- i To ensure that all planning decisions are taken in a manner consistent with an ecosystem approach to planning.
- ii To encourage communities with an appropriate variety of land uses, including residential, recreational, commercial and employment uses, as well as park, open space, green space, infrastructure and public facilities.
- iii To foster land use planning practices and policies which result in compact, efficient, economically viable, safe, sustainable and environmentally sound urban form.
- iv To co-ordinate land use, transportation infrastructure and urban design in a mutually complementary manner supporting and encouraging pedestrian friendly and transit friendly development.
- v To encourage opportunities for pedestrians and bicyclists to travel throughout the City via continuous 'Greenway System' linking public uses and natural systems.
- vi To encourage medium and higher density, mixed use and street-oriented development, including residential, retail, and employment uses, particularly along arterial roads.
- vii To provide attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private development and public areas.
- viii To ensure that neighbouring developments are compatible and respect existing development conditions.
- ix To ensure that development complements the natural landscape, and protects and conserves the natural landform of areas having prominent physical features.
- x To encourage interesting and innovative urban design and built form.
- xi To establish a grid street network of continuous primary roads and complementary public transit network providing alternative routes and choice of transportation modes throughout communities and City-wide.

2.2 Housing

- i To plan for an over-all housing mix in future new community areas of approximately 50% low, 30% to 35% medium and 15% to 20% high density.

- ii To protect existing and future neighbourhoods from incompatible land use impacts, traffic, noise, etc.
- iii To create opportunities for the provision of an adequate supply of affordable housing to address the requirements of the Province's Policy Statement on Land Use Planning for Housing.
- iv To encourage more efficient land use, lower servicing costs and energy conservation through provision of a mix of housing forms and densities in new residential subdivisions.
- v To encourage mixed use development, usually including residential, office and retail uses, at appropriate locations.
- vi To ensure provision of essential community services like schools, parks, daycare, recreation facilities and other institutional uses in residential neighbourhoods.
- vii To encourage the provision of an adequate supply of housing with a mix of densities, unit types, costs and tenures.
- viii To designate suitable sites for higher density housing types in new community areas.
- ix To maintain an adequate supply of designated residential land to satisfy Vaughan's long term requirements, allowing for flexibility and competition in the market.
- x To incorporate within the design of subdivisions measures intended to achieve the goals of environmental protection and enhancement, energy conservation and increased utilization of public transit.

2.3 Commercial

- i To establish a hierarchy of commercial areas and facilities of various sizes and compositions to satisfy the needs of Vaughan residents and the travelling public.
- ii To foster the role and economic vitality of established commercial areas within Vaughan.
- iii To develop within Vaughan Centre and Vaughan Corporate Centre, major commercial components serving Vaughan and the Greater Toronto Area and providing the widest possible range of commercial goods and services.
- iv To encourage mixed use development including residential, retail and office and recreational uses in Vaughan Centre and Vaughan Corporate Centre.

- v To promote shopping districts that cater to and encourage pedestrian traffic, and are characterized by distinctive building forms and speciality goods and services.
- vi To establish a primary commercial focus for each Urban Village Area at a scale appropriate to the Area's design population.
- vii To provide within the primary commercial areas of each Urban Village for a variety of appropriate uses, such as department stores, comparison shopping opportunities, offices, office buildings and entertainment facilities, and to ensure that the areas are developed in accordance with sound principles of urban design and in particular, are well integrated with adjacent land uses.
- viii To provide for neighbourhood commercial centres to address the weekly needs of residents in one-stop shopping locations.
- ix To provide for local convenience commercial uses to address the day-to-day convenience shopping needs of residents.

2.4 Institutional/Community Services

- i To encourage and accommodate all institutional uses which serve the community's education, government, health care and religious needs.
- ii To ensure that the institutional uses are compatible and complementary with the surrounding community.
- iii To encourage physical design which promotes safety and security.
- iv To encourage an integrated planning process that promotes opportunities for multi-purpose functional buildings.
- v To encourage the location of institutional facilities within reasonable pedestrian or transit network accessibility.

2.5 Recreation, Parks and Open Spaces

- i To recognize the personal, social, economic and environmental benefits of recreation, parks and open spaces.
- ii To provide positive lifestyle choices through the provision of quality leisure opportunities.

- iii To provide a quality and integrated parks and open space system including a hierarchy of Parks, including Regional, District and Neighbourhood parks and open spaces in future residential areas.
- iv To establish a 'Greenway System' throughout Vaughan to accommodate a wide array of functions from the preservation of environmentally significant land to the provision of locations for such public uses as schools and parks linked by distinctive pedestrian ways along streets and open space corridors and, where appropriate, through commercial centres, to create a continuous trail network throughout the community.
- v To support and encourage the commitment to a sense of community ownership and investment in Vaughan's leisure and open space system.
- vi To protect and preserve significant natural areas, features and corridors, and ensure that their recreational use respects their functional role as natural areas within the ecosystem.
- vii To increase the number of City-wide and/or regional scale open space destinations and facilities.
- viii To continue to provide high quality District and Neighbourhood Parks in future residential areas.
- ix To provide for Vaughan's leisure needs in a fiscally responsible manner which relates the rate of future facility development to the rate of growth and the financial means of the City.

2.6 Heritage Conservation

- i To protect and preserve significant extant heritage features including buildings and other structures, sites, landscapes, areas and environments.
- ii To achieve sound growth management by ensuring an effective balance between preserving the significant elements of the community's built heritage and natural landscape features and providing opportunity for new development and growth. To encourage new development which is sympathetic to the existing settlement fabric.
- iii To encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- iv To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces.
- v To promote an understanding of, and an appreciation for, the City's heritage, among those who live or work in Vaughan and among visitors to Vaughan.

- vi To assemble and collect in a protected environment, documents, manuscripts and materials of historical significance for the purposes of preservation, education, interpretation and research.
- vii To recognize and protect the importance of Vaughan's natural heritage features including the Oak Ridges Moraine and portions of the Humber River basin for their distinctive topography and scenic views.
- viii To encourage imaginative and innovative building techniques which are suited to the natural hillside surroundings of these areas.
- ix To strive to preserve and enhance the beauty of the landscape by encouraging the maximum retention of natural topographic features such as drainage swales, streams, slopes, vistas, natural plant formations and trees.

2.7 Environment

- i To incorporate the philosophy of ecosystem planning within the City's future land use decisions, including two fundamental philosophical principles:
 - a) protection and conservation of the quality of Vaughan's environmental resources, and the quality of the ecosystem as a whole, for future generations;
 - b) protection and conservation of options, including maintaining the potential of environmental resources for future use.
- ii To protect and where possible enhance the environmental functions of the Oak Ridges Moraine, and its environmentally significant features. To promote the concept of integrated resource management.
- iii To cooperate and coordinate with the public, Provincial agencies, Metropolitan Toronto and Region Conservation Authority, Regional Municipality of York, and other municipalities, in keeping with the ecosystem approach to planning, in planning for the conservation, protection and where possible enhancement of the environmental functions of significant environmental resources.
- iv To protect the ecological health and integrity of valley and stream corridors.
- v To minimize the threat to life and the destruction of property and natural resources from flooding and erosion, and to preserve natural floodplain hydrologic functions.
- vi To preserve, and where possible enhance riparian cover for fish and wildlife habitat.

- vii To protect and encourage rehabilitation of fish habitat and fish communities within Vaughan.
- viii To protect and where possible enhance forest and tree cover within the City of Vaughan.
- ix To protect and where possible enhance the important terrestrial functions, and the long-term sustainability of protected forest resources.
- x To manage the water quality of streams and watercourses using Best Management Practices to ensure that no further degradation occurs.
- xi To preserve and protect the water quality and environmental functions of the headwater streams and watersheds which originate within the City of Vaughan and attempt to ensure that no further degradation occurs prior to reaching downstream municipalities.
- xii To protect ground water quality and quantity, now and for the future, and to employ best management practices for sensitive ground water zones.
- xiii To maintain and where possible enhance the baseflow component in the watercourses throughout Vaughan particularly in coldwater and headwater streams or those designated as coldwater fisheries.
- xiv To identify, preserve and protect the remaining wetland habitat within the municipality and to ensure no loss of important wetland functions or wetland areas within classified or unclassified wetlands. To encourage wetland rehabilitation and creation, where practical. To ensure that changes in land use adjacent to wetlands do not adversely affect the social, biological, and hydrological functions/attributes of the wetland.
- xv To protect identified Environmental Significant Areas (ESAs) and Areas of Natural or Scientific Interest (ANSIs) within Vaughan.
- xvi To encourage further research and monitoring of ESAs and ANSIs.
- xvii To ensure that new development is integrated with and sensitive to significant landscape features, vistas and panoramic views.

2.8 Agriculture

- i To protect areas of agricultural production and other lands suitable for agriculture from loss to other uses.
- ii To ensure that uses that would result in conflicts with agricultural operations are not established in productive farming areas.

- iii To prevent the fragmentation of agricultural lands.
- iv To direct non-farm development to locations which both minimizes the fragmentation of the agricultural area and the intrusion of non-farm uses.
- v To maintain large contiguous areas of land for agricultural production which are uninterrupted by non-farm uses.
- vi To recognize the agricultural heritage of Vaughan and its importance as a rural community, while also recognizing the fragile nature and realities of agricultural production adjacent to an urban area.

2.9 Rural

- i To recognize farming as the predominant use in the rural area.
- ii To ensure the protection, conservation and enhancement of environmental features and resources located in the rural area.
- iii To provide limited opportunities for non-farm uses to locate in the rural area in a manner addressing the City's policies and objectives regarding agriculture, the environment, servicing, need and compatibility.
- iv To ensure that impacts of non-farm development in the rural area on farming operations is minimized.
- v To ensure that the rural character of the area is maintained and that in areas of non-farm uses a built-up urban appearance is not created.

2.10 Transportation

- i To establish transportation and transit systems which complement and support Vaughan's urban structure and land use pattern.
- ii To utilize existing and planned major transportation facilities to achieve land use planning goals.
- iii To achieve a significant increase in public transit ridership.
- iv To encourage a closer relationship between the workplace and the home through land use planning decisions.

- v To encourage further major public transit improvements to serve Vaughan's residents and employees.
- vi To encourage the distribution of land use and density along transportation corridors in a manner that is "transit supportive".
- vii To reserve future major roadway and transit right-of-ways.
- viii To provide for continuous walkway and bike path systems to link residential areas, employment areas, community and recreation facilities.

2.11 Servicing

- i To ensure that urban development shall generally occur on the basis of full services including sanitary sewers, storm sewers, and piped water supply.
- ii To continually monitor the servicing flows generated by development in conjunction with the Region of York in order to ensure efficient use of the sewage capacity.
- iii To provide for a system of storm water management, including management of both water quality and quantity, which will be designed to protect lands and receiving waters within and outside the community from the detrimental effects such as erosion, flooding and sedimentation from increased levels of runoff.
- iv To ensure that development proceeds in accordance with the phased improvements to the servicing systems and the availability of service capacities.
- v To ensure that service infrastructure at both the local and regional level, is planned on a comprehensive basis having regard to the long term planning objectives of the City.
- vi To discourage incremental servicing decisions which may compromise the long term service infrastructure required by the City.

3.0 STRUCTURAL CONCEPT

3.1 Urban Structure

It is the intention of this Plan to establish a comprehensive framework for urban development in Vaughan as a whole. Vaughan's existing urban development pattern has evolved principally based upon four separate community plans, a number of major Official Plan amendments designating in particular the City's industrial areas, as well as many minor and/or site-specific Official Plan amendments. This Plan defines the roles of Vaughan Centre, Vaughan Corporate Centre in relation to the existing and new communities and the rural area. This Plan also defines an Urban Structure Plan as the basis for planning new communities.

3.2 Central Role of Vaughan Centre and Vaughan Corporate Centre

This Plan envisions an urban structure for Vaughan in which Vaughan Centre and Vaughan Corporate Centre play the central roles, reflecting the City's civic and corporate image. These centres will serve all parts of the City with a high order of retail, cultural, recreational, community and civic facilities and services.

3.3 Complementary Role of Communities

The City's communities, including the existing communities of Maple, Kleinburg, Thornhill-Vaughan, and Woodbridge, and the new community areas, also include a range of retail, recreational and community facilities. Such facilities are generally planned at a scale designed to satisfy the needs of the community's resident population. For City-wide facilities, however, the communities will rely upon and be supportive of Vaughan Centre and Vaughan Corporate Centre. The communities also provide a range of housing options and community-scale retail and office commercial uses.

It is the intent of this Plan to strengthen the separate identities of each of the existing residential communities of Woodbridge, Kleinburg, Maple and Thornhill, and create new residential communities each with their own distinct character. The distinctiveness of existing communities and new communities is to be strengthened through utilization of greenway systems or other clearly recognizable boundaries.

3.4 Secondary Plans and Block Plans

Each of the City's existing communities has been developed on the basis of a comprehensive land use plan for the entire community. The newly designated areas (ie., Vaughan Centre, Vaughan Corporate Centre, Urban Village Area #1, Urban Village Area #2, and the Woodbridge Expansion Area) will, likewise each, be developed based on comprehensive secondary plans. Schedules B, C and D show the secondary plans applicable to each new community area in its entirety.

The subsequent stage of planning for these new areas will focus on preparation of Block Plans generally on a concession block basis and in conformity with OPA #400. Such Block Plans will be approved by Council to provide a basis for the draft plans of subdivision and related development applications.

3.5 Urban Structure

This Plan provides for urban development to be based on the following structuring elements:

- * 'greenways systems', which accommodate a wide array of functions from the preservation and enhancement of environmentally significant lands to the provision of locations for such public uses as schools and parks linked by distinctive pedestrian ways along streets and where appropriate, through commercial centres to create a continuous trail network throughout each community;
- * 'primary grid road system', which is a network of continuous, collector roads which reinforce the arterial system, diffuse vehicle traffic, reduce congestion and accommodate transit routes;
- * 'neighbourhoods', which are urbanized areas organized around local parks, schools and other facilities.

Urban form relates to the organization of the type, mix and intensity of development within the Plan. The urban form of the new communities may be characterized as a 'Corridors' concept, which reflects the concentration of more intense development in corridors along the major arterial road system, incorporating urban design features intended to foster transit ridership.

3.6 Industrial Designations

The industrial areas currently designated by the City generally are considered to be the basis for the City's future serviced industrial area. This Plan does, however, designate one area as a Further Study Area in order to assess its appropriateness for unserviced "dry" or rail-related industrial uses or, alternately, for serviced industrial development in the long term horizon of this Plan. The City has undertaken an Employment Areas Growth and Management Study to establish contemporary land use policies for these areas. The results of this study will form a subsequent comprehensive amendment to the Official Plan.

3.7 Role of Rural/Agricultural Areas

This Plan supports and encourages the retention of rural uses in portions of Vaughan, in keeping with their rural character, and in recognition of some areas well-suited for agricultural activities. The designation of new community areas abutting existing areas of development also supports the rural areas by limiting the extent of urban expansion and thereby encouraging more compact urban form.

The rural areas are envisioned to be predominantly agricultural in character, with large lot country residential uses reflecting the present property division in certain areas, and very limited rural/estate residential development in certain areas.

Protection, maintenance and where possible enhancement of the natural environment is a primary goal applicable throughout the rural area.

3.8 Supportive Role of Transportation System

The City's transportation and public transit system will be designed to facilitate efficient linkages between the two Centres and the communities, and to encourage the evolution of Vaughan Centre and Vaughan Corporate Centre toward the achievement of their planned roles as the focal points of Vaughan. Major public transit nodes are expected to be included within these Centres to support their land uses, to make them readily accessible from other parts of Vaughan, Metro and the GTA, and to minimize traffic congestion in their vicinity.

4.0 COMMUNITY PLANNING POLICIES

- i Block Plans shall be prepared for the new community areas and shall be in conformity with the principles, goals, objectives, and land use designations established in this Plan. The role of the Block Plans in the planning process is set out in Section 10, 'Implementation'.
- ii The existing communities of Kleinburg, Maple, Woodbridge and Thornhill-Vaughan, and existing industrial areas are subject to approved secondary plans, which establish a policy framework for these areas. Whenever any of these plans are subject to review, the policies expressed in this Plan shall be given consideration for incorporation into the revised versions of the secondary plans applicable to these existing development areas.
- iii The City's planning and development policies shall maintain and support the distinctive characteristics of each of the four communities.

4.1 Urban Form and Structure

4.1.1 Vaughan Centre and Vaughan Corporate Centre Study Areas

- i Lands generally located east of Highway #400 from Rutherford Road to north of Major Mackenzie Drive, is designated as "Vaughan Centre Study Area" as indicated on Schedule A. Lands generally located west of Highway #400 north and south of Highway #7 is designated "Vaughan Corporate Centre Study Area" as indicated on Schedule A.
- ii The Vaughan Centre and Vaughan Corporate Centre Study Areas shall be the subject of studies respecting urban design, land use integration, transportation and public transit, servicing, municipal and community facility needs and requirements, to ensure that both Centres will develop in a manner consistent with the City's policy and development objectives.
- iii The lands located within the areas designated as Vaughan Centre and Vaughan Corporate Centre Study Areas shall remain subject to their current underlying Official Plan designations and policies, pending completion and approval of secondary plans for each location. The preparation of secondary plans for these areas shall be given high priority in view of their key roles in the Vaughan and future development. The undertaking of studies leading to preparation of secondary plans will be a priority, and will be conducted as expeditiously as possible.
- iv Vaughan Centre shall include a mix of high and medium density residential uses, retail, office, community, cultural, recreational civic facilities, entertainment and tourism-oriented uses. It is anticipated to be the location of a future city hall for the City. Ultimately all lands included in the Vaughan Centre Study Area may not functionally form part of Vaughan Centre. Such lands may then be added to the New Community Areas by separate amendment to this Plan.

- v Vaughan Corporate Centre shall include employment generating uses such as industrial, business, office, retail and entertainment uses or a mix thereof, and may also contain medium, or high density residential uses or a mix thereof.
- vi As a preliminary assumption, Vaughan Centre Study Area is expected to accommodate 10,000-20,000 residents at full development, with at least 10,000 residents by 2021, in predominantly medium and high density housing forms.

4.1.2 Urban Village Areas - General

- i The new community areas designated for development are identified as "Urban Village Area #1" and "Urban Village Area #2", and the 'Woodbridge Expansion Area', as shown on Schedules B, C and D respectively.
- ii The new community areas targeted are to accommodate a total population ranging from at least 115,000 persons up to 125,000 persons by the year 2021.
- iii The new community areas targeted are to provide about 41,000 residential units, to satisfy forecast housing requirements to the year 2021.
- iv The Urban Village Areas, together with the Vaughan City Centre, are expected to exhibit an overall housing mix of approximately 50% low density, 30% to 35% medium density and 15% to 20% high density units at full development. The rate of construction of dwelling types will vary in relation to market demand, so that the proportions of density types will fluctuate over time. The City views the establishment of both Centres as being a high priority and will endeavour to complete the studies associated with each area as expeditiously as possible.
- v Taken together, the new community are targeted to achieve an overall gross density of 16-18 units per hectare, exclusive of lands included in valleys, major woodlots or existing development.
- vi To achieve a housing mix and housing unit distribution generally in accordance with the population and housing unit estimates contained in Appendix B.
- vii The development within each new community area shall exhibit a physical form and design which will:
 - foster a strong sense of community, identity, social integration, stewardship of community and public facilities and amenities, and land use compatibility;
 - emphasize convenience of access between residential, parks, open spaces and commercial, community and recreation facilities, in order to encourage pedestrian and bicycle travel, and to minimize the need for auto travel;

- integrate human and natural environments in a manner that respects the needs and sensitivities of each through environmental protection and compact urban form.

4.1.2.1 Urban Village #1

- Urban Village One is a new community similar in scale to the existing communities, with a distinct character of its own as identified on Schedule B. It is clearly separated from Kleinburg by the Humber River valley, from Maple by Vaughan Centre, and from Woodbridge by Rutherford Road, a major east/west arterial road and future transit route. Its District Centre will be located within the High Density Residential-Commercial Area at the intersection of Weston Road and Major Mackenzie Drive.
- The population target for Urban Village #1 is approximately 45,000 - 50,000.

4.1.2.2 Urban Village #2

- Urban Village #2 is a new community similar in scale to the existing communities with a distinct character of its own, as identified on Schedule C. It is clearly separated from Maple by the C.N. railway line and from Thornhill by Highway 407. Its District Centre will be located within the High Density Residential-Commercial Area at the intersection of Dufferin Street and Rutherford Road.
- Consideration shall be given to relocation of the Maple GO station to Rutherford Road. The area adjacent to the potential station is designated a GO Study Area pending detailed study of such relocation. Should the station be relocated, the surrounding area should become the focus of mixed use development at medium to high densities, in support of the transit facility, with other community related facilities as appropriate.
- The population target for Urban Village Area #2 is approximately 50,000 - 61,000. The broader range of potential population reflects in part the need for further investigations to determine the intensity of development that may be permitted on lands which are on the Headwaters Moraine Policy District as well as the approximate density of the GO Study Area.

4.1.2.3 Woodbridge Expansion Area

- The Woodbridge Expansion Area is a new community with a distinct character of its own, as identified on Schedule D. It shall provide future Vaughan residents with a less dense residential environment as an alternative to Urban Village #1 and #2. The population target is approximately 15,000 persons.

4.1.3 Neighbourhoods

- i The new community areas designated by this Plan, establish a series of residential neighbourhoods, each of which is approximately defined by a radius of 400 metres, ie. a 5-minute walk. This shall be refined in greater detail by the Block Plans.
- ii Each neighbourhood shall have access to a Greenway System, a primary street and a local park.
- iii Block Plans will identify the locations of local convenience commercial centres accommodating small groups of local convenience shops, and each of which is of limited size, may be permitted in mixed use form at grade level within residential buildings. Such uses shall be permitted only where identified in a Block Plan.
- iv Local Convenience shops may be permitted in mixed use form at grade level within medium and high density residential areas. Local convenience centres, shall be encouraged to locate close to local parks. Local parks may therefore vary in size, design concept and function from a small formal urban square of no less than 0.5 hectares to a larger informal park combined with an elementary school.
- v The road and transit networks and greenway systems shall be designed to foster connectivity between neighbourhoods for pedestrians, bicycles and automobiles.
- vi Block Plans shall allocate the land use areas within the neighbourhoods generally in conformity with the land use designations indicated on Schedules B, C and D.

4.2 Land Use and Development

4.2.1 Residential Designations

4.2.1.1 Low Density Residential Areas

- i Low Density Residential areas are to be predominantly residential in character. Urban design will emphasize creating attractive streetscapes which are pedestrian friendly so that residents can walk conveniently and safely to Greenway Systems, primary streets with transit services, elementary schools, neighbourhood parks and commercial.
- ii Within Low Density Residential areas, a mix of lot sizes and building types is encouraged. The following uses shall be permitted, the precise distribution of which shall be determined in Block Plans prepared in conformity with this Plan:

- ▶ detached houses,
 - ▶ semi-detached houses,
 - ▶ street townhouses,
 - ▶ duplex, triplex and four-plex units,
 - ▶ stacked townhouses limited to 3 storeys in height,
 - ▶ other housing forms which do not exceed the permitted density,
 - ▶ schools,
 - ▶ parks and open space,
 - ▶ small-scale community facilities,
 - ▶ small-scale places of worship,
 - ▶ institutional uses,
 - ▶ private home daycare,
 - ▶ home occupations,
 - ▶ other accessory uses, and
 - ▶ local convenience commercial centres.
- iii Within Low Density Residential areas the range of permitted densities shall be no less than 12 units per hectare and no more than 24 units per hectare. Within each Block Plan area, the average density taken across all the Low Density areas shall not be less than 16 units per hectare.
- iv The area included in the calculation of residential density shall include local and primary roads and the land for the dwelling units, but shall exclude all other lands.
- v Low Density Residential development shall be of a form and scale sensitive to and compatible with the character and use of surrounding lands.
- vi Daycare centres, as defined in the Day Nurseries Act, shall be permitted and shall be encouraged to locate adjacent to parks and schools.
- vii Notwithstanding the density provisions for lands designated Low Density Residential, an increase in the permitted density may be permitted in accordance with the bonusing and density transfer provisions of this Plan, in return for such facilities, services or matters as required, provided such development is of a form and scale sensitive to and compatible with any adjacent low density residential areas.

4.2.1.2 Low Density Moraine Area and Estate Residential Area

- i Lands within the northwest quadrant of Urban Village I are designated "Estate Residential". This includes lands previously designated and developed for estate residential purposes and lands currently undeveloped. These areas are intended to accommodate "executive housing".

- ii Within the existing Estate Residential area, development shall be compatible and consistent with the form of development existing on the date of adoption of this Plan.
- iii Estate Residential lands located south of Teston Road and north of the Cold Creek shall be developed at a maximum density of five (5) units per hectare and shall be subject to all pertinent policies of this Plan.
- iv A primary objective of the City respecting the Estate Residential area is to transfer the ownership of the adjacent portion of Cold Creek to a public authority. This shall be a condition of future development.
- v The area in the northern block of the 'Headwaters/Moraine Policy District' bounded by Teston Road, Dufferin Street, Major Mackenzie Drive and Bathurst Street, designated "Low Density Moraine", is to be predominantly residential in character. Preservation of natural land forms and sensitivity to the area's natural rural character, limited grading and rural road sections, are to be the primary determinants of the area's character. Special limitations on permitted density may be required in order to achieve those objectives.
- vi Within the Low Density Moraine area the maximum permitted density shall be 5 units per hectare. Density shall be calculated over private property designated "Low Density Moraine", and the adjacent local roads only, but may increase to 12 units per hectare when the Ministry of Natural Resources and the City are satisfied that the objectives of the Oak Ridges Moraine Guidelines are being achieved, and subject to availability of necessary services, including roads, schools and parks.

4.2.1.3 Medium Density Residential-Commercial Areas

- i Medium Density Residential-Commercial Areas are generally located along major arterial roads and certain primary streets in order to enhance the transit-supportiveness of the Plan by locating more intense areas of residential development along and adjacent to planned transit routes. These areas are to be carefully integrated in layout and design with the Low or High Density Residential Commercial Areas immediately adjacent, so that all residents can easily access the transit services and commercial facilities.
- ii The character of Medium Density Residential-Commercial areas shall be primarily residential with limited commercial uses located at grade level along transit routes to encourage and facilitate pedestrian movement. Urban design will emphasize low rise development, creating attractive pedestrian-friendly streetscapes to enable residents to walk conveniently and safely to the streets with transit services. Along the arterial roads and primary streets, buildings are to be located close to the street right-of-way to create an attractive and interesting public realm with commercial uses fronting directly onto the public sidewalk, and parking located at the rear and on-street.

- iii Within Medium Density Residential-Commercial areas a mix of lot sizes and building types is encouraged. The following uses shall be permitted:
- ▶ detached houses,
 - ▶ semi-detached houses,
 - ▶ street townhouses,
 - ▶ duplex, triplex and four-plex units,
 - ▶ stacked townhouses limited to three storey in height,
 - ▶ apartment buildings limited to four storeys in height,
 - ▶ other residential building forms which would satisfy the density provisions of this Section of the Plan,
 - ▶ commercial uses in accordance with the policies of this Plan,
 - ▶ schools,
 - ▶ parks and open space,
 - ▶ community facilities,
 - ▶ other institutional uses,
 - ▶ places of worship, and
 - ▶ daycare and private home daycare.
- iv Within areas designated Medium Density Residential-Commercial, small-scale retail and office commercial uses shall be permitted provided such uses face on a primary street or arterial road. These limited commercial facilities shall be generally integrated with the residential development and building forms and be located at grade level. The commercial component shall be limited to a density of 0.25 times the area of any lot abutting a primary street, and 0.5 times the area of any lot abutting an arterial road, in addition to the residential density permitted on the lot.
- v Within an area designated Medium Density Residential-Commercial which is also identified as Neighbourhood Commercial Centre, a broader range of commercial uses shall be permitted pursuant to Section 4.3.2.4 of this Plan.
- vi Within Medium Density Residential-Commercial areas the range of permitted densities shall be no less than 17 units per hectare and no more than 60 units per hectare. Within each Block Plan area the average density taken across all the Medium Density Residential-Commercial areas shall not be less than 35-40 units per hectare. Density shall be calculated over lots or blocks designated for medium density residential development and the adjacent local roads only.
- vii The area included in the calculation of residential density shall include local and primary roads and the land for the dwelling units, but shall exclude all other lands.

- viii Medium Density Residential-Commercial Areas may include private recreational amenity space (in addition to the parkland requirement as per the Planning Act) to serve the needs of its resident community.
- ix Medium Density Residential-Commercial Areas shall be of a form and scale sensitive to and compatible with the character and use of surrounding lands. Medium density forms of higher intensity shall be located along the arterial road system.
- x Daycare centres, as defined in the Day Nurseries Act shall be encouraged to locate adjacent to parks and schools.
- xi Notwithstanding the density provisions for lands designated Medium Density Residential-Commercial Area, an increase in the permitted density may be permitted in accordance with the bonusing and density transfer provisions of this Plan in return for such facilities, services or matters as required, provided such development is of a form and scale sensitive to and compatible with the adjacent residential character of Vaughan.

4.2.1.4 High Density Residential-Commercial Areas

- i High Density Residential-Commercial Areas are the most intense locations of residential and commercial use in Urban Village Areas #1 and #2. These areas are intended to contain a high order of retail, office and residential use in a mixed use form. The anticipated high level of activity is supportive of transit services.
- ii Within High Density Residential areas a mix of building types and lot sizes is encouraged. The following uses shall be permitted:
 - ▶ stacked townhouses,
 - ▶ encourage apartment buildings to be a maximum twelve storeys in height,
 - ▶ schools,
 - ▶ parks, and open space,
 - ▶ community facilities,
 - ▶ institutional facilities,
 - ▶ places of worship, and
 - ▶ commercial uses in accordance with the policies of this Plan.
- iii Within High Density Residential-Commercial Areas the range of permitted densities shall be no less than 60 units per hectare and no more than 150 units per hectare. The average density taken across all the high density areas in the Block Plan shall not be less than 115 units per hectare.

- iv The area included in the calculation of residential density shall include the land for the buildings, private roads and driveways, parking areas and landscaping, and amenity areas related to the specific high density development, but shall exclude all other lands.
- v Within High Density Residential-Commercial Areas, commercial uses shall be permitted. These commercial facilities may occur in single use buildings, or in mixed use commercial-residential buildings. The commercial component shall be in addition to the residential density permitted on the lot, but shall be limited to a density of 2.0 times the area of the lot. A broader range of commercial uses may be permitted in those locations identified as District Commercial Centres, pursuant to Section 4.3.2.3 of this Plan.
- vi Urban Design for High Density Residential-Commercial Areas will emphasize a mixed use and pedestrian-oriented form with attention to the careful integration of transit and a high quality public realm comprised of public streets and open spaces. Such areas will be carefully integrated with the surrounding development so that streets are continuous and linked with surrounding High Density Residential-Commercial, Medium Density Residential-Commercial and Low Density Residential areas so that Pedestrian access between areas shall be convenient, direct and safe. Specific development schemes shall demonstrate a careful transition in building scale toward lower density housing forms.
- vii Throughout High Density Areas, buildings are encouraged not to exceed twelve storeys in height and shall be sited close to the street right-of-ways to create an attractive and interesting public realm. Any commercial uses located thereon shall front directly onto the public sidewalk with landscaped parking located at the rear and on-street.

4.2.1.5 Residential Bonus and Density Transfer Policies

Pursuant to Section 36 of the Planning Act, the City may in a by-law, authorize increases in the height and density of development than otherwise permitted in the zoning by-law in return for the provision of such facilities, services or matters as are set out in the by-law.

- i The City may require that the owner enter into an agreement(s) with the Municipality to ensure the provision of such facilities, services or matters as are set out in the by-law. Such agreements(s) shall be registered against the title to the land to which it applies. The City is entitled to enforce the provisions of the agreement against the owner or any and all subsequent owners of the land to which the agreement(s) applies.
- ii The bonus provision may be implemented by Council where it is deemed appropriate to receive such facilities, services or matters which would not otherwise be secured during the development of the lands and which would result in the achievement of specific Municipal objectives. The bonus provision may be used to secure the following, but shall not be restricted exclusively to the following:

- a) to achieve environmental goals and objectives enunciated in this plan, such as (but not limited to) the reforestation of a portion of a development site, or the preservation of a woodlot or environmentally sensitive area or which would not be accepted as parkland pursuant to the provisions of the Planning Act, or the establishment of a protective buffer area surrounding a woodlot, valley or environmentally sensitive area;
 - b) to ensure the provision of on-site amenities, facilities, services or other matters in excess of any normal City standard which, in the opinion of Council, are necessary or desirable in, or related to, a development or redevelopment project site or the neighbourhood in which such site is located;
 - c) to preserve or enhance areas and/or buildings with architectural or historical significance;
 - d) to encourage innovative and energy conserving building design;
 - e) to provide greater parkland and/or open space and community and open space facilities than normally required;
 - f) to encourage the construction of affordable housing for special need groups such as senior citizens;
 - g) to encourage increased public transit ridership;
 - h) to achieve urban design objectives of the City;
 - i) to encourage the provision of daycare facilities.
- iii It is the policy of Council that the maximum density of development permitted by this Plan may be increased where the owner of the lands affected elects to design and implement a site development plan to achieve one or more of these objectives; and subject to the provisions of this Plan, Council may pass by-laws to increase the density of development otherwise permitted.
- iv Any bonus awarded shall provide for development that is in a form and scale compatible with adjacent properties.

4.2.2 Commercial Designations

4.2.2.1 General Policies

- i For the purpose of this Plan, Commercial Areas shall be categorized into seven types:

- Vaughan Centre
- Vaughan Corporate Centre
- District Commercial Centre
- Neighbourhood Commercial Centre
- Local Convenience Commercial
- General Commercial
- Service Stations and Gas Bar

ii The specific locations of commercial uses in the Vaughan City Centre and Vaughan Corporate Centre shall be determined through separate Secondary Plans in conformity with this Plan.

iii Every centre in each of these commercial categories shall be related in size to the market it is intended to serve, the variety of goods and services it will offer, and the degree of convenience it will provide.

The development, redevelopment, or maintenance of all commercial areas shall be subject to the following:

- Open storage shall not be permitted.
- No residential uses shall be permitted in areas designated General Commercial, and Service Station.
- For areas designated, General Commercial, or Service Station, building setbacks, compatible lighting, visual screening, planting and/or fencing shall be provided between commercial uses and any adjacent residential uses.
- Appropriate provision shall be made for the pedestrian and bicycle trails wherever the Greenway System traverses a commercial centre.

iv Commercial development and redevelopment shall be subject to site plan approval by the City through agreements under the provisions of the Planning Act.

4.2.2.2 Vaughan Centre and Vaughan Corporate Centre Study Areas

- i Vaughan Centre and Vaughan Corporate Centre shall be areas of mixed use development. The extent and types of dwelling units within each area shall be addressed through the secondary planning process.
- ii It is the intention of this Plan that both Centres shall be planned to include commercial components to provide a higher order of goods and services, including department stores, specialty stores, major chain stores, restaurants, cafes, places of entertainment and amusement, nightclubs, personal service shops, hotels, business and professional offices.
- iii Vaughan Centre shall be the location of major civic facilities and tourism-related facilities.
- iv Development of pedestrian oriented shopping districts and mixed use development shall be encouraged. Such development shall be subject to a framework of urban design specifications to be established as part of the preparation of the secondary plans for both Centres.
- vi Both Centres shall be developed in accordance with comprehensive design schemes and shall be approved by the City of Vaughan prior to development. Transit facilities shall be included in the design scheme. Supporting traffic and urban design studies shall be submitted as required by the City. Specifically, the Secondary Plan studies of Vaughan Centre and Vaughan Corporate Centre shall examine and establish in greater detail:
 - Range of residential development and permitted density
 - Scale of retail commercial facilities
 - Range of overall land uses permitted in each centre
 - Urban design objectives
 - Transportation and transit objectives
 - Traffic management measures
- vii The City intends to undertake these studies in consultation with affected landowners and the public as expeditiously as possible. Establishing secondary plans for Vaughan Centre and Vaughan Corporate Centre is considered by the City to be a priority.

4.2.2.3 District Commercial Centre

- i District Commercial Centres shall be in locations central to Urban Village #1 and #2, as identified on Schedules B and C, and may be developed in association with the residential uses also permitted in such areas. Each shall provide a focal point for the residential community and offer a range of goods and services, appropriate to the size and character of its trade area.

- ii Uses permitted in a District Commercial Centre may include a promotional department store, a large major food store, drugstores, a full range of comparison and convenience shopping goods, restaurants, places of entertainment, personal and business services, business and professional offices, service stations and gas bars in addition to residential uses permitted, as described in Section 4.2.1.4 of this Plan.
- iii District Commercial Centres may be developed in conjunction with high density residential uses within areas designated High Density Residential-Commercial Areas.
- iv In District Commercial Centres, a Comprehensive Site Plan will be required. This plan will indicate the location of the commercial, residential and public realm components to the extent of the full density permitted by this Plan. It is intended that the site plan process will permit the evaluation of the full potential of the property at the first stage of development to ensure that the remainder of the property can be developed appropriately to its full extent. The Site Plan will be implemented through the enactment of a restricted area zoning by-law, which may contain Holding By-law provisions to phase the development in accordance with the City's objectives, and by a Site Plan Agreement.
- v A District Commercial Centre shall generally be planned to provide approximately 25,000 to 35,000 square metres gross leasable area, and in any case shall not exceed 40,000 square metres GLA.

4.2.2.4 Neighbourhood Commercial Centre

- i Permitted uses in Neighbourhood Commercial Centres may include a food store, a drug store, other retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, restaurants, service stations and gas bar but shall not include a department store.
- ii Residential uses described in section 4.2.1.3 of this Plan shall be permitted.
- iii Neighbourhood Commercial Centres may be developed in conjunction with medium density housing in areas designated Medium Density Residential-Commercial Area.
- iv In order to maximize accessibility, Neighbourhood Commercial Centres generally shall be located at or near the intersections of arterial roads.
- v Neighbourhood Commercial Centre shall generally be planned to provide approximately 5,000-15,000 square metres of gross leasable area, and in any case shall not exceed 20,000 square metres GLA.

- vi A Neighbourhood Commercial Centre shall be developed in accordance with a comprehensive site plan which shall be pedestrian-oriented and transit friendly, and which shall be approved by the City prior to development. The City may also require traffic and urban design studies.

4.2.2.5 Local Convenience Commercial

- i Permitted uses within the Local Convenience Commercial Centres are intended to provide convenience level shopping and personal services and shall include retail stores, personal service shops, offices and similar uses.
- ii Service stations and gas bars shall not be permitted uses within a Local Convenience Commercial designation.
- iii Local Convenience Commercial Centres may be planned and developed in mixed use form at grade level within residential buildings. The area of any specific site shall be established at the time of consideration of the Block Plan and shall depend on such factors as location, site characteristics, and surrounding land uses.
- iv The size and scale of a local convenience centre may range from a single 'corner store' to a maximum of 1,200 m². The gross floor area permitted shall be established at the time of preparation of a Block Plan.
- v Local Convenience Commercial Centres shall be permitted on any arterial road or primary street, preferably at a corner location.
- vi The design, appearance and scale of local convenience centres shall be in harmony with the character of the surrounding residential uses.
- vii Where a Local Convenience site is not used for commercial purposes, the lands may be developed for residential purposes at the same density as adjacent lands, subject to the policies of this Plan.

4.2.2.6 General Commercial

- i Permitted Uses within "General Commercial" designation are existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks, and business and professional offices.

- ii Development of a General Commercial area shall be in accordance with a comprehensive design scheme approved by the City of Vaughan. The design scheme shall provide for the co-ordination of the development and redevelopment of the area and shall lay out the general orientation and configuration of major buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, and overall landscaping and buffering.
- iii Uses which require outdoor storage and display of merchandise such as auto, boat and recreational vehicle sales, may be permitted, but only in locations where their exposure will not detract from the general character of the area, and provided such uses and storage display areas are properly landscaped.

4.2.2.7 Service Stations and Gas Bars

- i Within automobile gas bar and service station sites, permitted uses shall be only the sale of auto fuel, oil and lubricant and other related products, the provision of repair and maintenance services for vehicles.
- ii Convenience Retail uses may be permitted on the same site as an automobile gas bar or service station use, provided it can be demonstrated that such uses can be sensitively designed and integrated on the site, and in particular, be compatible with surrounding development.
- iii A noise study may be required for car washes on sites abutting residential areas.
- iv Outside storage shall be limited in the implementing zoning by-law.
- v Lots intended to accommodate an automobile gas bar, service station and other related uses shall be of appropriate shape as well as size. On site landscaping suitable to mitigate undue impact upon adjacent lands, particularly residential neighbourhoods shall be provided.
- vi Within the three new community areas, automobile gas bar and service station uses are permitted at location identified as 'Neighbourhood Commercial Centre'. Automobile gas bar and service station sites shall generally be limited to no more than one (1) automobile gas bar/service station per intersection, and shall satisfy the 'compatibility' criteria discussed below.

Compatibility

- i Gas bar and service station sites shall be developed pursuant to an approved site plan which demonstrates proper site access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics that will ensure compatibility with adjacent lands.

- ii The design, appearance and scale of gas bar and service station sites shall be consistent with the existing and intended character of the surrounding community, with utmost consideration given to the aesthetic design.
- iii Automobile gas bar and service station uses shall be encouraged to be designed and incorporated as part of larger building developments that can minimize possible negative visual impacts to surrounding lands (types of materials, colours, lighting and signage shall relate to the main buildings).

4.2.3 Industrial Designations

- i Vaughan's industrial development strategy is under review through the City's Employment Area Growth and Management Study which will be implemented through a separate amendment. This study area is consistent with the Region's growth management study area.
- ii This amendment identifies lands as 'Further Study Area' on Schedule A. Such lands shall be subject to further study by the City to determine appropriate use, in recognition of the presence of the CPR intermodal yards within the area, the planned extension of Highway #427 north of Langstaff Road, and the proximity to existing industrial designations south of Langstaff Road.

4.2.4 Institutional Uses

- i Institutional uses include greenway systems embracing, public and separate elementary and secondary schools, private schools, religious institutions, daycare centres, community centres, nursing homes, voluntary associations, branch colleges, libraries, police stations and fire halls. Minor Institutional uses shall be permitted in all land use designations within the City with the exception of the Agriculture Area designation.

4.2.4.1 Greenway Systems

- i The City of Vaughan shall provide guidelines for the design, structure and landscaping of the Greenway Systems.
- ii The Greenway Systems designated by this Plan are linear open space corridors intended to act as:
 - a continuous network of open space and institutional uses throughout the new community areas accommodating a public trail system of pedestrian walkways and bicycle paths;
 - landscaped open space and institutional areas amongst communities fostering a sense of identity;

- linkages between local and district parks, woodlots and other environmentally sensitive areas; and
 - an assembly of public and institutional facilities and uses including but not limited to local and district parks, woodlots, valleys, environmentally significant areas, elementary and secondary schools, stormwater management facilities, community centres, recreation centres, private clubs, daycare centres, cultural facilities, firehalls, and places of worship, and designated commercial centres; where appropriate. designation.
- iii The Public trail functions shall be clearly delineated, sign-posted and maintained so as to ensure permanent public access where trails traverse private or institutional property as well as public lands.
- iv The location and width of the Greenway Systems shall be established in the Block Plans, having regard for the relationship to adjacent uses and the form of development anticipated.

Public access to and safety within Greenway Systems shall be secured through maintaining clear lines of vision into the trail networks from public facilities and streets and which are components of the System.

- v Private development adjacent to Greenway Systems shall be designed so as to ensure clear lines of vision and frequent opportunities for pedestrian and bicycle access to the trail network.

4.2.4.2 Schools

- i Schools shall be permitted in all land use designations without amendment to this Plan, and shall preferably be located on the sites identified in Schedules B, C and D, based on previous consultation between the City and the York Region Board of Education and the York Region Catholic Separate School Board. These sites may be relocated without amendment to this Plan, subject to approval of the City and in consultation with the School Boards. The precise location, size and number of schools will be determined during the Block Plan and plan of subdivision process.
- ii Where any school site which is a component of a Greenway System is determined by the relevant school board to not be required, the need of the site for other institutional uses or park uses shall be determined by the City. Should the lands not be required for other public purposed they may be used in accordance with the adjacent land use designation without amendment to this plan.
- iii Designated school sites outside Greenway Systems and not required for school purposes may be used in accordance with the adjacent residential use without amendment to this Plan.

- iv The City shall encourage the School Boards to give priority to construction on those school sites forming part of the Greenway System when the Board is considering its needs and objectives.
- v The City shall encourage the school boards to provide for efficient school sites particularly in terms of site size. The maximum elementary school site shall be approximately 3 ha but will be encouraged through joint use and efficient design to range from 2 ha up to the maximum of 3 ha.
- vi Secondary school sites shall be approximately 6-7 ha in size.
- vii Where secondary schools and district park sites are adjacent, the development of joint facilities will be strongly encouraged. Joint facilities may include secondary schools of one or both Boards plus a community centres, a joint municipal/school board library, day care or other community service facilities.
- viii All elementary school sites shall be have a dual zoning to permit an alternative use should they not ultimately required for school purposes.
- ix The final location of the secondary school designated adjacent to Major Mackenzie Drive in Urban Village #2 shall be further reviewed at the time of Block Plan preparation.

4.2.4.3 Places of Worship

- i Large-scale Places of Worship may be located on arterial in residential areas without specific designation or amendment to this Plan. Smaller-scale Places of Worship may be located on arterial or primary roads without amendment to this Plan.

4.2.4.4 Daycare and Day Nurseries

- i In the preparation of Block Plans, larger residential and industrial subdivision plans and higher density office/commercial development plans, consideration shall be given to the provision of a day nursery, having regard for the needs of the community, the availability of existing services, and the expected composition of the resident and working populations.
- ii In addition to the general policies, reference shall be had to the specific requirements respecting permitted locations, size, on-site facilities, access and parking, as established in OPA #325.

4.2.4.5 Other Institutional Uses

- i Libraries may be located in all Residential and Commercial Areas without amendment to this Plan.

- ii Fire halls may be located in all land use designations in this Plan without amendment.
- iii Nursing Homes and Homes for the Aged may be located within or immediately adjacent to Residential-Commercial High Density Areas without amendment to this Plan.
- iv Government and Social Service uses may be located within or immediately adjacent to Residential-Commercial High Density Areas without amendment to this Plan.
- v Development of any Institutional use shall be of a form and scale sensitive to and consistent with the adjacent land use and land use designation.

4.2.5 Parks and Open Space Designations

- i Natural, cultural and built environments including facilities, parks and other open spaces, shall be provided at three scales of development: City-wide, District, and Neighbourhood. "OPA #400 shall include a hierarchy of parks and open spaces as follows:

City Wide Parks

- large scale City wide recreational development;
- sites should provide day-use opportunities largely for City residents;
- tableland required and away from major residential development;
- sites should be on or easily accessible to the main transportation system for the City;
- one large 40.5 ha (100 acre), site should be provided central to the City but not necessarily within OPA #400 boundaries;
- may include regional or city wide facilities and or specialized recreational opportunities.

District Parks

- ideally 12 to 15 ha in size;
- adjacent to secondary schools;
- tableland required for major scale facility development with the overall emphasis on active and organized recreation, including major lit facilities;
- located centrally in an area of 10 to 20,000 people;
- accessible to the community (planning district) they are intended to serve;
- linked into an overall open space system, including valleys and greenways;
- accessible by public transit;
- can include community centres, arenas, pools etc.

Neighbourhood Parks

- sites should be a minimum of 0.8 ha to 2.5 ha in size;
- should be a shape that supports their intended use (predominantly square or rectangular);
- intended predominantly for the close to home need of residents, especially children, older adults and for less organized recreational activities.
- to be located within a five minute walking distance;
- tableland required and adjacent to local schools;
- sites should be visible and have good street frontage;
- where possible and practical be linked into an overall open space and greenway system.

Open Spaces

- lands designated within valley and stream corridors;
 - natural areas including woodlots, ESA's, ANSI's, wetlands, etc.
 - areas designated for environmental protection and enhancement;
 - may include pedestrian trails."
- ii "Multi-purpose community/leisure centres shall be developed and encouraged using the campus approach and may include schools, libraries, child care centres, recreation facilities, parks and accommodation for social service and volunteer organizations."
- iii The naturalization of open space shall be encouraged in order to provide more opportunities for passive recreation and enhance wildlife habitat, and reduce maintenance costs.
- iv The City shall seek to expand upon the amount of natural open space area in the eastern part of the City (in recognition of the area's relative deficiency in natural open space), including investigation of opportunities within the Oak Ridges Moraine.
- v In recognition of the regional environmental significance of the Oak Ridges Moraine, Don and Humber River valleys, the City shall work with Provincial agencies to develop policies to guide future development, including preparation of green space plans encompassing identified environmental features, and implementation of the greenway corridors as identified in Schedules B, C and D.
- vi A network of pedestrian and bicycle paths shall be located within the greenway corridors incorporated into Block Plans, with linkages between neighbourhoods to ultimately create a continuous system throughout Vaughan. A comprehensive Vaughan trail network should be prepared and integrated into the Inter-regional Trail System proposed by the MTRCA. This recreational trail system should also link with adjacent municipalities.

- vii Vaughan Centre shall include City-wide arts facilities, including for example, a performing arts theatre and a visual arts centre, possibly to be developed in an arts and cultural campus or enclave.
- viii District parks, shall be readily accessible to major transportation and public transit services, in association with the Urban Village Areas identified in Schedules B, C and D of this Plan.
- ix Lands for park purposes shall be provided at a ratio of 5% of the gross land area or 1 hectare for each 300 dwelling units or a combination of 5% and 1 ha per 300 units, whichever yields the greater provided for in Section 41(3) of the Planning Act. Commercial development shall require conveyance of 2% of the land for parks purposes as provided for in Section 50(5) of the Planning Act.

Gross land area is defined as the total land area within a plan minus valley lands and/or woodlots. If the valley lands are used for any servicing, a portion of that valley shall be included in the 5% parkland calculation.

- x Lands utilized for storm water management facilities shall not be considered as any part of the parkland dedication requirement provided via the Planning Act. Storm water management ponds shall be designed in a natural and curvilinear form incorporating appropriate trees and shrubs. To the extent possible, such facilities shall be incorporated within Greenway Corridors and designed in a manner enhancing the aesthetic appeal of the Greenway and adjacent development.
- xi The City shall require dedication of parkland rather than cash-in-lieu unless it can conclusively be demonstrated that no significant requirement for such parkland will be present for the foreseeable future. The City shall not accept cash-in-lieu of parkland for parks included within Greenway Corridors.

4.2.6 Cultural Heritage Conservation

There exist throughout the Municipality, resources of architectural and/or historical value or interest that are illustrative of Vaughan's cultural, environmental, physical, social, political, commercial, or industrial development.

Contained within the Municipality there also exists a quantity of archaeological resources. Discovered archaeological resources, or areas of archaeological potential, have been identified in the City's Archaeological Facility Master Plan Study, June 1989.

The City of Vaughan recognizes that its cultural heritage resources are scarce and irreplaceable resources of value to the citizens of Vaughan and as such, should be protected from the adverse effects of development and incompatible land uses and activities.

Heritage Vaughan

Council has established a Local Architectural Conservation Advisory Committee pursuant to the Ontario Heritage Act, known as Heritage Vaughan, to advise and assist on all matters relating to Vaughan's cultural heritage.

An Inventory of Significant Heritage Structures (hereafter referred to as the Inventory) has been prepared which identifies and evaluates the built heritage resources which exist within the municipality.

The Inventory, to be revised and updated as necessary, outlines policies and procedures which encourage and support cultural heritage preservation endeavours.

4.2.6.1 Heritage Conservation Policies

- i Council shall consult with Heritage Vaughan prior to the designation of heritage properties or areas under the Ontario Heritage Act.
- ii Buildings identified in the Inventory that are the subject of a development application, or an application to alter or demolish a structure, may be referred to Heritage Vaughan for comment.
- iii Council shall encourage and support the preservation and recognition of its heritage resources by designating individual buildings, structures, sites and landscapes identified in the Inventory or otherwise recognized as being architecturally and/or historically significant by Heritage Vaughan, under Part IV of the Ontario Heritage Act.
- iv The City shall not restrict the right of the owner to make alterations to a property designated under the Ontario Heritage Act provided that such alterations do not affect the reasons for the designation and that such alterations conform to the Official Plan Policies, and meet the requirements of the Zoning By-law and Building Code.
- v Council shall ensure the final design authority for designated heritage resources will remain with Council, upon the advice of Heritage Vaughan, in accordance with the Ontario Heritage Act.

4.2.6.2 Heritage Conservation District Study

- i Council may, by by-law pursuant to the Ontario Heritage Act, define the Municipality or one or more areas thereof as an area to be examined for future designation as a Heritage Conservation District.

- ii Council may undertake a Heritage Conservation District Study to examine the character of the study area and to assist in the delineation of a boundary for the proposed district. District planning guidelines may also be included in the study to provide a framework for consideration of applications for new development and alterations.
- iii Heritage Conservation District Study Areas may include buildings of no present architectural or historical interest.
- iv Areas within the Municipality that may be studied for future designation as a Heritage Conservation District include the Jonathon Baker Family Homestead and the former community of Patterson. Other areas in the City that may be studied for future designation may be defined from time to time.

4.2.6.3 Heritage Conservation District Designation

- i Council may, by by-law, designate the Municipality or any defined area or areas as a Heritage Conservation District pursuant to the Ontario Heritage Act.
- ii A District designation recognizes the significant historical, architectural and/or landscape features of an area which characterize a distinctive pattern of development, neighbourhood, and/or physical cultural and social aspects of a community.
- iii Council may, after examination, prepare and adopt a Heritage Conservation District Plan containing policies, guidelines and relevant information which will enhance the unique historical and architectural character of the area and provide a framework for renovation and redevelopment.
- iv Property owners of buildings located within a designated District shall be encouraged by Council, in consultation with Heritage Vaughan, to preserve and maintain their buildings and seek appropriate grants and loans for eligible conservation work.
- v Where feasible, Council shall conserve existing streetscapes and shall attempt to retain existing road characteristics and associated landscape features identified as contributing to the overall character of the District. Public works shall be undertaken to ensure a minimal impact on the character of the area.

4.2.6.4 Planning For Cultural Heritage Conservation

- i Block Plans

The City shall require that a comprehensive Cultural Heritage Resource Assessment be prepared by a qualified heritage consultant as supporting material for a Block Plan. The purpose of the Cultural Heritage Resource Assessment is to document and assess existing

heritage features including buildings and other structures, sites, landscapes, areas and environments by means of historical research, photographic documentation and architectural assessment and an archaeological resource assessment.

ii Cultural Heritage Assessment

A detailed Cultural Heritage Resource Assessment prepared by a qualified cultural heritage consultant may be required for development applications which affect either directly or indirectly, an individual property or a group of properties identified in the Inventory, archaeological sites or other significant cultural heritage features.

A Cultural Heritage Resource Assessment may include where required an archaeological resource assessment by an archaeologist licensed under Part VI of the Ontario Heritage Act.

iii Subdivision Control

In reviewing applications for approval of draft plan of subdivision, Council shall encourage the retention and preservation of any buildings, structures, sites, landscapes, areas and environments identified as significant in a Cultural Heritage Resources Assessment.

iv Zoning

The City shall regulate new development to encourage it to be sympathetic in height, massing, setback, location and character to an area's cultural heritage features.

v Site Plan Control

The City shall support the goals of the Official Plan respecting cultural heritage conservation through site plan control pursuant to the Planning Act. The City shall encourage site design that is sensitive to existing local cultural heritage features. When reviewing development proposals the City shall generally consider the massing and the conceptual design of buildings, the relationship of buildings to surrounding buildings and spaces, landscaping, pedestrian amenity, parking and site access, and other related site design issues.

vi Committee of Adjustment

The City shall support the goals of the Official Plan with respect to heritage conservation in considering applications for approval for consent to sever a property and approval for a minor variance.

vii Demolition Control

The City may use the demolition control provisions of the Planning Act, (Section 33), to support the goals of the Official Plan respecting cultural heritage conservation.

The City may seek legislative authority to further protect designated buildings and structures from demolition.

4.2.6.5 Protecting Cultural Heritage Resources

- i Council shall encourage new roadways and transitways which do not adversely impact existing or proposed Heritage Conservation Districts or designated heritage resources.
- ii Council shall encourage public works which have a minimal impact on the character of a heritage area.
- iii Council shall encourage the retention of significant heritage buildings and structures on their original site.

4.2.6.6 Incentives For Preservation

i Bonusing

Pursuant to the Planning Act, the City may provide for the increase in height and density of a development to encourage the retention and preservation of significant cultural heritage resources including buildings and other structures, sites, landscapes, areas, and environments.

ii Transfer of Development Rights

The City may examine the merits of establishing policies for the transfer of development rights to support the goals of the Official Plan with respect to cultural heritage conservation.

5.0 ENVIRONMENTAL POLICIES - INTRODUCTION

In planning for new development and redevelopment, the City is committed to maintaining and promoting a healthy natural environment and protecting Vaughan's unique and special natural heritage features for the present generation and all successive generations.

The City has recognized the need to undertake subwatershed-based resource analysis as a basis for the ecosystem approach to planning. Subwatershed-based resource analysis provides a comprehensive overview of the natural system, and allows an understanding of the dynamic relationships between the elements of the system.

5.1 Ecosystem Approach to Planning

The City has followed an ecosystem approach to planning to guide the future development of Vaughan, and shall view environmental protection and, where possible, enhancement as major considerations in determining the precise intensity and type of development to be permitted. Subwatershed-based resource analysis has provided the basis for the ecosystem approach to planning.

The ecosystems approach requires a comprehensive understanding of the natural system and it requires that environmental planning be done early in the planning process. The ecosystems approach provides the basis for sound environmental management, as well as a streamlined approvals during the more detailed phases of planning, i.e., the Plan of Subdivision and Site Plan stages.

5.2 Background Studies

The City has prepared background studies which describe Vaughan's environment, natural resource features and functions. These studies have been conducted pursuant to the City's commitment to the ecosystems approach to planning, and provide an integrated understanding of the biophysical environment.

As well, the studies establish baseline conditions for selected environmental indicators such as water quality, streamflow and the state of aquatic habitat, and provide a functional assessment of terrestrial resources in the new community areas.

Documents which support the policies in this Plan are entitled:

1. An Inventory of Resource Features and an Assessment of Development Suitability (1991).
2. Subwatershed Study: Background Report on Existing Environmental Conditions and Functional Assessment (1993), referred to in this document as the "Environmental Background Study".

5.3 Headwaters/Moraine Policy District

The City recognizes the Oak Ridges Moraine and the headwater areas of the East Don River within the municipality as natural features which require special regard and protection. Accordingly, this Plan identifies these areas as 'Headwaters/Moraine Policy District', as indicated on Schedule C. The area is particularly notable for its unique geological characteristics, its important groundwater recharge and discharge functions, the cold water streams which originate within it, its high quality and extensive natural areas, and its landform characteristics.

Development within this area shall comply with the Oak Ridges Moraine Implementation Guidelines or subsequent Provincial policies, and the policies of this Plan.

5.4 Vaughan's Environmental Planning Process

5.4.1 The Environmental Management Guidelines (EMG)

The City has prepared Environmental Management Guidelines(EMG) that forms part of City's process and technical requirements to ensure the implementation of the policies of this Plan. The EMG links the policies contained in this Plan with the form of future development by establishing the technical requirements to ensure effective environmental planning consistent with the ecosystems approach.

The EMG provides a framework to address the full range of resource issues at each stage of the planning process, and the means to integrate resource protection with servicing plan requirements.

The EMG describes the range of environmental matters to be addressed in association with the Block Plan planning process for the OPA #400 new community areas, and for development applications on lands designated 'Rural Area - General' by this Plan. The EMG provides that, prior to the City's approval of Block Plans and rural development applications, a 'Master Environmental/ Servicing Plan'(ME/SP) and an 'Environmental Impact Study'(EIS) shall be prepared.

The EMG establishes the criteria and technical study requirements associated with the preparation of comprehensive Master Environmental/ Servicing Plans(ME/SP). The EMG also outlines the scope of matters to be addressed in the Environmental Impact Statement(EIS).

5.4.2 The Master Environmental/Servicing Plan(ME/SP)

A Master Environmental/Servicing Plan(ME/SP) is a document which shall examine the complete range of environmental resources with which the environmental policies of this Plan are concerned.

An ME/SP shall be conducted in a manner consistent with an ecosystems approach to planning, involving a rigorous analysis of the biophysical components of the natural system and the inter-relationships between them, from a functional perspective. The intent of the ME/SP shall be to satisfy the City's goals and policies for environmental protection and management.

An ME/SP shall be prepared in conjunction with a preliminary Block Plan(or development application on rural lands), and shall describe the proposed approach to developing the subject lands, associated infrastructure requirements, proposed environmental management techniques and measures to mitigate anticipated environmental impacts, and forecast 'net impact' on the environment, including cumulative effects of development.

5.4.3 The Environmental Impact Statement (EIS)

An Environmental Impact Statement (EIS) is a document which shall review a preliminary Block Plan(or rural development application) and associated ME/SP to independently assess the environmental implications of the proposal.

An EIS shall be prepared in response to the preliminary Block Plan(or rural development application) and ME/SP, and shall present an evaluation of the impacts of development, the adequacy of proposed environmental management techniques and mitigation measures, and compliance with City environmental policies, and recommend modifications to the proposed approach to development to ensure City objectives are met. The EIS shall produce a statement based upon its evaluation that may make recommendations for improvements to a draft Block Plan and/or ME/SP for consideration by the City.

5.4.4 Matters Respecting Preparation of An ME/SP and EIS

The EMG shall provide the detailed technical framework for the ME/SP and EIS, and for further site specific work at the Plan of Subdivision or Site Plan stage.

The ME/SP shall address:

- a) ground water resources management, protection and rehabilitation of recharge and discharge areas, and water taking and waste water (ie., storm water infiltration and septic effluent) management requirements;
- b) identification of contaminated soil and/or contaminated ground water;
- c) surface water management (water quality and quantity) and the protection of aquatic habitat;
- d) valley and stream corridor management, and restoration opportunity;

- e) terrestrial resources management and restoration opportunity;
- f) protection of Environmentally Significant Areas and Areas of Natural and Scientific Interest;
- g) wetland protection(for wetlands identified by the City or the Ministry of Natural Resources);
- h) landform conservation (for the Low Density Moraine Area designated in this Plan).

The EIS shall evaluate the Master Environmental/Service Plan(ME/SP) and preliminary Block Plan to determine whether the proposed environmental management strategy for the development provides an adequate and acceptable:

- a) technical review of the ME/SP for comprehensiveness, scientific method, etc., in fulfillment of the requirements of the OPA #400 Environmental Management Guidelines.
- b) assessment of existing conditions from an ecosystem perspective;
- c) identification of development constraints;
- d) prediction of development impacts;
- e) evaluation of 'net impacts';
- f) achievement of the environmental goals and policies of this Plan;
- g) recommendations on long term management and monitoring requirements for the various resource features;
- h) recommended modifications to the ME/SP, preliminary Block Plans and associated infrastructure.

Prior to initiation of the ME/SP and EIS, a work plan shall be prepared to the satisfaction of the City, in consultation with the public agencies, pursuant to the policies of this Plan, and the detailed requirements of the Environmental Management Guidelines.

The City shall require that the ME/SP and EIS be completed to its satisfaction, in consultation with the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority, prior to approving Block Plans for the new community areas.

Study area boundaries for the ME/SP and EIS shall generally include the area of one concession block, and may include a larger area, if required to address the relevant environmental issues.

The technical nature of the ME/SP and EIS will require the involvement of the City's Planning, Engineering and Parks departments in the ME/SP and EIS processes. Some assistance from key Provincial agencies will also be required in preparing/reviewing terms of reference, workplans and products of this work.

Documents associated with the ME/SP and EIS shall be prepared in consultation with the public agencies, and will be available for review by the general public.

5.5 Water Resources - Ground Water

Ground water recharge generally occurs to the greatest degree in areas of highly porous soils where the water table is at depth such as within portions of the Oak Ridges Moraine and in areas of sands and gravels adjacent to the East and Main Branches of the Humber River. Ground water discharge is generally associated with the major river valley systems where upward moving ground water emerges at surface. Ground water discharge areas also include areas of flowing wells. From a ground water perspective the maintenance of ground water discharge to streams (i.e., baseflows), the protection of ground water resources from contamination and the interference potential with ground water users are the major issues associated with new development.

Discharge areas in Vaughan generally occur in the valley systems which are reasonably well protected from direct impact through existing legislation. Interference with ground water flow patterns, however, can occur in neighbourhood areas if substantial below-ground construction requires extensive dewatering. Such activities can affect not only the volumes of water available for discharge, but may also alter the flow patterns.

Ground water contamination is most problematic in areas of high permeability, although it is of concern throughout the municipality.

5.5.1 Ground Water Resources Management

Ground water resources management is required to:

- a) protect, and where possible, enhance significant ground water infiltration/recharge functions;
- b) minimize ground water interference; and
- c) protect or improve ground water quality.

Protection of significant infiltration/recharge functions will be critical in areas which are presently performing this function. These recharge areas have been generally identified as "hydrogeologically sensitive" on Schedule E and will be refined by more detailed site investigation, at the Block Plan stage, and at later stages of the planning process.

5.5.2 Policies

The City recognizes the need to protect significant hydrogeologic functions in planning and designing for new development and redevelopment.

The City shall require:

1. That ground water resources management be addressed in the Block Plan process, and for development in the area designated "Rural Area - General" by this Plan, through the preparation of the Master Environmental/Servicing Plan and Environmental Impact Statement. That Best Management Practices (BMPs) shall be established where appropriate for each Block Plan, in order to protect ground water resources and aquatic habitat, as described in the City's Environmental Management Guidelines.
2. The ME/SP shall address hydrogeological concerns to the satisfaction of the City in consultation with public agencies, studies may include any or all of the following:
 - i Test pitting to characterize soil conditions and to identify constraint areas, areas of high water table and discharge zones;
 - ii Mapping of ground water recharge capability by a qualified hydrogeologist;
 - iii Hydrogeological cross-sections to provide a general indication of soil stratigraphy and ground water conditions;
 - iv Test drilling in areas of high sensitivity and/or complexity to assess deep soil conditions;
 - v Detailed evaluation of existing borehole and/or water well records by a qualified hydrogeologist.
3. That significant ground water infiltration functions be maintained at the pre-development levels or enhanced where practical particularly in those areas identified of Schedule F as Highly Sensitive Hydrogeological areas.
4. That overall ground water flow patterns not be impaired.

5. New development located in a ground water discharge zone shall maintain significant discharge functions. These were generally defined in the Environmental Background Study as the valley corridors in Vaughan, however, other areas may be determined to be discharge zones following more site-specific study.
6. That buildings and structures which require substantial below-ground excavation, i.e., excavation greater than 4 m in depth, not be permitted in areas where there is a high potential for ground water interference and dewatering, unless the City in consultation with the Ministry of the Environment and Energy approves a mitigation plan.
7. That potentially contaminated sites including industrial and commercial sites in disuse, and landfill sites which have been closed, be documented as part of the ME/SP and EIS required as part of the Block Plan process. This listing shall provide the basis for determining the need for future site analysis to determine the presence of a public health hazard and mitigation required for future use.

5.6 Water Resources - Water Quality

The results of the Environmental Background Study show that while the water quality has been degraded as a result of settlement and agricultural activities, conditions have not deteriorated to the point that the stream ecology is seriously threatened. In the East Don and in Cold Creek, water quality is generally good. In the Main and East Humber systems, water quality ranges from poor to moderate, with the majority of contaminant inputs occurring to the north of Vaughan's boundary.

The OPA #400 development areas drain to the major tributaries of the Don and Humber River systems, as well as to the Main Humber.

From a water quality perspective, the results of the Environmental Background Study show that while the water quality has been degraded as a result of settlement and agricultural activities, conditions have not deteriorated to the point that the stream ecology is seriously threatened. In the East Don and in Cold Creek, water quality is generally good. In the Main and East Humber systems, water quality ranges from poor to moderate.

5.6.1 Policies

1. The City recognizes its role in water quality management within the Greater Toronto Area and shall support watershed and subwatershed studies undertaken by other municipalities and government agencies. For subwatershed studies that may be required in Rural Areas as designated on Schedule F, the City will undertake to consult with municipalities which may be impacted by such development, in keeping with the principles of ecosystem planning.
2. The City shall require that a Master Environmental/Service Plan be an integral part of the Block Plan process for Urban Villages #1 and #2 and the Woodbridge Expansion Area.

3. The City shall require storm water quality and quantity control for all proposed developments in accordance with the MOEE/MNR Interim Storm Water Quality Control Guidelines.
4. The City shall not accept stormwater management facilities as part of parkland dedication under the Planning Act. At the discretion of the City, minor exceptions may be made should the storm water facility be designed and incorporated as a substantial addition to the park environment.
5. The Master Environmental/Service Plans shall consider a range of Best Management Practices to address water quality control, baseflow management, temperature moderation and aquatic habitat protection. The selection of stormwater management techniques will be governed by flood and erosion conditions, the type of fisheries present, soil conditions and local groundwater conditions. Preliminary and final design shall be to the satisfaction of the City in consultation with MNR and MTRCA. BMPs to be considered include:
 - * wet ponds;
 - * stormwater wetlands;
 - * multiple ponds;
 - * infiltration trenches or basins;
 - * grassed or vegetated swales;
 - * filter strips;
 - * special purpose stormwater management practices (SWMPs)
6. The surface water management components of Master Environmental/Service Plans shall be prepared on the basis of appropriate subcatchment areas to be determined by the City in consultation with the MTRCA.
7. The City shall require that stormwater be treated as close to the source as possible. Accordingly, roof leaders shall not be directly connected to the storm sewer system, except under special circumstances approved by the City in consultation with MTRCA and MNR.
8. The City shall require that all proposed development have sediment control measures in place to the satisfaction of the City and MTRCA before topsoil removal and grading of lands. This policy may be implemented through a by-law pursuant to the Soil Preservation Act.

9. The City shall encourage minimizing the number of stormwater management facilities. It is the City's policy to locate such facilities outside the valley corridors in the Greenway Systems, however the City may approve a location within a valley system in consultation with the MTRCA and MNR.
10. The City shall require the restoration and revegetation of valley lands, and areas bordering streams and watercourses for new development, as a condition of approval for Plans of Subdivision.
11. The proposed storm water quality and quantity management method will be developed prior to completion of the Block Plan in order to permit proper assessment of development impacts upon environmental features.
12. The City requires that proponents design and undertake a monitoring program for construction sites to ensure that sediment control measures remain effective throughout the entire construction period and subsequent landscaping.
13. Prior to registration of plans of subdivision, the City will require that final design of Best Management Practices be completed in accordance with the Master Environmental/Service Plans.
14. The City shall evaluate the use of source controls in parking lots and other large paved surfaces such as oil/grease separators where required.
15. The City shall require that all proposed development lands have sediment control barriers in place to the satisfaction of the City and the MNR and MTRCA before topsoil removal and grading of the site begin. This policy may be implemented through a by-law pursuant to the Soil Preservation Act.
16. The City shall require that proponents design and undertake a monitoring program for construction sites to ensure the sediment control measures remain effective throughout the entire construction period and subsequent landscaping.

5.7 Water Resources - Runoff Control

The OPA 400 development areas drain to the major tributaries of the Don and Humber River systems, as well as to the main Humber.

Urbanization of the development areas has the potential to affect the rate of runoff to downstream receiving systems. Increases in storm water volumes creates the potential for flooding at key downstream crossings and flood prone areas and may accelerate the erosion of streambanks and the scouring of stream bottoms.

5.7.1 Management of Runoff Control

i) Run off control management objectives include:

- Flood control
- Erosion prevention
- Protection of aquatic habitat and riparian biological systems

5.7.2 Policies

1. Master Environmental/Service Plans which satisfy the requirements of the City and the Metropolitan Toronto and Region Conservation Authority and the Ministry of Natural Resources shall be submitted and approved prior to final approval of Block Plans.

The Master Environmental/Service Plan (ME/SP) shall be prepared on the basis of subcatchment areas to be determined by the City in consultation with the MTRCA. The detailed requirements of the ME/SP are provided below.

2. All Master Environmental/Service Plans must assume post-development storm water quantity control to pre-development levels for the 2 through 100 year storm events and storm water quality control in accordance with the current Ministry of Natural Resources/Ministry of the Environment and Energy Interim Storm water Control Guidelines.

Should a subsequent MTRCA approved watershed hydrology study indicate that an alternative runoff control requirement is appropriate, alternative criteria may be established by the City and the MTRCA.

3. The Master Environmental/Service Plan shall:

- i) Show how the existing drainage patterns are being maintained;
- ii) Utilize hydrogeologic and soils information to determine where and what type of facilities would be most appropriate;
- iii) Minimize the number of storm water facilities;
- iv) Show how the Best Management Practices will protect, and where possible enhance, aquatic habitat and address low flow management;
- v) Show how storm water facilities can be incorporated as an amenity enhancing the Block Plan;

- vi) Show how storm water facilities can be incorporated into the Greenway System where appropriate, be aesthetically designed to complement surrounding uses;
 - vii) Locate storm water facilities outside the valley and stream corridors unless the City, MNR, and the MTRCA approve a location within the valley and stream corridor.
4. All storm water shall be subject to BMP's and treatment in storm water facilities. The City shall prohibit the direct discharge of storm water from development areas to watercourses.

5.7.3 Management and Study Requirements

The Master Environmental/Servicing Plans shall include the following:

- a) Delineation of the valley and stream corridor limits using the MTRCA fill line mapping and fill line extension mapping.
- b) Best Management Practices (BMPs) Plan. Provide an analysis of BMP storm drainage options. Identify major and minor system drainage boundaries and flow routes. Establish preliminary location, size, and function of BMPs. Prepare a preliminary design of BMP facilities.
- c) An erosion analysis where necessary, to establish appropriate erosion control measures.
- d) Consideration of implementation issues such as construction timing, ownership and costs.
- e) Show how the Master Environmental/Servicing Plan conforms to the requirements of the Environmental Management Plan and the policies of this Plan including the requirements for protection of aquatic habitat.

5.8 Fisheries and Aquatic Habitat

The watercourses in Vaughan support a range of fish community types. Seventeen species of fish have been collected by various researchers in the headwater tributaries of the Don River watershed. In the Humber River Basin, including Cold Creek, some 25 species, including Brook Trout have been collected. The fishery resources of both the Humber and Don watersheds reflect some of the best quality waters found in either watershed, although some tributaries have been affected by urban and agricultural land uses.

Cold Creek has been identified by the MNR as cold water habitat that requires special consideration as it supports one of the most significant populations of Redside Dace in Ontario. Redside Dace has been identified by the Committee on the Endangered Wildlife in Canada (COSEWIC) as a vulnerable species.

Aquatic habitat is in large part determined by the physical characteristics of the rivers and streams systems. Habitat varies according to the stream geometry (i.e., its width, depth, sinuosity); stream morphology, characterized by pools, riffles, runs and flats; substrate composition; instream structure and adjacent vegetation or land use. The flow regime and water quality are important factors in determining habitat quality.

The evaluation of fishery resources and aquatic habitat provides a good general indicator of environmental health. Fishery and aquatic habitat evaluation provides a broader understanding of the state of the natural ecosystem than water sampling analysis alone which provides only a snapshot of instream conditions.

5.8.1 Aquatic Habitat and Fisheries Management

1. The Environmental Impact Statement for Block Plans shall address the following:
 - a) maintenance of baseflow and temperature moderation (i.e., temperature increase to cold water streams);
 - b) maintenance or enhancement of streamside vegetation;
 - c) reduction of sediment inputs generally, and particularly during the construction process;
 - d) use of natural channel design where appropriate;
 - e) placement of road/valley crossings and storm water outfalls.

5.8.2 Policies

1. Any development or change in land use near or adjacent to an existing or potential fish habitat area shall be reviewed by the Ministry of Natural Resources and the City with respect to its potential impact. Any proposal will be subject to an evaluation to determine if it will result in a reduction of the environmental functions, attributes, or linkages of the stream which could impair aquatic health. The Federal Fisheries Act may be applied to a development where negative impacts are indicated.
2. As part of the Master Environmental/Service Plan the City may require that the proponent include the following with regard to fisheries and aquatic habitat.

- i) a description of existing conditions, i.e, fisheries and habitat;
 - ii) alternative ways of undertaking the project and the potential impacts associated with the various alternatives;
 - iii) proposed mitigation measures to alleviate potential negative impacts;
 - iv) 'net effects' of development after application of mitigative measures;
 - v) opportunities to compensate for loss of habitat if there will be a loss that cannot be avoided or mitigated.
3. Protection of baseflow volumes will be achieved by implementing measures outlined in Section 5.5.2 to maintain predevelopment infiltration quantities and ground water direction.
 4. Aquatic habitat shall be protected with riparian vegetated buffer strips in accordance with the requirements of the Ministry of Natural Resources and/or the Metropolitan Toronto and Region Conservation Authority.
 5. Aquatic habitat in the Cold Creek is recognized as supporting population of Redside Dace. Development and associated servicing, that has an impact on Cold Creek shall provide for the protection and where possible enhancement of aquatic habitat which supports Redside Dace, and Species at Risk. Protection shall be achieved by maintaining the channel in a natural state without alteration of form or riparian vegetation.
 6. Construction practices and sediment control shall be to the satisfaction of the City of Vaughan in consultation with the Ministry of Natural Resources.
 7. Best Management Practices identified by ME/SPs shall address baseflow maintenance and temperature moderation objectives, in consultation with MNR and MTRCA.
 8. Water resources and water related features such as stream corridors, headwater areas, wetlands, ground water recharge and discharge areas and ground water aquifers, shall be protected from the impacts of development through the use of necessary buffers, and mitigative techniques or prohibition of development.
 9. Storm water treatment facilities shall not create elevated stream temperatures through discharge of treated water. Measures to address temperature concerns shall be outlined.
 10. Where alterations to stream channels may be required, and/or where channel instability is indicated, stream restoration or alteration shall be undertaken using natural channel design principles.

11. Field investigation shall be conducted in consultation with the Ministry of Natural Resources and/or the Metropolitan Toronto and Region Conservation Authority and will include:
 - a) Defining the limits of the headwater tributaries.
 - b) A stream survey to be completed by a qualified aquatic biologist within each block to assess habitat and provide guidance for the placement of road crossings and storm sewer outfalls. This survey shall assess stream characteristics including: substrate type, condition of streambanks, riparian vegetation, general stream morphology, and areas of potential enhancement.

5.9 Valley and Stream Corridors

Vaughan contains a number of very significant valley systems. The largest are formed by the Humber and East Humber Rivers in the central and western portions of the municipality and Don River in the eastern portion of the municipality.

Stream corridors are the vital link between the headwaters, and the mid-reaches, and the lower reaches of watercourses. Maintaining the integrity of these streams will help to ensure the maintenance of the ecological health of the valley and surrounding terrestrial features.

Valley and stream corridors also perform a variety of important ecological functions, are valued landscape units providing topographic and habitat diversity, and contribute to overall environmental quality. From a social and cultural perspective, these contain rich archaeological resources and natural heritage areas.

Within the area designated Rural Area - General, the boundaries of the Valley and Stream Corridors, shown as Valley Lands on Schedule F, are consistent with the Fill Line Extension Mapping of the MTRCA.

5.9.1 Policies

1. Valley and Stream Corridors are designated on Schedules B, C, D, and F of this plan. This designation includes both well defined valley areas and minor stream corridors identified by the MTRCA through their "Fill Line Extension Mapping Program". The minor stream corridors identified on Schedules B, C, and D are subject to an urban land use designation which shall apply in the event that such lands are not determined to function as part of the stream corridor.

Note that Schedules B, C and D, reflect the "minor stream corridor" designation.

2. Valley and Stream Corridor lands are defined to include all lands below the top-of-bank located in the valley and shall generally extend 10 metres inland from the crest of a stable

valley wall. The stable valley wall and corridor limits shall be generally defined by the City in consultation with the MTRCA. The 10 metre buffer shall generally not apply to minor and intermittent streams.

3. The precise limit of Valley and Stream corridors will be established through the Block planning process based on a detailed floodplain study and legally defined at the subdivision stages.
4. No buildings or structures shall be permitted on lands designated as Valley and Stream Corridors except where such buildings and structures are intended for flood and erosion control purposes and where such building and structures meet the requirements of the MTRCA.
5. The Valley and Stream Corridor designation may be altered, either expanded or contracted, based upon the detailed flood plain study without amendment to this Plan. Where it is determined to the satisfaction of the City in consultation with the MTRCA that portions of the area so designated are not required for valley land purposes such lands may be developed in accordance with the adjacent or urban land use designation without amendment to this Plan.
6. Only those recreational activities which take place outdoors shall be deemed compatible with the natural character of the valley or stream corridor and do not negatively impact the natural features/functions of the valley or stream corridor. Those public works considered to be essential for location in the valleys are those associated with flood control, erosion control drainage and sewerage systems and those which because of their linear nature (such as roads) must cross the valleys at some point. Where such structures are necessary, they must be properly sited and constructed with state-of-the-art erosion and sediment control measures to minimize environmental impacts.
7. Uses such as golf courses, and activities requiring the use of motorized vehicles or equipment shall only be permitted in valley lands where it is demonstrated that such uses will not impair the environmental functions, attributes and linkages being performed by the valley and stream corridor. In any application for recreation use the viability, health and functions of the following must be maintained:
 - surface and ground water quality and quantity, including flood control;
 - existing watercourses and topography, including slope stability;
 - fish and wildlife habitat;
 - ESAs and ANSIs;

wetlands.

8. In accordance with the Provincial Flood Plain Planning Policy Statement (1988), the placement of structures on hazard lands (as defined by the MTRCA) is governed through the application of a one zone approach. In considering development proposals for lands adjacent to valley or stream corridors, regard must be given to the natural environment. Proposals affecting these lands are subject to the Fill, Construction and Alteration to Waterways regulations of the MTRCA.
9. Minimum setbacks for buildings and structures shall be measured from the valley or stream corridor limit as defined prior to development. The 10 m buffer may be included within the development area provided it is zoned as private open space prohibiting buildings and structures. Building setbacks shall be measured from the 10 m buffer limit.
10. The City shall not accept lands below the crest of the slope of the river valleys or the 10 m buffer area adjacent to the top-of-bank for the purpose of satisfying parks dedication requirements imposed under the Planning Act. Valley and stream corridors shall not be included in the City's parkland calculations unless such areas have been utilized for associated servicing infrastructure.
11. Except where otherwise specified in the Official Plan, where any valley lands form a portion of a property to which the density of development must be related, such area as defined in the implementing zoning by-law shall be excluded from the land area for such density calculations. Where any buffer area adjacent to the top-of-bank is dedicated to the City, such area may be used in the calculation of density.
12. The City, in consultation with the MTRCA, may impose setbacks for underground structures from valley slopes so as to maintain the stability of the valley slope.
13. The City shall support the ongoing efforts of the MTRCA (such as the Authority's Valley and Stream Corridor Management Program) and the MNR to protect valley land areas, and shall work cooperatively with these agencies to successfully achieve the goals of this plan.
14. The City shall prohibit uncontrolled storm sewer discharges into defined and ill-defined valleys within Vaughan.
15. It is recognized that some modifications to minor watercourses may occur at the time of proposed development. Alterations to accommodate new urban development shall not be permitted unless otherwise approved through completion of a Block Plan as described elsewhere in this document. Where such alterations are proposed, the proponent must satisfy the requirements of the MNR and the MTRCA. Proposals for alteration must address the following:

- i) Potential impacts associated with flooding and erosion;
- ii) Potential on-site impacts including those related to construction and long-term maintenance;
- iii) Use of techniques which will contribute to the rehabilitation of the watercourse, riparian vegetation, and other corridor areas;
- iv) Use of natural channel design which addresses the maintenance of channel length; the preservation of a stream corridor consistent with the size of the stream flowing through it and the natural meander belt; incorporation of a natural meander wave length; use of a range of particle sizes in the bed material; and establishment or the provision for the formation of pools and riffles at appropriate intervals;
- v) An assessment of how the alteration may affect any fish or fish habitat on-site or downstream and the methods of compensation. The assessment shall include recommendations on how any impacts may be mitigated or compensated for.

All defined and ill-defined valleys and stream corridors shall be clearly established to the satisfaction of the City and MTRCA during preparation of the EIS for the Block Plan through detailed site inspection.

5.10 Wetland Protection

There are three wetlands within the City of Vaughan which have been identified and classified in accordance with the Provincial wetland evaluation system as shown on Schedule H. Wetland classes 1, 2, and 3 are considered provincially significant. No evaluated wetlands occur in either of the two Urban Villages or the Woodbridge Expansion Area.

The first of the three wetlands, the Class 6 "King City Wetland", straddles the City of Vaughan/King Township border southwest of King City. The second, known as the "Hope Wetland Complex", is a Class 7 wetland that occurs just north of Kirby Road, east of Keele Street. The third, and largest, is the King-Vaughan wetland complex, which is designated as a Class 3 and is situated along the King Township - City of Vaughan border in the northeast portion of Vaughan.

In addition the Environmental Background Study has identified many small, unclassified wetlands, mainly concentrated in the north-central part of the City of Vaughan, with many on the Oak Ridges Moraine. None of these wetlands has been evaluated by the MNR and thus they have no official status, however, given the generally limited supply of wetlands relative to other areas, these unclassified wetlands may perform important environmental functions at a local level. All occur on private land and are associated with either the headwater tributaries of the Humber River or the East Branch of the Don River.

Wetlands provide important habitat to plants and fish and wildlife that require both aquatic and semi-aquatic conditions. Also, they influence the quality and temperature of water flowing through them. As well, some wetlands provide storage capacity to dampen peak flows associated with storm events.

5.10.1 Policies

1. Classified wetlands, subject to the Provincial Wetlands Policy Statement are identified in Schedule G. Development applications on lands adjacent to classified wetlands must satisfy the Provincial Wetlands Policy Statement with respect to the completion of an environmental impact statement which must demonstrate that:
 - i) there will be no loss of wetland functions;
 - ii) subsequent demand for development will not cause increased pressure on the resource in the future;
 - iii) there will be no effect on existing site-specific wetland management practices;
 - iv) there will be no loss of contiguous wetland area.
2. For development proposals on lands adjacent to unclassified wetlands, proponents will be required to consult with the MNR to determine whether a wetland evaluation is necessary.
 - i) if the unclassified wetland is assessed as Class 1 through 3, then the requirement of an EIS as per policy 1 will apply;
 - ii) if the unclassified wetland is classed between 4 through 7, then the proponent shall demonstrate that development will not impair important wetland functions (e.g., ground water recharge/discharge, habitat).
3. Landowners within Vaughan will be encouraged to protect unclassified wetlands in order to ensure their continued environmental function.
4. Landowners may be encouraged to create wetlands where appropriate, which will contribute to general ecological functions in the landscape.

5.11 Terrestrial (Woodland) Resources Protection

Terrestrial resources primarily include woodland areas within valley lands and on tablelands and associated wildlife. Within the three future development areas, woodland area is divided almost equally between valley lands (52%) and tablelands (48%). However, woodlands in valley lands are more concentrated and in places have created unbroken corridors and linkages.

Terrestrial resources are comprised of the vegetation present in the landscape and the associated wildlife populations. The variety of available habitats influences the range of wildlife species in Vaughan. The maintenance of a healthy terrestrial ecosystem depends upon maintaining the functional relationships of the system while recognizing that the resources will change naturally over time.

The City of Vaughan has used a functional assessment approach to understanding and determining the role of terrestrial resources within Urban Villages 1 and 2 and the Woodbridge Expansion Area. A "functional assessment approach" is a way of determining how the environment functions. It can be described using three terms: a) functions; b) attributes; and c) linkages.

"Functions" describe the surface and groundwater processes in the landscape and the soil conservation and wildlife habitat benefits performed by vegetation. "Attributes" are unique or special characteristics (such as rarity or scarcity of species) which a feature may possess. "Linkages" describe the way in which components of the ecosystem are connected.

The City places emphasis upon the maintenance of important environmental functions, attributes and linkages, recognizing that this will lead to more stable, resilient systems of vegetation and wildlife. The City also recognizes that terrestrial resources can contribute other benefits to the urban environment, including aesthetics, health, bio-diversity, education, research and recreational values.

Terrestrial Resources for Vaughan as a whole are shown on Schedule H.

The "functional assessment" methodology is described in the OPA #400 Environmental Background Study.

5.11.1 Policies

1. The City's significant terrestrial resources requiring preservation are those with high or moderate environmental function. These include Valley Lands and Woodlots as indicated on Schedules B, C, and D of this Plan. Those in Rural Areas are shown on the boundaries of which shall be determined through functional assessment methods found in the Environmental Management Guidelines. Subsequent efforts shall confirm these boundaries at a more site-specific level. In areas where these boundaries have not been identified, i.e., in rural areas subject to development applications, they shall be determined using similar functional assessment methods.
2. The City shall require protection of significant terrestrial resources of moderate or high environmental function shown as Valley Lands and Woodlots on Schedules B, C, and D in their entirety. Protection shall address the maintenance of existing functions, attributes and linkages. This will mean the prohibition of development within these predominantly woodland areas and associated buffer areas. Permitted uses shall be restricted to passive recreational and other similar uses. Designated Woodlots within this Plan which experience

degradation from natural processes and events or human activities shall retain their Woodlot designation and be given priority for rehabilitative measures. The urban designations provided for in this Plan are established on the basis that the significant terrestrial resources, including Valley lands and Woodlots, shall be protected through the prohibition of development in order that their ecological, aesthetic, visual buffering and screening roles may endure.

3. Lands designated Woodlot may remain in private ownership. The City shall encourage public acquisition of designated Woodlots identified on Schedules B and C in order to facilitate their long-term preservation by management and maintenance of their environmental function.

Subject to the provisions of this Plan:

4.
 - a) The City shall provide for the acquisition of designated Woodlots and the "Buffer Area" identified on Schedule D through the creation of a Woodlot Acquisition Development Charge reserve account pursuant to the Development Charges Act.
 - b) The Woodlot Acquisition Development Charge shall apply to residential and commercial use development within the Urban Village Areas and Woodbridge Expansion Area and Vaughan Centre Study Area, all as defined on Schedule "A", as may be amended from time to time.
 - c) Despite the creation of a Woodlot Acquisition Development Charge, Woodlots and the "Buffer Area" may be acquired by donation, bequest, exchange, credit against the Woodlot Acquisition Development Charge otherwise payable, purchase, protection agreements, or dedication.
 - d) Woodlots or parts thereof and the "Buffer Area" shall ordinarily be acquired at the time of the registration of a plan of subdivision or the granting of a consent. Acquisition shall be contingent on the availability of funding.
 - e) Subject to the provisions of the Development Charges Act, the Woodlot Acquisition Development Charge shall be premised upon the acquisition of approximately 300 acres of Woodlots and 8 acres of "Buffer Area" fixed at a purchase rate of \$150,000.00 per acre charged on a non-escalating basis of \$1,000.00 per residential dwelling unit and an appropriate commercial rate.
 - f) The City shall not authorize the execution of a subdivision or site plan agreement and no board, agency or commission shall authorize a consent involving a Woodlot or the "Buffer Area" unless provision is contained therein for the protection or acquisition of any Woodlot or part thereof or "Buffer Area" in accordance with these policies.

- g) On lands adjacent to a Woodlot, the need for buffers as a tool for resource protection shall be assessed. The extent of the buffer shall be confirmed to the satisfaction of the City through site-specific investigations during the work leading to the Block Plan and discussions with appropriate agencies. Buffer areas may be either publicly or privately held.
6. Should a Woodlot not be acquired, the City will consider redesignation compatible with adjacent land use designations provided such development is consistent with the policies of this Plan and other Provincial or Regional policies or regulations.
 7. A woodlot is located on the east half of Lot 11, Concession 2. These lands are subject to the Provincial Parkway Belt West Plan (1978) and related acquisition policies and are not within the City's woodlot acquisition development charge program for public acquisition. This woodlot is recognized as a significant terrestrial resource and preservation of this woodlot would enhance the City's Greenway System. The City recognizes that there may be a requirement for road access through the north-east corner of the woodlot to connect Highway 7 to the lands west of Bathurst Street. This shall be reviewed by Vaughan during the Block Plan process and shall require specific study identifying need, opportunities and mitigation to minimize forest disturbance.
 8. The Master Environmental/Service Plan shall assess the potential impacts on terrestrial resources in terms of both direct and cumulative effects. The Master Environmental/Service Plan shall identify the need for buffers and other mitigative measures to protect the resource.
 9. Development within those terrestrial systems that include woodlands not specifically designated shall occur in a manner which attempts to preserve the environmental feature to the extent practical.
 10. Where terrestrial resources that include woodlands remain in private ownership, the City will encourage the implementation of sound woodlot management practices, including the entry into of heritage conservation and other easement agreements.
 11. The City shall encourage development proponents to identify and examine opportunities for retention of woodlots of low functional significance and hedgerows.
 12. The City supports the Regional Municipality of York's Tree By-law and its provisions to facilitate achievement of the City's terrestrial resource policies.
 13. All retained and protected terrestrial resources are intended to be managed in a manner that will maintain or enhance existing functions, attributes and linkages, all in accordance with the provisions of this plan.

14. Lands within Valley Lands and Woodlots shall not generally be subdivided or severed. Individual landholdings shall not be cited as a reason to encroach upon these designations.
15. The City will work with other agencies (i.e., OMNR and MTRCA) to increase awareness regarding the importance of terrestrial ecosystems to the environment.
16. The City shall, in co-operation with other agencies, promote the importance of terrestrial resources to schools and community groups. Appropriate means (i.e., tree planting days, preparation and distribution of information with municipal billings) will be identified and supported where appropriate.
17. The City encourages the rehabilitation of displaced or degraded terrestrial ecosystems, and the restoration of linkages between fragmented woodlots. In this regard they will work with the OMNR in achieving their goals of restoring and replacing natural ecosystems.
18. The City, as a condition of development approval, will require landowners to undertake the necessary measures to protect environmental health and functions as may be identified in the Block Plan.
19. The City will support the efforts of OMNR to identify primary terrain and biological areas for rehabilitation. Terrain rehabilitation areas include valley wall slopes that are sensitive to erosion (i.e., non-vegetated). Erosion zones shall be considered priority areas for rehabilitation.
20. The City shall encourage proponents to plant a diversity of native tree species in subdivisions.
21. The City encourages and supports the work of the Don Watershed Task Force in rehabilitating and regenerating the Don River.
22. The Master Environmental/Service component of the Block Plan shall identify Valley Lands and Woodlots more precisely and in particular shall include the following:
 - a) Mitigation strategies to ensure the maintenance of terrestrial areas of moderate and high functional importance. The mitigation strategy shall include a detailed characterization of existing functions, attributes and linkages associated with the terrestrial resources, a prediction of potential effects (direct and cumulative), an assessment of proposed/selected mitigation techniques, a determination of any buffer area requirements, a prediction of net effects and a conceptual monitoring program specific to those net effects.

- b) Detailed information shall be provided at the plan of subdivision and/or site plan approval stage, regarding the proposed natural restoration program for the buffer where appropriate and the future management of the functionally important area and associated buffer.
- c) Other detailed requirements as set out in the EMG.

5.12 Environmentally Significant Areas (ESAs) and Areas of Natural and Scientific Interest (ANSIs)

The Metropolitan Toronto and Region Conservation Authority (MTRCA) has designated a number of areas in Vaughan as Environmentally Significant Areas (ESA's). These areas are natural areas which have special geological or landform characteristics, hydrological or hydrogeological functions, or which support rare, threatened or endangered species, high quality wildlife habitat or provide a linkage function. The MTRCA has recently completed a review of its ESA criteria and is in the process of updating the ESA inventory.

A total of 21 ESAs occur in the City of Vaughan. There are 12 ESA's within the area designated by OPA #400. ESA's and ANSI's in the City of Vaughan are identified on Schedule H. MTRCA's new ESA criteria provide that all Provincial ANSI's qualify as ESAs.

The Ministry of Natural Resources has identified 6 Areas of Natural and Scientific Interest (ANSI) in Vaughan. ANSI's represent high quality and unique life science and earth science features across a variety of landscapes throughout the province.

Life Science ANSIs identified to protect outstanding landscapes, environments and biotic communities not represented in Provincial Parks. Candidate sites are evaluated and those of similar characteristics are compared on the basis of five criteria: representation (dominant vegetation - landform features), diversity, condition (degree of disturbance), ecological considerations (size, buffering), and special features (rare species, concentrations of wildlife).

Five Life Science ANSIs, one of provincial significance, three of regional significance, and one of local significance, have been identified in the City of Vaughan. All of these occur within the areas designated by OPA #400.

5.12.1 Policies

1. The City recognizes ESAs and ANSIs as an important part of the City's natural heritage system.
2. The City shall support the protection and, where possible, enhancement of ESA's and ANSI's through the policies and management requirements defined under the Environmental Resources Policies of this Official Plan and through the policies of the MTRCA and MNR.

3. The City requires that development applications in rural areas of Vaughan adjacent to an ESA and ANSI shall be accompanied by an ME/SP. The ME/SP must assess the potential impact of the development on environmental functions, and attributes of the ESA or ANSI and shall provide a detailed mitigation strategy.

5.13 Landform Conservation

The City of Vaughan has a number of landform features which provide interesting character to the settlement landscape as well as many scenic views and vistas. The Oak Ridges Moraine, the south slope of the Moraine and the broad valleys of the Humber Valley system provide topographic relief in the City which is largely dominated by the broad Halton Till Plain.

The Oak Ridges Moraine, includes a diversity of topography and natural areas which make it distinct from the areas to the south and the north of the Moraine. Much of the Oak Ridges Moraine is characterized by rolling and hummocky terrain. The sandy and gravelly overburden of the Moraine serves an important ground water recharge function. The many rivers and streams flowing off the Moraine, including the Humber and Don systems, depend on ground water discharge to sustain baseflows.

A major lobe of the Oak Ridges Moraine extends into the northeastern part of Vaughan. In Vaughan, the Moraine provides a number of significant vistas and panoramic views to the south. The Moraine includes the Maple Upland and Kettle Wetlands Regionally Significant ANSI (Area of Natural and Scientific Interest) as well as the McGill Area and Cooks Area Environmentally Significant Areas (ESAs).

The Oak Ridges Moraine Technical Working Committee, which was established by the Province to undertake a planning strategy for the Moraine, has identified landform conservation as a key issue in protecting this provincially significant resource.

The York Region Official Plan requires landform conservation to prevent the disturbance of special features through mass grading or other land alteration activities. The Regional Official Plan also requires public works projects to have regard for landform in their design and construction.

Mass grading and other extensive land alteration activities are a significant threat to Vaughan's distinctive landscape features. Erosion of steep slopes resulting from inappropriate landscape design and construction practices also is problematic.

5.13.1 Policies

In areas of the Oak Ridges Moraine having significant landform character:

1. Landform conservation planning shall be undertaken to the satisfaction of the City in consultation with the Ministry of Natural Resources. Landform conservation planning shall demonstrate that the landform character of the site will be maintained.
2. Significant views and vistas shall be protected.
- 3.a) Block Plans shall demonstrate approaches to land use planning, siting and design which will be compatible with existing landform character and the existing settlement landscape.
- b) The specific planning, siting design, grading construction, restoration and construction practices that will be employed to protect the landform character of the site shall be provided to the satisfaction of the City and the Ministry of Natural Resources.
- c) Site design and construction practices must minimize mass grading and the disturbance of steep slopes.
4. Within the 'Low Density Moraine' area of the "Headwaters/Moraine Policy District", as identified on Schedule C, cluster development may be required to protect landform features and associated natural areas, and to protect and enhance important ecological features including groundwater recharge and discharge areas.
5. Flexible design standards for subdivision layout and building setback requirements will be applied in order to preserve landscape character.
6. The City may provide bonusing incentives for innovative design which minimizes visual impact and maintains on-site open space features. The ultimate use and ownership of the landform features and associated natural areas to be protected shall be established to the satisfaction of the City in the development review process.
7. Road design with orientation parallel to existing contours shall be encouraged. Road design standards may provide greater flexibility for alternative design.
8. In the preparation of the ME/SP, pursuant to Block Plan preparation, the following shall be provided to the satisfaction of the City and the Ministry of Natural Resources:
 - i) contour mapping at a scale to the satisfaction of the City and the Ministry of Natural Resources;
 - ii) a preliminary grading plan;
 - iii) preliminary erosion control strategy;
 - iv) a general description of building forms and their impact on the landscape character.

6.0 RURAL AREA - GENERAL POLICIES

- i) The policies in this section of the Plan shall apply to the lands identified on Schedule F as lands subject to "Rural Area - General". The Rural Area - General lands are located outside of the existing communities, planned Urban Village Areas, the Woodbridge Expansion Area and Industrial Areas. Schedule F sets out the detailed land use designations that apply to the Rural Area -General.
- ii) The Rural Area - General is divided into two main classifications, being the "Agriculture Area" and the "Rural Use Area". The "Agriculture Area" consists predominantly of high quality agricultural lands and the plan contains policies to protect these lands for agricultural uses in the long term. The "Rural Use Area" contains a mix of lands which have varying degrees of utility for agricultural purposes. Therefore, it permits a wider range of uses, although agricultural uses remain a priority in this area. Additional uses are permitted without amendment to this Plan, subject to individual proposals being in conformity with specific evaluation criteria. Also shown are lands subject to existing "Rural Residential" designations and Hamlets.
- iii) The policies of this plan shall apply to the lands shown as "Rural Area - General" on Schedule F, except as provided for herein. When the policies of the following site specific Official Plan Amendments are in conflict with the policies of this Plan, the policies of the site specific Official Plan Amendments shall prevail:
OPA No.s: 56, 84, 87, 88, 99, 139, 157, 180, 193, 196, 213, 227, 228, 262, 271, 274, 282, 304, 334, 326, 352.

The location of each site specific amendment is shown on Schedule F.
- iv) The following site specific amendments to the official plan of the Vaughan Planning Area have been adopted by Vaughan Council but as of the date of adoption of this plan have not received final approval by either the Minister of Municipal Affairs or the Ontario Municipal Board.

Should these amendments receive final approval, they shall be incorporated into this Plan and Schedule F shall be amended to show the site specific amendment area.

OPA No.s: 327, 389, 395, 412, 417
- v) All development proposals for non-farm land uses in the Rural Area - General shall be subject to the Environmental Study Requirements of Section 5.4 of this Plan.

- vi) All forms of development in the Rural Area - General shall be serviced by private wells and private or communal sewage disposal systems that shall conform to the standards of, and be subject to the approval of, the Region of York and all other approval agencies. No development shall be permitted that will require municipal water or sanitary sewer services.
- vii) In order to provide an adequate buffer between non-farm uses and agricultural uses all new farming operations involving livestock shall comply with the Minimum Distance Separation Formulae requirements of the Agricultural Code of Practice.
- viii) Additional Dwellings

Within the Rural Area - General, secondary dwellings for farm help required for the operation of the farm, will be permitted in an implementing Zoning By-law on the basis of the following criteria:

- a) Generally, the minimum lot area necessary to establish a secondary dwelling shall be 35 hectares and the lot shall be used actively for farming. Where a farm operation is labour intensive, such as in the operation of large greenhouses or livestock operations, a secondary dwelling may be permitted on lots less than 35 ha, but not on lots less than 4 hectares. In all cases, the applicant shall be required to provide information regarding the nature, productive capability and scale of the farm operation and any other pertinent information which will demonstrate the need for the secondary dwelling.
- b) The secondary dwelling should be grouped with existing farm structures.
- c) The floor area of the secondary dwelling shall be smaller in size than the principal dwelling.
- d) All dwellings on the property should be accessed by one entrance to the property.
- e) Applications for consent to create a separate lot for secondary farm dwellings will not be encouraged.

6.1 Agriculture Area Policies

The policies of this section shall apply to the lands identified as "AGRICULTURE AREA" on Schedule F to this Plan.

6.1.1 Permitted Uses

- a) The primary use for lands designated "Agriculture Area" will be for farming and accessory uses. Farming uses may include the production of field crops, animal husbandry including the

keeping of poultry and of animals raised or kept for purposes other than food, and specialty farming including activities such as fruit farming, market gardening, horticulture, sod farming, plant nurseries, greenhouse production and beekeeping. Accessory uses shall include farm residence, farm buildings or structures used for the storage of farm products.

- b) Farm-related uses directly related to agriculture which by necessity must locate close to farm operations, will be permitted in the Agriculture Area only where they are essential to the agricultural economy and cannot be located in urban areas or in the Rural Use Area. Wherever possible, these uses shall be located on land that is of low capability for agriculture and shall not adversely affect agricultural operations in the surrounding area. Such uses include the processing of locally grown agricultural products, the servicing of farms or the provision of farm equipment or repairs and farm product sales outlets, accessory to the farm, provided that the produce is a product of the farm on which the outlet is located. Farm related uses do not include a farmer's market, a retail nursery or a landscaping business.
- c) Waste disposal sites shall not be permitted in the Agriculture Area.
- d) Non-farm uses shall be directed to the urban area or Rural Use Area as appropriate.

6.1.2 Non-farm Land Uses

- a) A development proposal for a non-farm land use in the Agriculture Area will require an amendment to this Plan and shall be required to be justified by the proponent in accordance with the Food Land Guidelines. Documented justification prepared by qualified professionals shall be provided relating to the following matters:

- i) The necessity of the proposed land use and the Amount of Land Needed

The proponent shall demonstrate the need for the proposed use and the amount of land needed at the proposed location. The justification shall include an evaluation of the proposed use indicating the need and demand for the use relative to the locations and scale of similar uses in the area or region, as appropriate, an explanation of the intended market which the use is to serve and a determination of the amount of land required for the proposed use.

- ii) Whether suitable alternative locations on lower - capability agricultural land or in Non-Agricultural Areas have been considered

The proponent shall demonstrate that alternative locations on lower capability agricultural lands, or in non-agricultural lands have been considered the location of the proposed use is appropriate and that the locational requirements of the proposed use prevent it from being located on lower capability agricultural lands or other non-agricultural areas.

iii) The suitability of the site chosen, the reasons for its choice

The proponent shall substantiate that the location is suitable in terms impacts on the surrounding agricultural area compared with alternative, available sites and the locational requirements of the proposed use.

iv) Whether the proposal will reduce or impede surrounding farm operations

The proponent shall identify, evaluate and justify potential impacts of the proposed use on the agricultural land base and on farming activity in the surrounding area. The justification shall include the following:

- a soils analysis of lands in and adjacent to the proposed location indicating their capability for agriculture;
- a detailed site plan indicating proposed buildings, structures, roadways, parking areas, landscaping and treatment of natural features;
- an assessment of the effects of the proposed use on surrounding farming operations and recommendations on measures to ensure that there are no negative impacts on these farming operations or agricultural capabilities;
- confirmation that the proposal is in compliance with the Minimum Distance Separation Formulae of the Provincial Agricultural Code of Practice;
- The evaluation shall also indicate any restrictions which the proposal use, if established, would result in relative to the use of adjacent lands for farming activities.

v) Servicing

The proponent shall demonstrate that the proposed use can be serviced on the basis of private well and private or sewage disposal systems to the standards of, and be subject to the approval of, the Region of York and all other approval agencies.

vi) Compatibility

The proposed use shall be compatible with existing and permitted uses in the surrounding area and shall not negatively impact on the surrounding area on matters related to odours, noise, dust, traffic, visibility, emissions, and safety. The proponent shall identify all potential impacts on surrounding properties resulting from the proposed use and measures considered necessary for their mitigation.

6.2 Rural Use Area Policies

6.2.1 Permitted Uses

- a) Permitted uses in the "Rural Use Area" include uses permitted in the Agricultural Area (Section 6.1.1), forestry, conservation and farm related uses. Limited rural industrial, recreational, cemetery and institutional uses shall also be permitted in the Rural Use Area without amendment to this plan provided that the policies of this Plan applicable to said uses are addressed along with the following general criteria and the criteria and policies specific to each type of use as provided elsewhere in Section 6.2:

i) Need for the Proposed Use and the Amount of Land Needed

The proponent shall demonstrate the need for the proposed use and the amount of land needed at the proposed location. The justification shall include an evaluation of the proposed use relative to the locations and scale of similar uses in the area or region, as appropriate, an explanation of the intended market which the use is to serve a determination of the amount of land required and an analysis of possible advantages and disadvantages to the City of the proposed use.

ii) Location of the Proposed Use

The proponent shall substantiate that the location is suitable in terms of impacts on the surrounding land uses compared with alternative, available sites and the locational requirements of the proposed use.

iii) Impact on Agricultural Land and Farming Activities

The proponent shall identify, evaluate and justify potential impacts of the proposed use on the agricultural land base and on farming activity in the surrounding area that may be effected by the use. The justification shall include the following:

An assessment of the effects of the proposed use on surrounding farming operations and recommendations on measures to ensure that there are no negative impacts on these farming operations or agricultural capabilities;

An evaluation of the compliance of the proposed use with the Provincial Foodland Guidelines and relative to the Minimum Distance Separation Formulae of the Agricultural Code of Practice. The evaluation shall also indicate any restrictions which the proposed use, if established, would result in relative to the use of adjacent lands for farming activities.

iv) Servicing

The proponent shall demonstrate that the proposed use can be serviced on the basis of private well and private or communal sewage disposal systems to the standards of, and subject to the approval of, the Region of York and all other approval agencies.

v) Compatibility

The proposed use shall be compatible with existing and permitted uses in the surrounding area and shall not negatively impact on the surrounding area on matters related to odours, noise, dust, traffic, visibility, emissions, and safety. The proponent shall identify potential impacts on surrounding properties resulting from the proposed use and measures considered necessary for their mitigation.

- b) Rural Residential development may be permitted in the Rural Use Area subject to the Rural Residential development policies in Section 6.2.5.
- c) Agricultural operations shall be protected from the encroachment of potentially conflicting land uses in accordance with the guidelines, policies and regulations of the Ministry of Agriculture and Food.

6.2.2 Recreational Uses

- a) Recreational uses include the use of land for outdoor parks, playgrounds, outdoor athletic fields, miniature golf, golf courses, golf driving ranges, including buildings and structures accessory to these uses.
- b) Recreational uses may be permitted in the Rural Use Area subject to the following criteria:
 - i) In considering a proposal to establish or expand recreational uses in the Rural Use Area, the City shall have regard to the requirements of Section 6.2.1(a) and the following matters:
 - a) the principal activity shall not require the use of motorized vehicles or equipment;
 - b) the principal activity or pastime shall be conducted out-of-doors and extend over the major part of the subject property;
 - c) the impact of the proposed use on environmental resources;

- d) the principal activity, including associated buildings and structures shall be compatible with uses on surrounding lands, and shall not result in any noise, odour, fumes, lighting, or similar effects, detrimental to the activity, amenity, or general rural character on surrounding lands;
- e) buildings or other structures accessory to the principal activity shall be primarily for the use of persons engaged in the principal activity, and shall be small in scale and occupy a relatively small portion of the subject property.

6.2.3 Aggregate Resources

- i The City recognizes the economic importance of primary aggregate resources to the municipalities of the Greater Toronto Area. It is the policy of the City to protect mineral aggregate resources, however it is also the policy of the City that the development and rehabilitation of extractive resource areas be controlled so that land use conflicts and environmental degradation are avoided and the aesthetic quality of the City is maintained.
- ii Extractive operations shall be permitted from existing licensed pits, and adjacent land uses shall be controlled to ensure compatibility. New extractive operations, other than wayside pits of quarries, shall require amendment to the Official Plan.
- iii The City shall support the Provincial Mineral Aggregate Resources Policy Statement, which establishes the Provincial interest in protecting and developing mineral aggregates at a reasonable cost.
- iv All development proposals for pits and quarries and wayside pits and quarries shall be subject to the following:
 - a) the environmental study requirements for the Rural Area - General as set out in Section 5.3 of this Plan; and
 - b) the conditions and submission requirements of the Aggregate Resources Act 1989, for the proposed License Class.

6.2.4 Cemeteries

- a) Cemetery use includes cemeteries, and mausolea, columbaria and crematoria in conjunction with a cemetery. A chapel and buildings to house functions relating to the operation of the cemetery shall also be permitted. A funeral home or a place of worship shall not be permitted.

- b) In considering a development proposal to permit the establishment or expansion of a cemetery in the Rural Use Area, the City will have regard to the requirements of Section 6.2.1(a) and the following matters:
- i) the need for the proposed use and the appropriateness and suitability of the proposed location;
 - ii) accessibility, and points of access to the subject lands, and the impact of traffic generated by the proposed use on other uses in the surrounding area;
 - iii) adequate off-street parking and internal traffic circulation;
 - iv) landscaping including planting, grading, and screening as appropriate, to complement the proposed and adjacent uses;
 - v) the geophysical and environmental conditions in the general area including soil and sub-soil conditions;
- c) Proponents of cemeteries may be required to furnish studies or similar information, prepared by qualified professionals in respect of matters such as those noted above. All requirements of the Ministry of Consumer and Commercial Relations shall be satisfied.
- d) Soils and hydrogeological tests and reports shall be required to be undertaken by a qualified professional to permit the establishment or expansion of a cemetery. Such tests and reports shall be prepared to the satisfaction of interested and responsible government agencies, including the City of Vaughan, the Medical Officer of Health, the Metropolitan Toronto and Region Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment.
- e) A storm water management study shall be undertaken by a qualified professional and shall be submitted for the approval of the City of Vaughan, the Metropolitan Toronto and Region Conservation Authority, the Ministry of Natural Resources, and for the information of other interested government agencies prior to Site Plan Control approval for any development.
- f) All abandoned wells on a cemetery property shall be plugged in accordance with the regulations of the Ministry of the Environment.
- g) A crematorium shall be permitted only in association with a cemetery, preferably a larger regional cemetery, and shall be subject to the approval of all interested and responsible government agencies including the Ministry of the Environment, the Medical Officer of Health, and the Ministry of Consumer and Commercial Relations.

- h) Graves located in a cemetery shall be adequately set back from any wells, watercourses or streams on the subject or adjacent lands, such setback requirements to be determined in consultation with the Ministry of the Environment and the Medical Officer of Health.
- i) Graves shall have sufficient separation of unsaturated soil between the bottom of excavation and the water table, and in no event shall the separation be less than any existing standards that may be adopted by the Ministry of the Environment or the Medical Officer of Health.
- j) Cemeteries shall be permitted only where there is direct access from the property to an arterial road or Provincial Highway.
- k) A landscape strip shall be provided on cemetery property adjacent to any arterial road or Provincial Highway, within which no graves or burial structure shall be located.

6.2.5 Rural Residential

- a) The predominant use of land designated "Rural Residential" shall be for single family detached dwellings on large lots. Rural Residential development shall only occur on the basis of retaining the rural character of the surrounding area, minimizing disturbance to the natural environment and minimizing the impact on existing and potential agricultural operations.
- b) Rural Residential development shall only occur on the basis of retaining the rural character of the landscape and protecting the wooded and scenic area, and shall comprise a defined planning unit having naturally occurring boundaries or limits.
- c) Rural Residential development shall be permitted only in areas of rolling topography, adjacent to established woodlots and scenic areas. In order to maintain the character of the the rural area the visibility of rural residential developments from arterial roads shall be minimized through screening by topographic features or woodlots.
- d) The overall structure and form of a rural residential development shall be sympathetic to the site's natural features in order to preserve existing landforms and to ensure that the natural rather than the man-made character of the site is retained.
- e) Rural Residential development shall be on the basis of large lots of varying sizes to suit the topography, vegetation cover and servicing constraints.
- f) Each lot shall be serviced by a private well and sewage disposal system or a communal servicing system that shall conform to the standards of, and subject to the approval of, the Region of York and all other approval agencies. Where a piped municipal water supply exists, Rural Residential development, may be serviced on the basis of a piped municipal water supply, subject to its allocation of capacity by the City and Region of York.

- g) This plan recognizes existing and approved areas of estate residential development designated on Schedule F.
- h) Rural Residential development shall comply with the Minimum Distance Separation Formulae requirements of the Agricultural Code of Practice.
- i) New rural residential development shall be permitted only after the proponent has undertaken the following to justify the suitability of the proposed development:
 - i) an analysis that demonstrates the need for the proposed type and scale of development, including at the following:
 - the demand for the type and scale of development proposed in relation to the demographic forecasts of the area;
 - the need for the proposal in a regional context;
 - ii) an evaluation of the long-term impacts on municipal servicing costs and the environment;
 - iii) to ensure that necessary infrastructure and public facilities can be provided in an efficient and environmentally sound manner; and
 - iv) to ensure that the scale and design of the proposed development is compatible with that of the existing development and with the rural setting in general.

6.2.5.1 Areas Unsuitable for Rural Residential Development

Lands with the following characteristics are considered to be unsuitable for "Rural Residential development:

- a) Areas within, adjacent to, or within one concession block of the urban area of the municipality;
- b) Areas that are within, or adjacent to, existing or future commercial or industrial lands;
- c) Areas in proximity to rail yards and rail lines, major highways, hydro transmission corridors, airports and other surface utilities where the quiet enjoyment, health or safety of future residents would be seriously prejudiced;
- d) Lands which are located in the Agriculture designation of this Plan shown on Schedule F;

- e) Areas which may be impacted by existing or future sanitary landfill sites, quarries or aggregate extraction areas;
- f) Areas susceptible to flooding, high water table, are prone to erosion, or have other physical constraints that cannot be remedied to the satisfaction of the relevant approval agency;
- g) Areas that are flat and featureless;
- h) Areas which are deemed to be areas of significant ground water recharge;
- i) Areas which have been identified as environmentally significant or are determined to have environmental significance as a result of future studies;
- j) Areas which are protected by the environmental policies of this Plan.
- k) Areas which form an extension to existing hamlets or strip residential development along an arterial road; and
- l) Lands that are historical or cultural sites whose preservation benefits the community.

6.2.5.2 Rural Residential Subdivision Design Criteria

- a) Rural Residential development of more than three lots shall be by Registered Plan of Subdivision.
- b) The minimum lot size for rural residential plans of subdivision shall be a minimum of 6,000m², with the average lot size to be not less than 8,000 m². Average lot size shall be calculated using only the net developable area within the plan. Where a lot or remainder block in a plan has an area of 10,000 m², it shall be considered to have only an area of 10,000 m² for the purposes of calculating the net developable area in the development.
- c) The design of rural residential subdivisions shall provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics the governing criterion being to retain a semi-rural character in the development and discourage the urban density forms. Lot areas larger than the minimum will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area. For each lot, sufficient area shall be set aside for the installation of two septic tile beds and a recreational amenity area.

- d) Rural Residential subdivisions shall have access from an assumed and maintained paved public road to ensure ready accessibility for all vehicular traffic, including school buses, emergency and maintenance vehicles. In the absence of a paved road the developer shall provide a paved road, built to municipal standards to the entrance of the subdivision from the nearest paved road.
- e) Access to individual lots shall be from internal public roads constructed to municipal standards and not from existing concession roads, regional roads or provincial highways.
- f) All intersections between internal roads accessing a rural residential subdivision and City, Regional or Provincial road or highway shall be approved by the appropriate authority to ensure that no unsafe traffic conditions are created.
- g) Wooded areas in and adjacent to stream valleys and watercourses shall be maintained in a natural undisturbed state due to their environmental sensitivity and aesthetics to ensure proper flood and erosion control.
- i) Floodplains, and valley lands including valley side slopes shall be dedicated to the Municipality, or the Metropolitan Toronto and Region Conservation Authority or other public agency, to be managed for public purposes as open space areas. The provision of pedestrian access to these public open space areas shall be encouraged.
- j) The design shall provide for the linkage of public open spaces to connect, where possible, woodlots, river valleys and areas of severe terrain to provide continuous open space corridors.
- k) A natural vegetative buffer area with a minimum width of 30 m from the watercourse and ponds will be required, or to the top-of-bank, whichever is greater, in order to minimize the impacts of development on the water resource.
- l) Roads should follow the topography of the site.
- m) Rural residential plans of subdivision containing or adjacent to historic or cultural sites, shall incorporate any design and siting features necessary to ensure their protection.
- n) In conjunction with any Rural Residential proposal, the following information is required to be submitted by the proponent at the time of the submission of the required applications in order to assist in evaluating the proposal:
 - i) a detailed engineering and servicing report prepared by a professional engineer which demonstrates that the proposed lots can be properly serviced by either private individual sewage systems or communal sewage systems and that a sufficient supply and quality of potable water is available to service the development;

- ii) an environmental study prepared in accordance with the requirements as outlined in Section 5.4 of this Plan;
- iii) an analysis of landscape features to determine the extent of grading, vegetation loss and other impacts.

6.2.6 Hamlets

- a) Outside of the urban area there are two hamlet areas of primarily residential uses where limited development of an infilling nature will be permitted. These hamlets are identified on Schedule F. The rural character and historic heritage of these hamlets shall be protected.
- b) Uses in hamlets shall be primarily residential. Small scale commercial and institutional uses designed to serve the hamlet and the surrounding area may be permitted.
- c) Development within hamlets shall be serviced by private wells and septic systems.
- d) Lot creation may be by consent or plan of subdivision where more than three lots are to be created.
- e) The scale of new development in hamlets shall be such that no significant demand for additional City or Regional services will be required.
- f) Development proposals that would form an extension to a Hamlet shall not be permitted.

7.0 CONSENT POLICIES

7.1 General Policies

- i The Planning Act provides that the Committee of Adjustment shall only grant a consent to convey if it is satisfied that a Plan of Subdivision of the land described in the application is not necessary for the proper and orderly development of the municipality. Council considers that a Plan of Subdivision shall be deemed necessary in the following cases:
 - a) Generally, where the number of new lots created is greater than three for any one ownership;
 - b) Where the extension of a public road allowance is required;
 - c) Where the extension of municipal services is required;
 - d) Agreements or conditions are required by any municipality or Ministry with regard to any part of the remaining lands;
 - Provided that insofar as paragraphs a, b, c, and d if the Applicant reaches a satisfactory agreement with the authorities in question, a plan of subdivision may not be required.
- ii The Committee of Adjustment in assessing each application is required to consider the matters set out in Section 51 of The Planning Act. In addition to these matters, Council considers the following to apply:
 - a) In the case of non-conformity of the approval with the Official Plan, no consent should be granted.
 - b) In cases where either or both of the subject or retained lands are not in conformity with the approved Zoning By-law, the applicant shall file prior to or concurrently with the consent application, a zoning amendment application with the City of Vaughan.
- iii Consents may be permitted for reasons of boundary adjustments, easements, and to convey additional lands to an adjacent lot, provided that an undersized lot is not created.
- iv In addition to matters under the Planning Act, the Committee of Adjustment, in determining whether a consent is to be given, shall have regard to the following matters in consultation with the appropriate departments and agencies:

a) Adjacent Uses

Regard shall be had for the compatibility of the proposed size, shape and use of the lot to be created with the present and potential lots and uses in the adjacent areas.

b) Access

The recommendation of the engineer of the appropriate agency shall be sought before conditions of approval are applied, but consideration shall be given to the following guidelines:

- Consent to sever a lot shall be permitted only when both the lot and the remaining parcel front on an existing assumed public highway, or upon a dedicated public road allowance upon which the Applicant is constructing a road pursuant to an Agreement with the municipality. Valley lands acquired for conservation purposes by the Metropolitan Toronto Region Conservation Authority are exempt from these access requirements.
- If the proposed lot or remaining parcel has frontage on a Provincial Highway, any consent shall be subject to the requirements of the Ministry of Transportation Ontario. If the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Consent shall be conditional on the dedication of required road widenings, free of all costs and encumbrances, approval of access driveway locations or other requirements, to the satisfaction of the appropriate authorities.
- Creation of lots fronting on designated major and minor arterial roads shall be discouraged, as granting of an entrance permit to serve a new lot provides another point of conflict with the smooth flow of traffic for which the road is designed, particularly in areas where strip development already poses problems.
- A daylighting triangle at intersections may be required to be dedicated in order to improve visibility for traffic movement. The size of the daylighting triangle shall be in accordance with the requirements of the Vaughan Official Plan Amendment No. 200.
- A reserve may be required to be deeded to the Region of York or the City if requested by the Regional or City Engineer, as a means of controlling access.

c) Servicing

All proposed lots shall be serviced by either a public water supply or other adequate supply of potable water, and either a connection to a public sanitary sewer system or provision for other sanitary waste treatment facility on the site appropriate to the proposed use, approved by the Medical Officer of Health. Where a proposed lot is located in an area serviced by a municipal water system and/or sanitary sewer, the Committee of Adjustment shall seek evidence from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated development by Plan of Subdivision.

Where a consent has been applied for to create a lot which is dependent upon an individual water supply, approval shall be conditional upon the Medical Officer of Health being satisfied that an adequate potable water supply can be made available, and that the location of the well in relation to the septic tank is acceptable. The Medical Officer of Health may require a hydrology report from the qualified professional engineer in regard to the adequacy of the potable water supply without adversely affecting either the quantity or quality of adjacent potable water supplies.

d) Conservation

The Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority shall be consulted in respect of applications for consent which are subject to flooding, wind or water erosion, or characterized by steep slopes, groundwater recharge valuable wildlife or fish habitat, mature tree stands and areas of high aggregate potential.

e) Financial Implications

Creation of lots should not be permitted where capital expenditures by a public authority would be required for the extension of any major service or facility.

7.2 Special Provisions for Urban Areas

- i) For the purposes of this section, urban areas shall mean all of the lands in the City within the two urban village areas and the Woodbridge Expansion Area as shown on Schedule A.
- ii) Severances will be considered for the purposes of infilling in an existing urban area, but shall not extend the existing urbanized area. Infilling which economizes the use of urban space without disturbing the existing pattern of development or perpetuating an undesirable pattern of development or prejudicing the layout of future development shall be considered acceptable.

- iii) In particular, where a parcel of land is within an existing settlement or designated by the Official Plan for development or redevelopment, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that parcel will be discouraged in favour of development by a Plan of Subdivision.
- iv) Where existing developed lots have the potential for redevelopment on a more comprehensive scale, proposed severances which could block potential points of access or further fragment ownership of these lands, shall not be approved, pending study of the area and approval of an overall development plan in favour of a comprehensive plan of subdivision.

7.3 Special Provisions for Agriculture Area

- i) For the purpose of this section Agriculture Area shall mean all lands in the City within the "Agriculture Area" as shown on Schedule F.
- ii) Decisions of the Committee of Adjustment shall reflect the intent of the Official Plan and any other City policies affecting development in the Agriculture Area.

7.3.1 Agricultural Lots

The following types of consents to sever land in the Agriculture Area shown on Schedule F may be permitted subject to compliance with the following policies and other applicable policies of this plan:

- a) The consent requested is for a minor boundary adjustment, right-of-way or easement which does not create a separate non-farm residential lot.
- b) Consents which do not hinder or jeopardize the viability, capability or flexibility of agricultural operations and which comply with the terms of the Food Land Guidelines, particularly consents which serve to enlarge or consolidate agricultural holdings, shall be given favourable consideration provided the remaining parcel of farmable land is of a size viable for agricultural use.
- c) Severances for the purpose of providing a separate residential lot for members of a farm family who are working on the farm, or for farm workers are not permitted. A second dwelling may be permitted on an existing farm property subject to the requirements of Section 6.0 Rural Area - General viii), Additional Dwellings.
- d) To create a lot for a retiring farmer or his widow or her widower who are retiring from an active working life and provided that the farmer has owned the land for a minimum of ten years. Only one retirement lot by consent will be permitted per existing farm.

- e) A residential lot created pursuant to Section 7.3.1(d) above shall satisfy the following requirements:
 - i) The lot created is located on unused portions of the farm or is situated so as to remove the least amount of agricultural land from production or is situated so as to create the least amount of disruption to existing farming operations.
 - ii) The lot created is a minimum of 0.6 hectares in area and should generally not be more than 0.8 hectares in area.

7.3.2 Non-Farm Residential

- i) For the purposes of this section, "non-farm residential" shall mean a single family residential dwelling, unrelated to a farm operation.
- ii) Applications for the creation of non-farm residential lots shall be considered, having regard to the following:
 - a) Lots for non-farm residential use will be considered only within areas designated as Hamlet or Rural Residential in the form of infilling. Severances for non-farm residential uses outside of, or which extend the boundaries of, the hamlets or rural residential areas shall be discouraged;
 - b) Where severances are granted, lots created shall be limited to a size commensurate with their intended use and appropriate in the context of the area. Large tracts of land shall not be left idle;
 - c) Where conflicting land uses could result from the granting of a severance, the maintenance, protection or creation of agricultural uses shall be favoured;
 - d) Lots created by consent and serviced by private waste disposal systems and individual or municipal wells, outside of estate residential plans of subdivision, shall be in accordance with Region of York requirements respecting minimum lot sizes;
 - e) That where development is proposed on private services on lots created by consent, the Region of York must be satisfied that the lots are of sufficient size, dimensions and capability to provide for:
 - i) adequate long-term subsurface private waste disposal such that adjacent potable water supplies will not be contaminated by the operation of the septic system; and;

- ii) an adequate quantity and quality of potable water supplies without adversely affecting either the quantity or quality of adjacent potable water supplies.
- f) Outside of hamlet areas strip development of residential lots along concession roads shall generally not be permitted. The existence of a number of contiguous severed lots shall not be deemed to be an adequate justification for additional severances;
- g) Regard shall be had for the relevant Minimum Distance Separation Formulae of the Agricultural Code of Practice.

7.4 Special Provisions for Rural Use Area

- i) For the purposes of this Section the "Rural Use Area" shall mean all of the lands in the City shown as "Rural Use Area" on Schedule F.
- ii) Conveyances in the Rural Use Area for agricultural lots may be permitted in accordance with the provisions of Section 7.3.1.
- iii) Conveyances in the Rural Use Area for non-farm residential lots may be permitted in accordance with the provisions of Section 7.3.2 and the following:
 - a) to permit limited infilling where an application is for a non-farm residence on a proposed lot located between existing non-farm residences that are no more than 100 metres apart on the same side of the road in order to prevent ribbon or strip development; and
 - b) to permit the severance of land which has been approved by the City for a non-farm use.

7.5 Special Provisions for Hamlets

- i) Applications for consent in a Hamlet area will only be granted where:
 - a) The consent is for the purpose of development within the existing hamlet area and would not significantly extend the Hamlet Area boundaries;
 - b) The consent complies with all relevant provisions of the Official Plan.

8.0 TRANSPORTATION POLICIES

The current system of arterial roads in Vaughan and the City-Wide Transportation Strategy which identifies recommended improvements to the system to accommodate development of Urban Village #1 (excluding the Vaughan Centres Study Areas), Urban Village #2 and the Woodbridge Expansion Area are presented on Schedules I and J. The City-Wide primary transit network for Vaughan (excluding the Vaughan Centre Study Area and Vaughan Corporate Centre Study Area) is presented on Schedule K.

8.1 General Policies

- i The road/transit improvement plan for the City of Vaughan shall be implemented through the co-ordinated efforts of the City of Vaughan with the Region of York, the Toronto Transit Commission, GO Transit, the Ministry of Transportation of the Province of Ontario, and other adjacent municipalities.
- ii The transportation policies presented in this section also apply to Vaughan Centre Study Area and Vaughan Corporate Centre Study Area.
- iii The evaluation of the Vaughan Centre Study Area and Vaughan Corporate Centre Study Area shall include a more detailed examination of the impacts on the local road systems, transit service, traffic movements, site access, etc.
- iv The City shall co-ordinate with GO Transit and the Ministry of Transportation in examining the feasibility of relocating the existing GO Station in Maple to a location adjacent to Rutherford Road in Urban Village #2.

8.2 Roads

8.2.1 General Roads Policies

- a) A hierarchy of roads will be established based on a functional classification of traffic volume, vehicular operating speed, access, transit service, pedestrian and bicycle activity and development density. The road system consists of the following basic classifications which are illustrated on Schedules I and J - Transportation - Regional Road Network and Transportation - City Road Network:
 - i) Provincial Highways (only new links or recommended improvements are identified on Schedules I)
 - ii) Arterial Road (Regional and City)
 - iii) Collector Road

- iv) Primary Road
- v) Feeder Road
- iv) Local Street (local streets are not shown on Schedule J).
- b) Planning of the Primary road network shall promote basic connectivity through the creation of a continuous but not necessarily rectangular grid. In this way, a basic grid is preserved, without strictly imposing straight, uninterrupted street patterns.
- c) The road classifications and design shall be in accordance with City engineering standards.
- d) Streets with curbs and storm sewers are required for urbanized areas.
- e) Parking on all residential and industrial streets shall be controlled and regulated in accordance with the design classification. Sidewalks are to be provided if deemed necessary by the City Engineering Department.
- f) The street system should clearly indicate the characteristics and nature of the street function as local, feeder, primary, collector or arterial.
- g) All streets intersecting with regional roads shall have a minimum width of road allowance of 23 m for a distance of at least 60 m from the Regional road.
- h) Signalization, channelization, and illumination will be required at new intersections with Regional Roads, where warranted; the costs of these works being paid through the Region of York and City of Vaughan development charges.

8.2.2 Provincial Access Highways

- a) There are six Provincial Highways within the City, under the jurisdiction of the Ministry of Transportation. Direct private access to provincial highways shall generally not be permitted.
- b) Development along Highway #400, #427, #7 and the proposed Highway 407 shall be subject to the setback and noise control requirements of the Ministry of Transportation and the Ministry of the Environment.
- c) The City supports the early implementation of transit in the planned Highway #407 corridor, and encourages the provision of HOV lanes along Highways #7 and #400, where warranted, to promote increased use of alternative means of travel for inter-regional and intra-regional travel.

8.2.3 Arterial Roads

- a) Direct access of individual residential lots to City arterial roads will be considered in certain instances where planning objectives include increased access to transit and reduced walking distances. Access to Regional and City arterial roads from blocks for Medium and High Density Residential, Open Space, Institutional, Industrial, and Commercial uses will be controlled but not prohibited.
- b) Arterials will connect to other arterials, and primary roads. Connections from local streets will be minimized, but not prohibited.
- c) Salt protection pads may be required on both sides.
- d) Sidewalks may be required on both sides.
- c) Arterials will accommodate high occupancy vehicle or bus lanes where required.
- d) Arterials may accommodate separate bikeways, where required and feasible.

8.2.4 Primary Roads, Collector Roads, and Feeder Roads

- a) Primary roads and collector roads are intended to afford organization for the local street system within residential areas and provide the main connecting points to the arterial system. They are designed to be continuous, and are expected to carry moderate traffic volumes.
- b) Block Plans shall provide for all the Primary roads as generally indicated on Schedules B, C and D of this Plan.
- c) Collector road rights-of-way identified outside the boundaries of the Urban Villages and the Woodbridge Expansion Area shall be a minimum of 26 metres in width, and may have reverse lot development.
- d) Primary road rights-of-way are generally to be generally a maximum of 23 metres in width and shall be continuous. They will be active, pedestrian oriented and transit supportive through:
 - i) facing buildings along both sides of the street, in order to create an interesting and attractive pedestrian realm along which street level retail is encouraged;
 - ii) the provision of on-street parking, and the restriction of surface parking to the rear yards of buildings;
 - iii) the creation of a well landscaped public streetscape and edge, ensuring the safe and convenient integration of transit stops;

- iv) prohibiting rear yards of residential lots from facing onto primary streets; and
 - v) as part of the Block Plan process, a traffic analysis shall be undertaken to precisely define the requirements of such items as signalization, traffic control, turning lanes and transit locations. Rights-of-ways in excess of 23 metres may be provided only where operational needs dictate.
- e) Sidewalks shall be provided in keeping with City Standards.
 - f) Access from abutting properties shall be permitted and controlled.
 - g) Primary Roads will accommodate conventional transit, where required.
 - h) Primary Road connections with local street patterns should relate to the natural topography of the land.
 - i) Feeder road rights-of-way identified outside the boundaries of the Urban Villages and the Woodbridge Expansion Area shall be a minimum of 23 metres and will generally direct traffic to the Collector Road system.
 - j) Modifications, additions or deletions to the primary road system identified on Schedules B, C & D may occur at the Block Plan stage provided the overall Planning and Transportation policies of this plan are maintained.

8.2.5 Local Streets

- a) Local streets are intended to provide access to individual properties within residential areas.
- b) Local streets should be oriented to the primary street system so as to provide a variety of connections and options for travel within the neighbourhoods without the necessity of travelling on arterial roads. They shall provide convenient connections to shopping, primary streets, transit stops, schools, parks and other community amenities.
- c) Sidewalks shall be provided on one side and, if required, may be on both sides, as deemed necessary by the City Engineering Department.
- d) Local street patterns should be planned to minimize substantial through traffic.
- e) Local roads will accommodate community-oriented transit service, where required.
- f) Alternative development standards for public infrastructure which facilitate compact forms of development, including reduced street right-of-ways and rear lanes, are to be encouraged.

8.2.6 Road Improvement Policies

- i The City shall implement a grid network of Primary roads as identified in the Schedules to this Plan.
 - ii The City shall support the current road upgrading programs of the City of Vaughan, Region of York, and the Ministry of Transportation of the Province of Ontario.
 - iii The City of Vaughan shall undertake to co-ordinate the updating of the current road improvement programs, and the undertaking of transportation/environmental studies relating to these improvements.
 - iv The City of Vaughan shall implement a ten-year road upgrading program for roads under City jurisdiction to accommodate the forecast travel demands for the ten-year horizon.
 - v The Region of York shall be requested to include in its road improvement program over the next 10-20 years, the widening of portions of the following Regional Roads serving Vaughan:
 - Bathurst Street
 - Dufferin Street
 - Keele Street
 - Weston Road
 - Jane Street
- Some of these road sections shall be provided with increased right-of-way from 36 metres to 45 metres.
- vi The Ministry of Transportation of Ontario shall be requested to undertake to complete the improvements to the Provincial road network serving Vaughan. Of particular importance will be the scheduled completion of Highway 407 through Vaughan, and the extension of Highway #427 north to Langstaff Road and to Castlemore/Rutherford Road, pursuant to the recommendations of the York-Peel Boundary Study.
 - vii The City of Vaughan shall endeavour to ensure that improvements in road system capacity realized through the implementation of the road upgrading programs, is in place concurrent with the development in the Vaughan Centre and Vaughan Corporate Centre Study Areas and the Urban Village Areas.

8.3 Public Transportation

8.3.1 General Public Transit Policies

- i Public transportation servicing the City's communities will include opportunities for Arterial Transit Service, Collector Transit, Community Transit, Provincial Commuter Rail and Higher Order Transit as illustrated on Schedule K - Transportation: Recommended Transit Network.
- ii The City shall encourage a comprehensive and attractive transit service, capable of attracting and carrying 30% to 40% of the peak hour commuters to avoid the necessity of additional arterial traffic lanes beyond those envisioned by the City-wide Transportation Strategy.
- iii The City shall promote the use of transit for home/work trips within Vaughan by providing transit linkages between residential and employment areas.
- iv The City will ensure that subdivisions facilitate public transit movements through the use of design and engineering standards, suitable to accommodate buses.
- v The City shall facilitate the use of public transit by providing for pedestrian access to planned bus stops and the location of the majority of residences, jobs and other activities/uses within comfortable walking distance of a transit stop and by providing for the construction of bus bays and bus shelters.
- vi The City shall support desired levels of transit service through the establishment of appropriate development densities for employment and residential areas within the urban area.
- vii The City shall designate medium and higher density, mixed-use development along arterial roads, with highest densities at major intersections, to promote increased transit use and the provision of efficient and effective transit services.
- viii The City shall promote increased mobility for all residents, particularly the transit dependent, by encouraging the location of major trip generators and land uses frequented by transit-dependent or mobility-impaired persons adjacent to transit stops.
- ix The City of Vaughan shall facilitate the planning of a comprehensive transit system for the City in consultation and cooperation with GO Transit, the Toronto Transit Commission, the Regional Municipality of York and any other appropriate agency.

8.3.2 Public Transit Improvement Policies

- i Transit system improvements are an important consideration in all land use planning and development decisions relating to Vaughan Centre and Vaughan Corporate Centre Study Areas and the new community areas in Vaughan.
- ii The City shall encourage protection for the provision of higher order transit within the rights-of-way of arterial roadways.
- iii The City shall encourage, as a priority, the provision of additional transit service, as required, on major east-west roads, such as Highway #7, Rutherford Road and Major Mackenzie Drive, and heavy demand north-south roads, such as Weston Road, Jane Street, Keele Street, Dufferin Street and Bathurst Street.
- iv The City shall develop an implementation strategy for accommodating higher order transit on the heavy demand routes including those identified as Higher Order Transit Corridor Study Areas on Schedule K. Studies shall be undertaken, as the need is identified, to confirm the feasibility of providing higher order transit in potential corridors and to examine the appropriate technology and other route alternatives.
- v The City of Vaughan shall support the extension of the Spadina Subway to York University and the extension of the Yonge Subway to Steeles Avenue with an alignment and station location on Yonge Street which would facilitate the extension of the Subway further north to the Highway #407/Highway #7 corridor in York Region in order to encourage the use of public transit for cross-boundary travel between Vaughan and Metro Toronto.
- vi The City shall support transit priority measures, such as high occupancy vehicle lanes, queue-jump lanes, signal pre-emption systems, aimed at improving the relative attractiveness of transit.
- vii The City shall co-ordinate with the Toronto Transit Commission to efficiently link the future rapid transit extensions in Metro Toronto with new and existing transit service in Vaughan.

8.4 Grade Separations

- a) Grade separations between the road and rail systems may be provided as needed at arterial road\rail junctions without amendment to this Plan.
- b) Grade separations between the road and controlled access highway systems may be provided as needed at arterial road/highway and primary road/highway junctions.
- c) Grade separations between the off-street pedestrian system and the road system and the CNR York Subdivision line may be provided without amendment to this plan.

8.5 Pedestrian and Bikeway Systems

- a) The City shall encourage the increased use of bicycles as an alternative mode for utilitarian trips within the City.
- b) Separate bikeways may be provided along arterial roads, and it is expected that these can be provided within the right-of-way, where feasible.
- c) The pedestrian system may traverse local streets, institutional sites, commercial centres and medium and higher density residential areas to the satisfaction of the City.
- d) A Greenway Systems, with pedestrian and bicycle paths linking the park system, schools and institutions, residential areas, major employment centres, and valley lands and other open space areas shall be encouraged. Pedestrian walkways may also form part of the street system provided that consideration is given to special treatment of landscaping right-of-way widths and other similar matters, satisfactory to the City of Vaughan.
- e) The City shall promote the use of bicycles as a way of getting to/from public transit through the integration of bicycle and transit networks and the provision of bicycle facilities adjacent to transit systems.

9.0 SERVICES AND UTILITIES

9.1 General Services and Utilities

- i All urban development in the City shall be serviced by sanitary sewage disposal, storm sewers, potable water, hydro, and other utilities. The design of these services shall comply with the current standards of the City, to the satisfaction of the City Engineer, and to the standards of the various public and private utilities concerned. The City, in consultation with the Region of York and Ministry of Environment, shall develop a comprehensive servicing plan to logically address long term servicing requirements on a City-wide basis.
- ii Lands which have been designated for serviced development by previous official plan amendments shall receive their servicing allocation before the allocation of servicing capacity to lands designated by this Plan.
- iii Measures to conserve servicing capacity shall be encouraged.
- iv Servicing of new development shall employ "best management practices" to ensure sensitivity to the natural environment, as identified in the ME/SPs completed as part of the development of the Block Plan for each new community area. All servicing infrastructure shall occur in a fashion consistent with the provisions of Section 5.0, Environmental Policies, of this plan.
- v Except for minor residential and minor commercial infilling, new development shall be permitted only on the basis of municipal sanitary and storm sewers and water services. Minor residential and minor commercial infilling would involve the development of those vacant lots between any two built-up lots that are separated by a distance of not more than 45 m. Such infilling will only be permitted where the requirements of the Regional Medical Officer of Health have been met for private wells and/or private sanitary sewage disposal systems and where municipal servicing is not presently available.

9.2 Water Supply

- i Development of the new community areas, Vaughan and Vaughan Corporate Centre shall be dependent upon the availability of water supply from the York Regional Water Supply System.
- ii Water systems shall be designed to permit their future expansion.

9.3 Sanitary Sewers

- i Sanitary servicing in the entire new community area is dependant upon expansion of the existing sanitary sewer system by implementing one of two sanitary servicing options; either the construction of the Rutherford Road Interceptor Sewer or the Humber Pumping Station

Diversion to the South Peel system. The Region of York in consultation with the City and the Ministry of Environment will ultimately determine the preferred option.

- ii Interim servicing of portions of each new community area is possible based on specific improvements to portions of the current servicing system. The Block plan shall establish the interim servicing limits.
- iii The Staging policies of this plan establish a framework for growth management in the new community areas responding to this servicing context.
- iv Flows within the sanitary sewer system will be monitored as development proceeds. If it is determined to the satisfaction of the Region of York that unused sewage capacity exists it may be allocated by the City.
- v Prior to registration of plans of subdivision servicing capacity shall be confirmed by the Region of York.

9.4 Storm Drainage

- i Prior to the draft approval of subdivisions or other development approvals, the City and the Metropolitan Toronto and Region Conservation Authority shall have approved a storm water management plan for the area, pursuant to the requirements of the Master Environmental/Service Plan.
- ii Any alteration to these streams must be approved by the MTRCA.
- iii The ME/SP shall consider the use of sediment retention basins to control the large quantities of suspended matter washed off sites during the period of construction, and to minimize long-term effects on local fisheries and downstream resources.
- iv Recognizing that the development of the watersheds located in the City could have an adverse effect on downstream municipalities, the ME/SP shall, have regard for the cumulative effect, particularly in terms of flood control and water conservation of such development on downstream municipalities.
- v Storm water retention and detention ponds will not be permitted on lands which are accepted as part of the statutory land dedications, unless approved by the City.
- vi In areas where slopes exceed 10% and/or in areas adjacent to river valleys, land uses will be permitted only if the erosion and siltation control measures are satisfactory to the City of Vaughan, the Metropolitan Toronto and Region Conservation Authority, and the Ministry of Natural Resources and subject to the policies of this Plan.

10.0 IMPLEMENTATION

10.1 Philosophy

- i The implementation of this Plan shall proceed on the basis of an ecosystem approach to planning and decision-making. This approach implies that major decisions associated with the implementation of this Plan shall be undertaken in an environmentally sensitive manner, following consultation with public agencies, stakeholder groups, Provincial ministries, private interests and members of the public.
- ii Consistent with this approach is the preparation of detailed plans at each stage of the planning and approval process in a manner which is comprehensive and consistent with the policies and provisions of this Plan. The land use schedules of this Plan are considered to reflect a level of detail consistent with that of secondary plans.

10.2 Development Process/Block Plans

- i Within the Urban Village Areas designated by this Plan, all lands shall be subject to Block Plans approved by Council and consistent with Schedules B, C and D of this Plan.
- ii The lands subject to Block Plans shall at minimum include all of the lands contained within a concession block bounded by the existing major arterial roads, or by a river valley when it forms a full boundary to the block, or Highway No. 400 where it traverses Urban Village One, as shown on Schedule B.
- iii Block Plans shall include a detailed description of the location and scope of the components described in this Plan. This shall include the precise location and extent of the river valleys, woodlots, greenways, local and district parks, primary streets, local centres, residential, commercial and institutional land uses and other elements identified on Schedules B, C and D.
- iv Block Plans shall address, in particular, the policies of this Plan pertaining to:
 - a) environmental protection, including the requirements of the Environmental Management Guidelines
 - b) City-wide transportation and public transit networks
 - c) housing mix and densities
 - d) urban and neighbourhood structure, form and design
 - e) the hierarchy of retail commercial development

- f) the hierarchy of parks and open spaces
 - g) phasing of development
- v The City shall establish the specific requirements of studies addressing the foregoing concerns in consultation with development proponents. The costs associated with the conduct of these studies and preparation of Block Plans shall be shared equitably among benefitting landowners on a pro rata basis.
 - vi Pursuant to the preparation of Block Plans, it is the intent of this Plan that the required work to address specific ecological and environmental concerns be completed to the City's satisfaction in consultation with affective public agencies prior to the completion of the Block Plans.
 - vii Any parcel of land within a Block Plan area intended for development shall be subject to a rezoning application conforming to the urban land uses as established within this Plan.
 - viii Any parcel of land within a Block Plan area intended for development shall be subject to a Draft Plan of Subdivision in conformity with this Plan, and elaborated in the Block Plan.
 - ix The City encourage property owners to contribute their proportionate share towards provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities, property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities.
 - x Where land owners within a concession block choose not to participate in seeking development approval for their lands at the time of preparation of the Block Plan by other land owners in the concession block, their lands shall be shown conceptually as in the schedules of this Plan. Subsequent amendments to the Block Plan may be required before such lands are considered for development.

10.3 Detailed Implementation

- i Processing of individual subdivision plans under the Planning Act, in accordance with the policies set forth in this amendment. Where an application for a new plan of subdivision is received on land abutting a residential area existing on the date of approval of this Plan, the City of Vaughan will endeavour to notify the residents of such area as a part of the process of considering the subdivision plan.
- ii The policies of this Plan will be implemented by Council's enactment and approval of appropriate By-law and Development Control Agreements pursuant to the Planning Act.

- iii Construction of public works, community facilities and schools in accordance with policies set forth in this amendment and under the direction of the City of Vaughan and other appropriate authorities.
- iv The City of Vaughan may accept cash-in-lieu of land conveyance for park purposes as permitted under the Planning Act.
- v The initiation of a system whereby the portions of costs of major roads, trunk utilities and other public facilities serving the whole community which may be chargeable to private development shall be implemented through a By-law enacted under the provisions of the Development Charges Act.
- vi The City of Vaughan shall review and revise the provisions of this amendment from time to time, at not longer than 5 year intervals.
- vii Council shall monitor residential development within the Amendment on an ongoing basis in order to ensure the intent of the housing policies is achieved.

10.4 Development Staging and Phasing

10.4.1 Staging

Basis

Due to the scale of development provided in this Plan it is appropriate to provide for its staged development in order that the City has the opportunity to monitor growth and assess the suitability of the policies of this Plan in the context of future City, Regional and Provincial planning objectives. In this manner the City will be able to maintain contemporary planning policies in the future and will have the opportunity to apply these policies as development approvals are granted and development occurs.

Policy

- i Development within Urban Villages I and II and the Woodbridge Expansion Area shall be staged in the following sequence:

Stage 1(a) which will include Blocks 10, 17, 32, 39 and 53 only. All or portions of these blocks are expected to be developable based upon some additions to the current sewerage infrastructure. The total population capacity within Stage 1(a) is approximately 65,000 persons.

Stage 1(b) which will include the Stage 1(a) lands and Blocks 11 and 18 only. This stage may proceed once the preferred infrastructure option for the long term servicing of the Plan area

is selected and approved by the respective jurisdictions or as part of Stage 1(a) if interim servicing capacity is available. This will provide for the growth of the community to Major Mackenzie Drive within the three new community areas established by this Plan. Total population in Stage 1 is approximately 93,000 persons.

Stage 2 which will include Stage 1 lands and Blocks 12, 33, 40 and 47. Stage 2 may proceed once 50% of the low density development in Stage 1 is developed which is estimated to represent 7,500 low density dwelling units and the planning review outlined in subsection iii) below. Stage 2 would provide for the completion of the new community areas.

- ii Development permitted in Stage 1 on the basis of interim servicing shall only occur provided the development funds its pro rata share of the long term servicing infrastructure in addition to any costs associated with interim servicing not part of this long-term servicing scheme.
- iii The City will control the staging process through the Block Plan approval process. Block plans approval, and any related subdivision plan approval, shall not be granted until the matters outlined above are achieved.
- iv The City will be reviewing the policies of this Plan at a minimum of every five years in accordance with the provisions of the Planning Act. The City, at its discretion, may coordinate the approval of any Block Plans within any stage with such a Plan review. In particular prior to commencing with Stage 2 the City shall have completed a review of the policies of this Plan.

10.4.2 Phasing

Basis

Phasing policies are intended to provide for the co-ordination of development within any particular Stage or Block Plan area to ensure the development of functional and cohesive neighbourhoods throughout the community's growth and development.

Policy

- i The approval of specific development applications shall be controlled by the City so far as is practical through the consideration of the following matters:
 - ▶ avoidance of scattered or "leapfrog" development;
 - ▶ proximity and availability of water and sewer trunks;
 - ▶ availability of sanitary sewer capacity;

- ▶ adequacy of storm drainage systems;
- ▶ minimization of public costs;
- ▶ the adequacy of community facilities;
- ▶ the capacity of other public bodies and levels of government to provide schools and other social services;
- ▶ the financial capability of the City;
- ▶ the capacity of the external transportation systems and proposed improvements;
- ▶ the integration of the proposed development with the planned public transit system.

11.0 NON-CONFORMING USES

- a) Any land, building or structure lawfully used for a purpose prohibited by a by-law on the day of the passing of the by-law, is termed "a non-conforming use".
- b) In principle, non-conforming uses within the planning area shall not be extended and should eventually cease to exist. The land affected should revert to a use that conforms to this Plan and to the provisions of the implementing by-law. However, in cases where refusal to permit the expansion of a non-conforming use would create undue hardship, limited extension or enlargement of such a use may be permitted, consistent with the policies of this Plan for that type of use.
- c) The City may amend a by-law so as to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law and/or which does not conform to the provisions of this Plan, provided:
 - i) that such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed; and
 - ii) that the extension or enlargement of the non-conforming use will not adversely affect the welfare of the community in which it is located.
- d) In considering an application for the extension or enlargement of a non-conforming use, the City shall determine if it is not possible to relocate such a use in a place where it will conform to the designated land use. Council may then consider passing a by-law pursuant to the Planning Act. Such a by-law may then be passed without an amendment to the Official Plan, provided it complies with the policies of this Plan for that type of use.
- e) Before making any decision on an application, Council will refer such application to the Committee of the Whole for a report on the various aspects of the matter for the information of Council. Before passing such a by-law, Council shall be satisfied that the following requirements or any of them, as considered relevant to each specific application, will be fulfilled in order to safeguard the wider interests of the general public:
 - i) that the proposed expansion or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the by-law applying to the are;
 - ii) that the characteristics of the non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, and traffic-generating capacity. No amendment to the zoning by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the use with the surrounding area;

- iii) that the neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the established non-conforming use in order to improve its compatibility with the surrounding area; and

- iv) that in all cases where an existing non-conforming use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions as a condition of approving an application for extension or enlargement of the non-conforming use, especially where public health and welfare are directly affected.

12.0 INTERPRETATION

- a) The locations of and boundaries between the land use designations shown on the Schedules to this Plan are approximate, except where they coincide with arterial roads, railway lines, or other clearly defined physical features. Minor adjustments will not require an amendment to this Plan as long as the intent of its policies is maintained.
- b) The location of the by-pass, arterial and collector and primary road system is approximate, and minor adjustments will not require an amendment to this Plan provided that the intent of its policies is maintained.
- c) All statistics, with the exception of density requirements may vary within 5% as long as the intent of the policies of this Plan is maintained.

THIS IS SCHEDULE 'A'
 TO AMENDMENT NO. 400
 ADOPTED THE 31 DAY OF AUGUST, 1994






[Signature]
 MAYOR

[Signature]
 CLERK

AREAS SUBJECT TO OPA 400

LEGEND

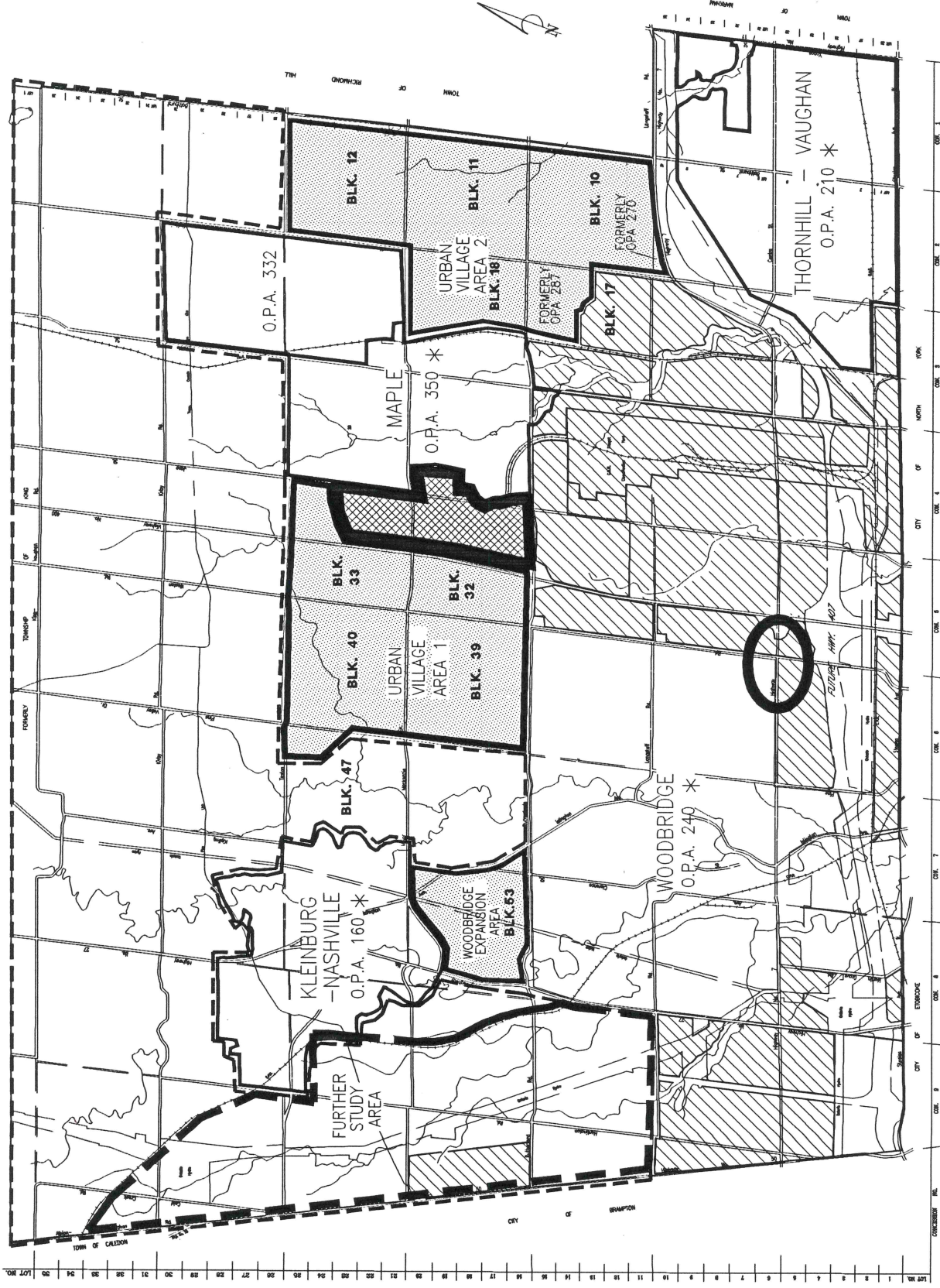
AREAS REDESIGNATED BY OPA 400:

-  URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE STUDY AREA
-  VAUGHAN CORPORATE CENTRE STUDY AREA
-  FURTHER STUDY AREA
-  RURAL AREA - GENERAL

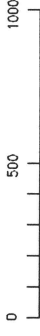
 INDUSTRIAL AREA

* AS AMENDED

0 2000 4000 m



URBAN VILLAGE 1



LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Retail Centre
- District Retail Centre
- Lands Subject to Urban Village Area #1
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Estate Residential
- Valley Lands
- Minor Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Possible Primary Roads

THIS IS SCHEDULE 'B' TO
AMENDMENT # 400

ADOPTED THE 31 DAY OF AUGUST, 1994

SIGNING OFFICERS

[Signature]
MAYOR

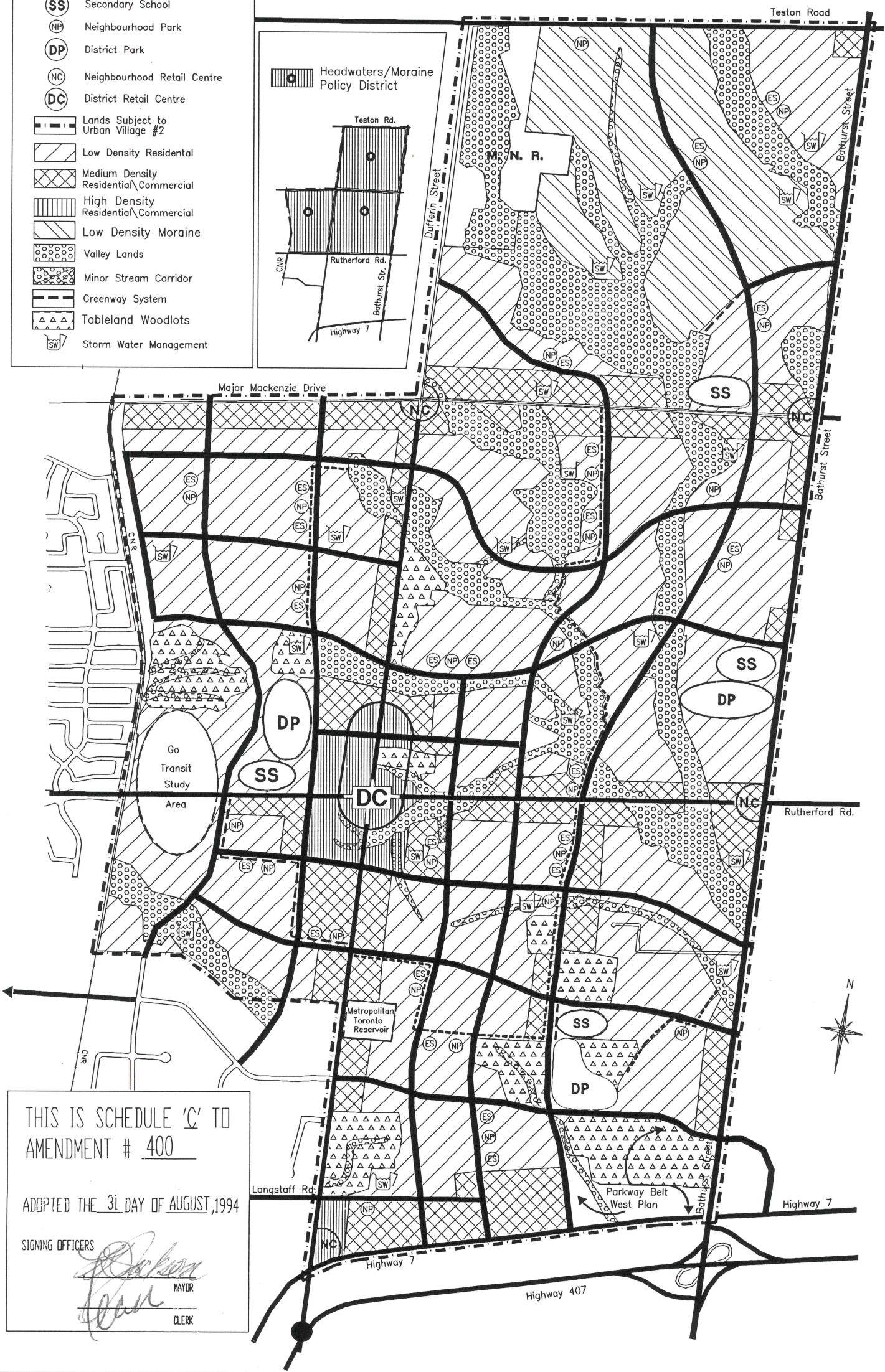
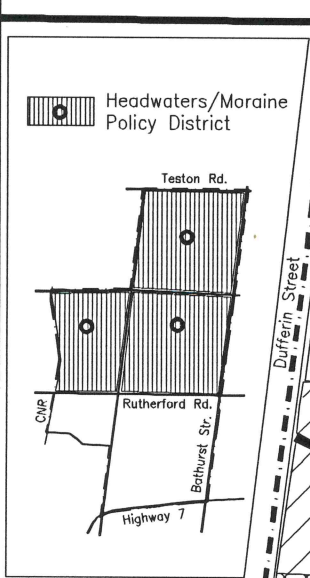
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CLERK



URBAN VILLAGE 2

LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Retail Centre
- District Retail Centre
- Lands Subject to Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- High Density Residential/Commercial
- Low Density Moraine
- Valley Lands
- Minor Stream Corridor
- Greenway System
- Tableland Woodlots
- Storm Water Management



THIS IS SCHEDULE 'C' TO AMENDMENT # 400

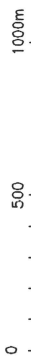
ADOPTED THE 31 DAY OF AUGUST, 1994

SIGNING OFFICERS

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MAYOR

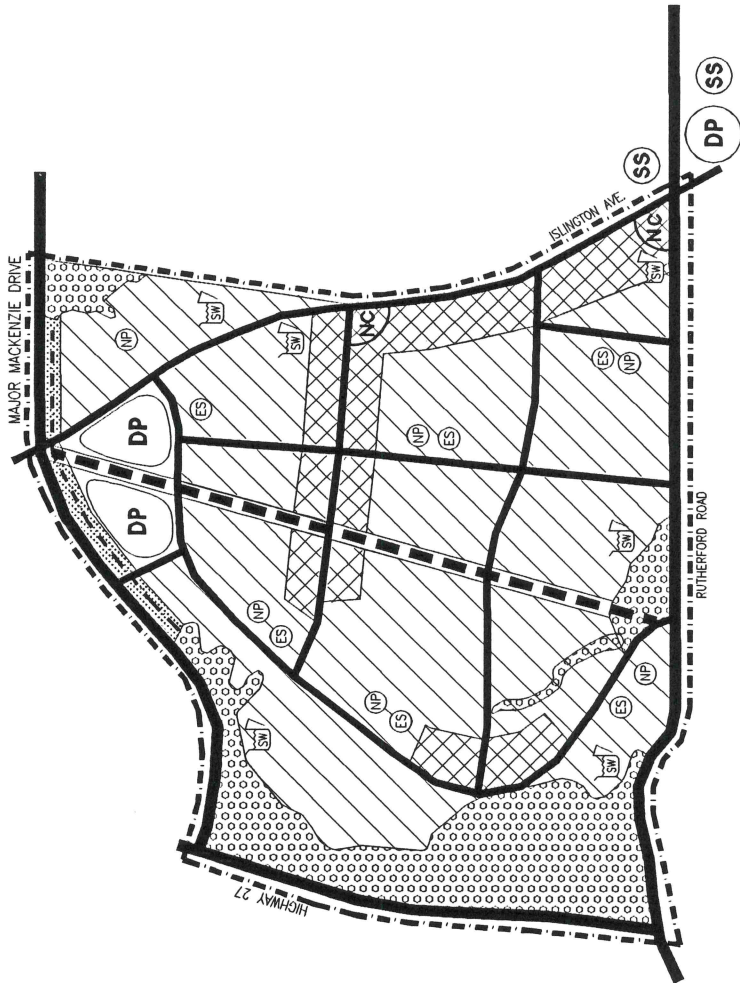
[Signature]
CLERK

WOODBIDGE EXPANSION AREA



LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Retail Centre
- District Retail Centre
- Lands Subject to Woodbridge Expansion Area
- Low Density Residential
- Medium Density Residential
- Valley Lands
- Minor Stream Corridor
- Greenway System
- Buffer Area
- Storm Water Management
- Hydro Corridor



THIS IS SCHEDULE 'D' TO
AMENDMENT # 400

ADOPTED THE 31 DAY OF AUGUST, 1994

SIGNING OFFICERS

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MAYOR

[Signature]
CLERK

TOWNSHIP OF KING

THIS IS SCHEDULE 'E' TO
AMENDMENT NO. 400








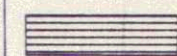
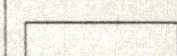
ADOPTED THE 31 DAY OF AUGUST, 1994

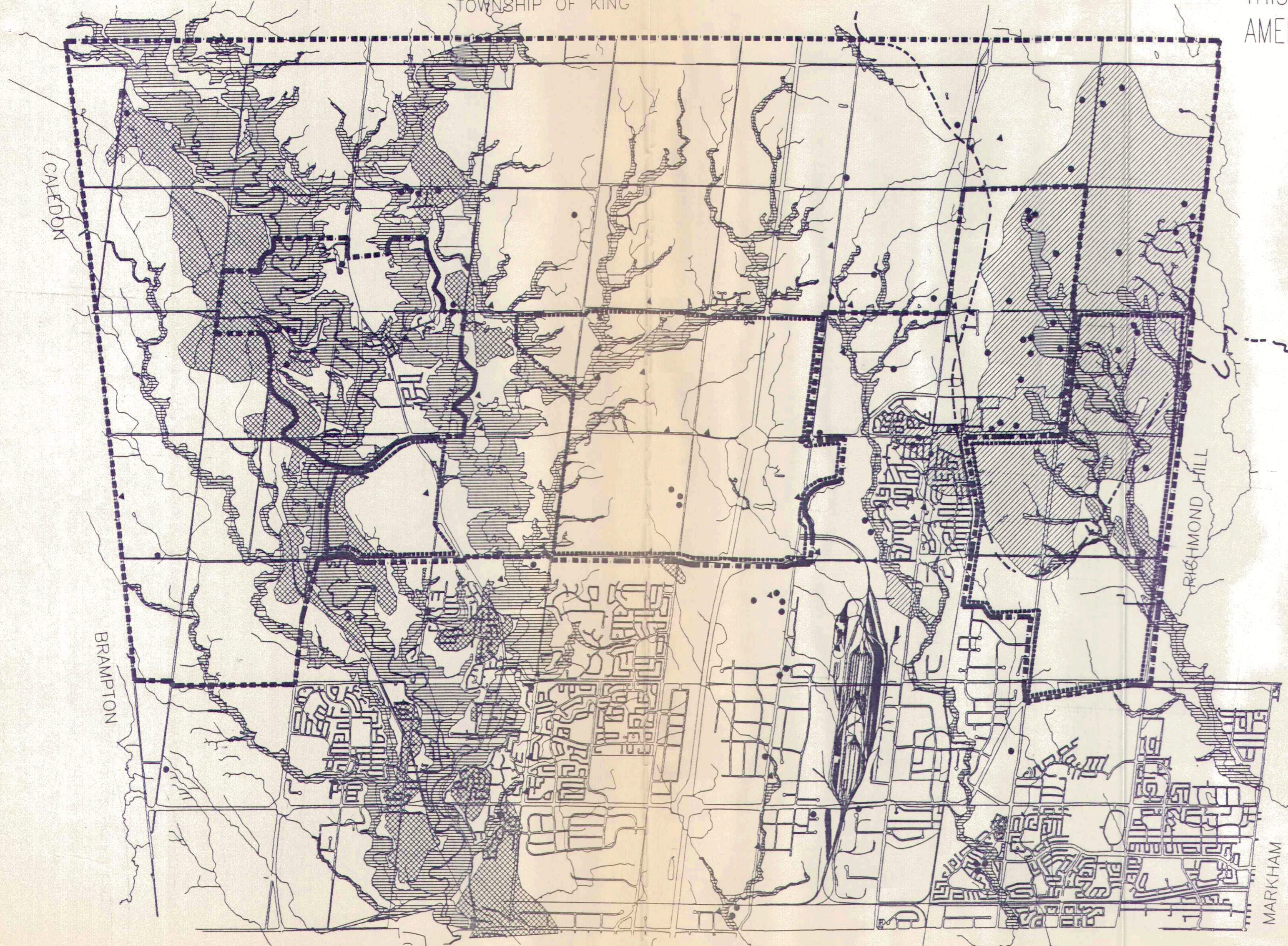
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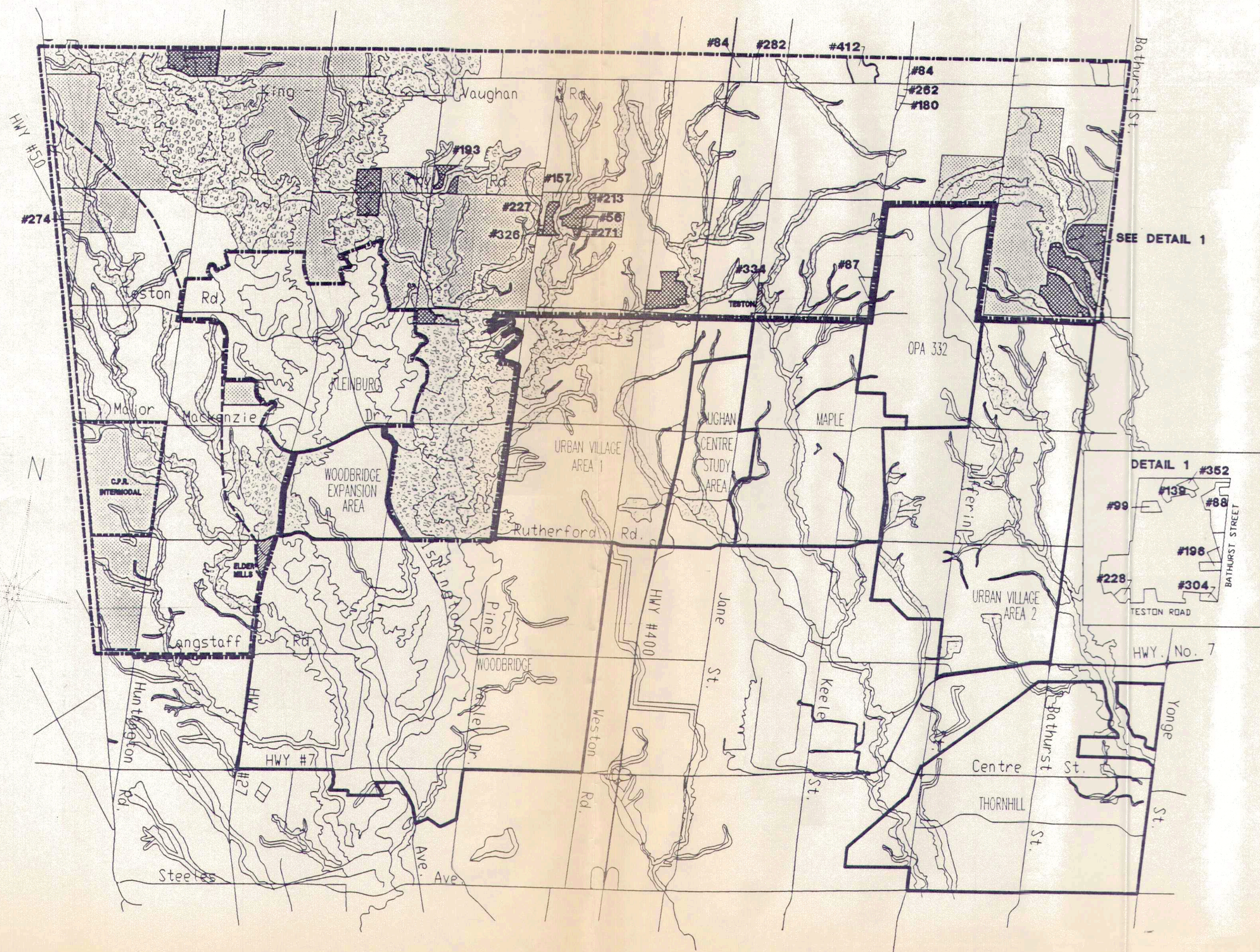
J. Johnson
MAYOR
J. Glad
CLERK

HYDROGEOLOGICALLY SENSITIVE AREAS

LEGEND

-  DEVELOPMENT AREAS
-  OPA 400 AREA
-  OAK RIDGES MORaine PLANNING AREA
(Ministry of Natural Resources
December 1991)
-  WATER WELL LOCATIONS
(Ministry of the Environment and
Energy) - well showing sand/gravel
within 5 metres of surface
-  SOIL OBSERVATION LOCATION
(Dr. Owen White, Ontario Geological
Survey) - location showing sand/gravel
within 1.5 metres of surface
-  HIGHLY SENSITIVE (MORaine AND FRINGE
AREAS) - regional ground water
recharge area.
-  HIGHLY SENSITIVE (Glacial Lake and
Outwash Deposits) - local ground
water recharge areas surficial
sands/gravel.
-  HIGHLY SENSITIVE (River Valleys)
- local and possibly regional ground
water discharge areas, river valleys
below top of bank.
-  LOW SENSITIVITY (Till Plain)
- low ground water recharge/discharge
capabilities, till plain with fine grained
soil.





VALLEY & STREAM CORRIDOR
and RURAL AREA GENERAL.
THIS IS SCHEDULE 'E' TO
AMENDMENT # 400

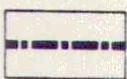

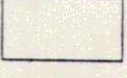
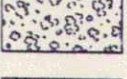

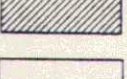
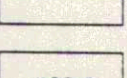
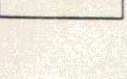
ADOPTED THE 31 DAY OF AUGUST, 1994

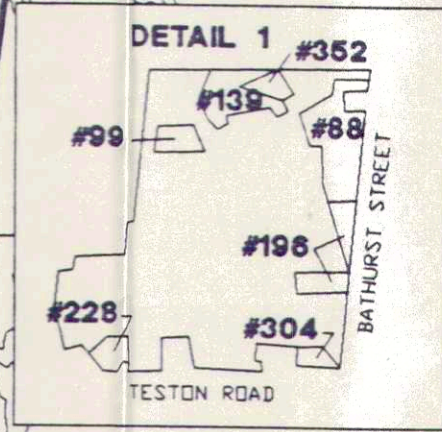
SIGNING OFFICERS

[Signature]
MAYOR

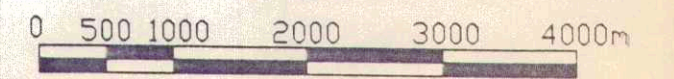
[Signature]
CLERK

LEGEND

-  LANDS SUBJECT TO RURAL AREA - GENERAL
-  RURAL RESIDENTIAL
-  AGRICULTURE AREA
-  VALLEY & STREAM CORRIDOR
-  RURAL USE AREA
-  HAMLET
-  FURTHER STUDY AREA
-  SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT



SCALE



TOWNSHIP OF KING

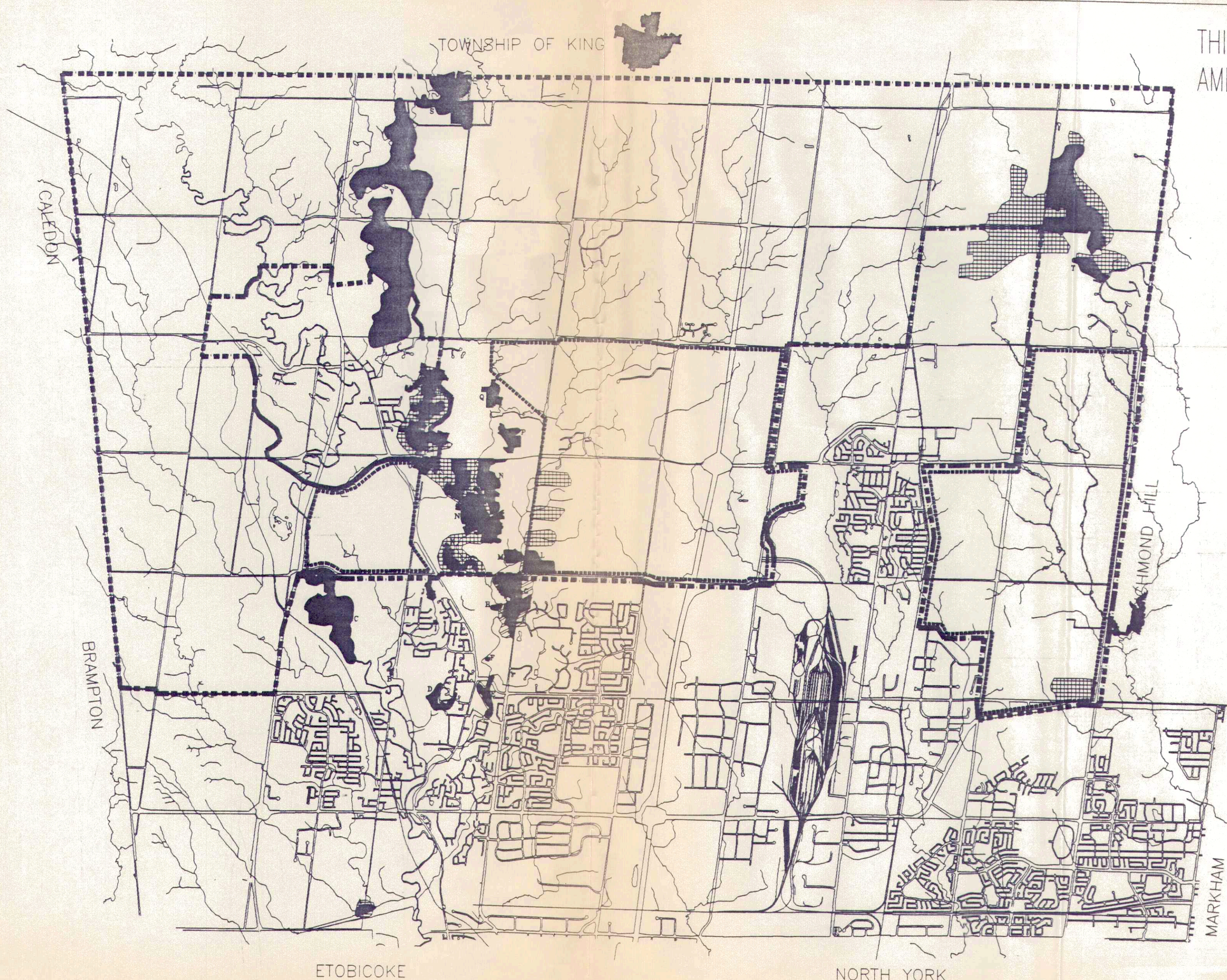
THIS IS SCHEDULE 'G' TO
AMENDMENT NO. 400

ADOPTED THE 31 DAY OF August, 1994

SIGNING OFFICERS

[Signature]
MAYOR

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CLERK



**ESA'S, ANSI'S
& WETLANDS
IN VAUGHAN**

LEGEND

- DEVELOPMENT AREAS
 - OPA 400 AREA
 - ENVIRONMENTALLY SIGNIFICANT AREAS (MTRCA)
 - UNCLASSIFIED WETLANDS
 - CLASSIFIED WETLANDS (MNR)
 - BOTTOMLANDS
- AREAS OF NATURAL AND SCIENTIFIC INTEREST
- PROVINCIALY SIGNIFICANT (ES)
 - PROVINCIALY SIGNIFICANT (LS)
 - REGIONALLY SIGNIFICANT (LS)

- NAMES OF ENVIRONMENTALLY SIGNIFICANT AREAS
- | | |
|---------------------------|-----------------------|
| A WOODBRIDGE CUT | L McLEAN'S FOREST |
| B CLARENCE STREET FOREST | M GRAHAM'S WOODS |
| C ELDER MILLS FOREST | N KORTRIGHT AREA |
| D SMITH'S BEECH FOREST | O BOYD FOREST |
| E PINE GROVE FOREST | P McFAYDEN FOREST |
| F BOYD'S ROCK CRESS | Q SPRENGEL'S FOREST |
| G PINE VALLEY FOREST | R GLASSCO |
| H CAREX PECKII AREA No. 1 | S KING-VAUGHAN FOREST |
| I CAREX PECKII AREA No. 2 | T COOK'S AREA |
| J GRAHAM'S FOREST | U MCGILL AREA |
| K GRAHAM'S FOREST COMPLEX | V EAST HUMBER |

0 500 1000 1500m

THIS IS SCHEDULE 'H' TO
AMENDMENT NO. 400

ADOPTED THE 31 DAY OF August, 1994

SIGNING OFFICERS

D. Tolson
MAYOR

Jack
CLERK

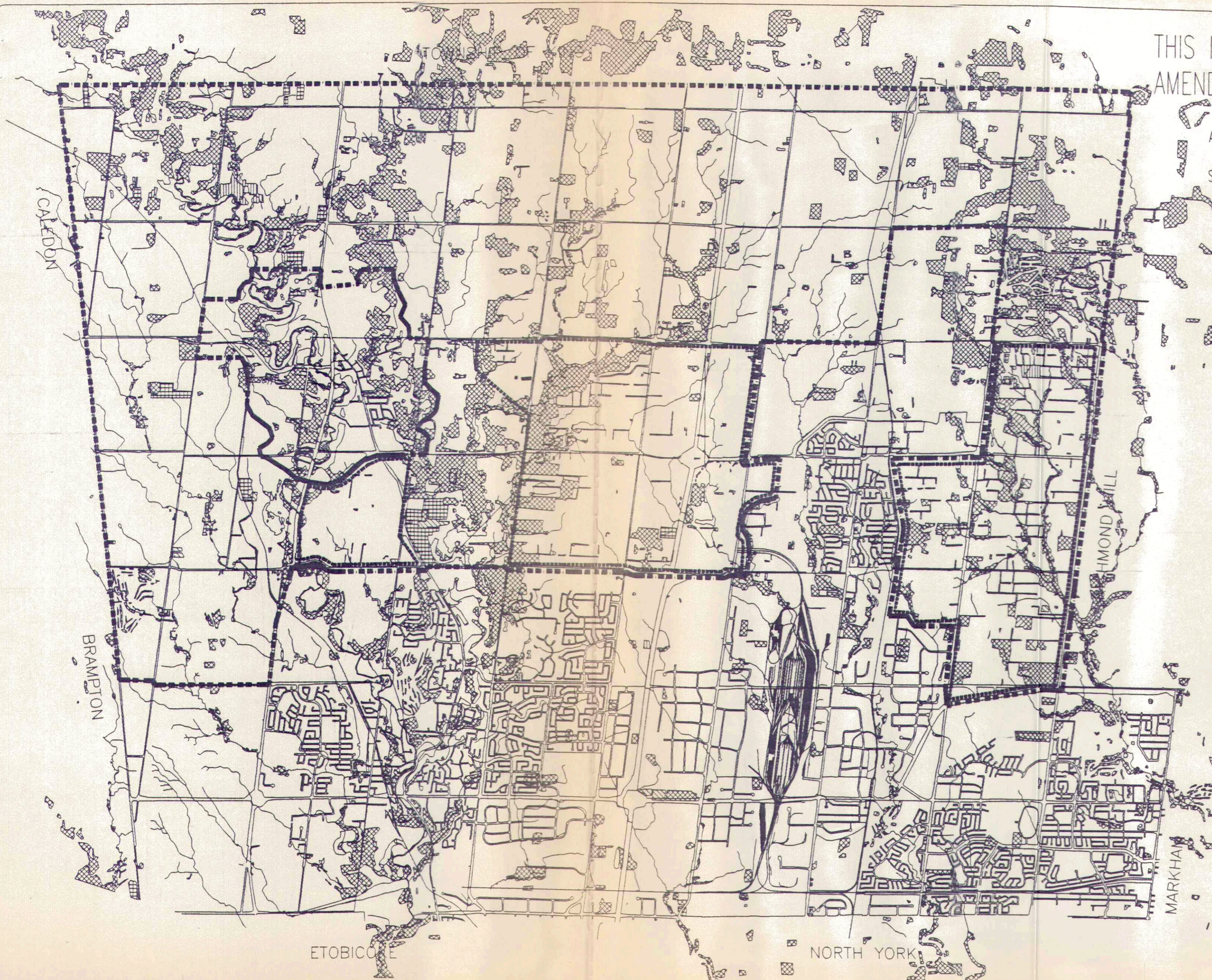
**TERRESTRIAL
RESOURCES**

LEGEND

■■■■■■■■■■ DEVELOPMENT AREAS

----- OPA 400 AREA

- ▨ WOODLAND AREA
- ▨ WOODLAND AREA REMOVED SINCE 1982
- ▨ HEDGEROW, SCRUB
- ▨ YOUNG PLANTATION
- ▨ MATURE PLANTATION





THIS IS SCHEDULE 'I' TO
 AMENDMENT NO. 400
 ADOPTED THE 31 DAY OF AUGUST
 1994

SIGNING OFFICERS

[Signature]
 MAYOR

[Signature]
 CLERK

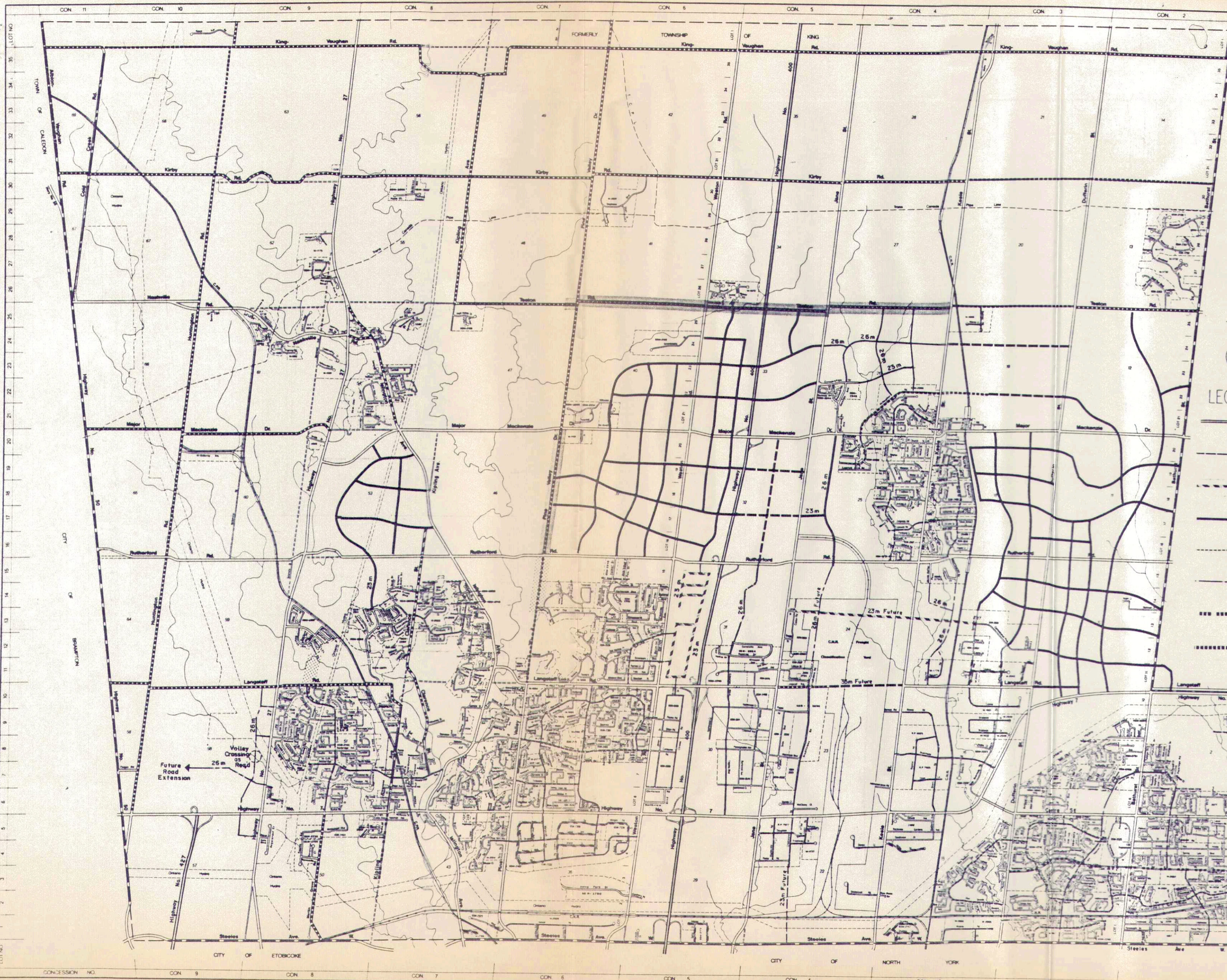
TRANSPORTATION -
 REGIONAL ROAD NETWORK
 (& MTO RECOMMENDED
 IMPROVEMENTS)

- 30M
- 36M
- 45M

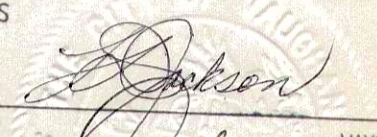
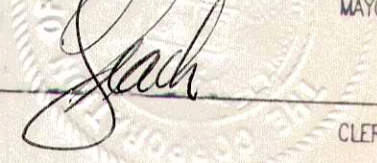
- INTERCHANGE IMPROVEMENTS
- NEW INTERCHANGE
- HOV LANES

THIS IS SCHEDULE '3' TO
 AMENDMENT NO. 200











* MODIFIED AS PER SCHEDULE 'M'



THIS IS SCHEDULE 'J' TO
 AMENDMENT NO. 400
 ADOPTED THE 31 DAY OF AUGUST
 1994

SIGNING OFFICERS

 MAYOR

 CLERK

TRANSPORTATION -
 CITY ROAD NETWORK

- LEGEND
-  RESIDENTIAL LOCAL
 -  20M INDUSTRIAL
 -  23M "
 -  23M PRIMARY (PLANNED)
 -  23M PRIMARY (FUTURE)
 -  26M COLLECTOR
 -  30M
 -  35M
 -  IMPROVEMENTS (AS PER CITY WIDE TRANSPORTATION STUDY)
 -  NEW LINKS

THIS IS SCHEDULE '2' TO
 AMENDMENT NO. 200



LOT NO 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2

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CITY OF BRAMPTON CITY OF NORTH YORK CITY OF ETOBICOKE

"APPENDIX A"

OPA #400 - Major Studies

- I. Vaughan Policy Review, 1989-91
 1. Growth Outlook for Vaughan, 1986-2011 - Hemson Consulting Ltd.
 2. Municipal Housing Statement - Walker, Wright, Young
 3. Environmental and Rural Areas Study - Gartner Lee Ltd.
 4. Parks and Recreation Master Plan - ReThink Inc.
 5. Transportation Study - Cumming, Cockburn Ltd.
 6. Servicing Study - McLaren Engineers Ltd.
 7. City Centres Study - Hemson Consulting Ltd.

- II. Secondary Plan Process, 1992-94
 1. Subwatershed Environmental Study - Gartner Lee Ltd.
 2. Vaughan Transportation Planning Study - enTRA Consulting Ltd.
 3. Community Facilities and Services Study - McGuire Assoc. Ltd.
 4. Vaughan Retail Market Study - Stamm Economic Research Ltd.
 5. Vaughan Servicing Study - McViro Engineering
 6. Community Planning and Design Study - Berridge, Lewinberg, Greenberg Ltd.
 7. Agricultural Priority Area Study - City of Vaughan

APPENDIX "B"

POPULATION AND HOUSING SUMMARY

	POPULATION			HOUSING UNITS				HOUSING MIX (%)		
	LOW	MEDIUM	HIGH	LOW	MEDIUM	HIGH	TOTAL	LOW	MEDIUM	HIGH
WEA (B1 #53)	2,910	1,550	--	2,910	1,550	--	4,460	65	35	0.0
UV #1	8,035	4,870	3,110	8,035	4,870	3,110	16,015	50	31	19
Block 32	1,115	930	835	1,115	930	835	2,880	39	32	29
Block 33	1,935	1,270	605	1,935	1,270	605	3,810	51	33	16
Block 39	3,110	1,955	835	3,110	1,955	835	5,900	53	33	14
Blocks 40/47	1,875	715	835	1,875	715	835	3,425	55	21	24
UV #2	9,955	6,680	4,190	9,955	6,680	4,190	20,825	48	32	20
Block 10	2,605	2,475	960	2,605	2,475	960	6,040	43	41	16
Block 11	2,920	1,500	600	2,920	1,500	600	5,020	58	30	12
Block 12	1,790	860	--	1,790	860	--	2,650	68	32	0.0
Block 17	675	585	1,200	675	585	1,200	2,460	27	24	49
Block 18	1,850	1,140	1,200	1,850	1,140	1,200	4,190	44	27	29
GO STUDY AREA	115	120	230	115	120	230	465	25	26	49
TOTAL	20,900	13,100	7,300	20,900	13,100	7,300	41,300	51	32	17

Assumptions: Low density at an average of 16 units per net residential hectare
 Medium density at an average of 37.5 units per net residential hectare
 High density at an average of 120 units per net residential hectare

LAND USE SUMMARY

	Total	Undevelopable	Developable ¹ Area	Roads ²	Parks	Greenways ³	Schools ⁴	Storm Water Management ⁵	Housing ⁶	Residential Share of Developable Area
<u>WEA</u> <u>BL #53</u>	331.6	64.6	267.0	67.0	22.1	-	12	10	155.9	58.4%
<u>UV #1</u>	1,284.80	343.5	936.3	235.2	74.2	11.0	56	38	521.9	55.7%
<u>BL #32</u>	161.0	37.5	118.5 ⁸	30.8	5.3	1.0	6	8	67.4	56.9%
<u>BL #33</u>	217.1	19.3	197.8	49.4	8.9	3.5	16	12	108	54.6%
<u>BL #39</u>	421.8	97.0	324.8	81.2	40.0	5.5	20	12	166.1	51.1%
<u>BL #40/47</u>	484.9	189.7	295.2	73.8	20.0	1.0	14	6	180.4	61.1%
<u>UV #2</u>	1,536.3	404.5	1,131.8 ⁷	282.9	89.3	5.0	70	63	621.6	54.9%
<u>BL #10</u>	390.1	86.5	303.6	75.9	28.1	3.0	20	12	164.6	54.2%
<u>BL #11</u>	402.9	127.6	275.3	68.8	25.9	-	18	12	150.6	54.7%
<u>BL #12</u>	401.0	145.0	256.0	64.0	10.3	-	14	14	153.7	60.0%
<u>BL #17</u>	104.9	9.7	95.2	23.8	5.3	1.0	4	15	46.1	48.4%
<u>BL #18</u>	237.4	35.7	201.7	50.4	19.7	1.0	14	10	106.6	52.8%
TOTAL	3,152.7	812.6	2,335.1	585.1	185.6	16.0	138	111	1,299.4	55.6%

1 excluding valleys, woodlots, existing development, hydro easements.

2 roads are estimated at 25% of net developable area.

3 16 ha. of greenway 'links' assumed to complete 'greenway corridors'.

4 elementary schools calculated at 2 ha in area and secondary schools calculated at 6 ha in area.

5 storm water management facility area requirements require detailed review and revision.

6 includes mixed use (residential/commercial) sites.

7 excludes GO Study Area (30 ha.) pending detailed analysis of site requirements and preparation of site plan - adjustments to park and school requirements may be required to address needs of future development in the GO Study Area.

8 excludes an additional 5 hectares in Block 32 which is developable under a 'General Commercial' designation.