

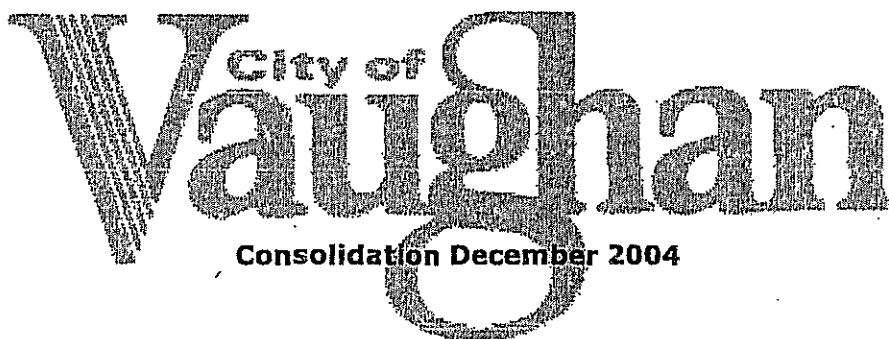
**OFFICIAL PLAN AMENDMENT
604
TO THE VAUGHAN PLANNING AREA**

**AMENDING OFFICIAL PLAN AMENDMENTS 332, 350 AND 600
TO BRING THEM INTO CONFORMITY WITH THE
OAK RIDGES MORaine CONSERVATION PLAN,
ONTARIO REGULATION 140/02**

**Adopted by Vaughan Council
June 23, 2003**

**Approved by the Minister of Municipal Affairs and Housing
October 21, 2004**

Including all Provincial Modifications



**OFFICIAL PLAN AMENDMENT 604
TO THE VAUGHAN PLANNING AREA**

THE CITY OF VAUGHAN

BY-LAW

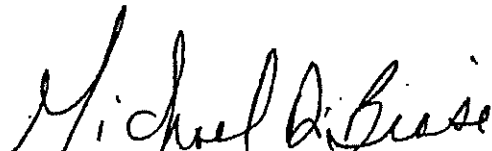
BY-LAW NUMBER 241-2003

A By-law to adopt Amendment Number 604 to the Official Plan of the Vaughan Planning Area.


NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 604 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "1" through "30" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of the aforementioned Amendment Number 604 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 23rd day of June, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

File No.: 19-AOM-1500-0323
Municipality: City of Vaughan (OPA
604)
Subject Lands: City of Vaughan-Oak
Ridges Moraine

Date of Decision: October 21, 2004
Date of Notice: November 2, 2004

RECEIVED
CITY OF VAUGHAN

NOV 19 2004

NOTICE OF DECISION

With respect to an Official Plan Amendment,
Subsection 10(9) of the *Oak Ridges Moraine Conservation Act, 2001*

PLANNING
DEPARTMENT

A decision was made on the date noted above to approve with modifications part of Official Plan Amendment No. 604 to the Official Plan for the City of Vaughan as adopted by By-law 241-2003. A non-decision is also being made to a site specific property as identified in the Minister's Decision page.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment No. 604 has the effect of bringing three of the City of Vaughan's official plans (OPA 332, 350 and 600) into conformity with the Oak Ridges Moraine Conservation Plan. The amendment does the following:

Introduces new land use and resource management policies consistent with those under the Oak Ridges Moraine Conservation Plan;

1. Introduces new land use and resource management policies consistent with those under the Oak Ridges Moraine Conservation Plan;
2. Introduces and/or amends applicable Schedules in the Town's official plan in order to recognize the Oak Ridges Moraine boundary and Plan Area, the applicable land use designations, key natural heritage features, landform conservation areas, high aquifer vulnerability areas and wellhead protection areas;
3. Include specific planning, design and development requirements and/or restrictions to guide development and site alteration within specific areas within the Town.

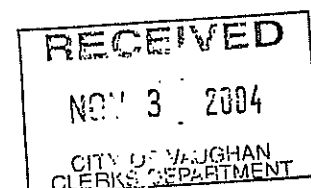
A copy of the decision is attached.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final and there is no opportunity to appeal.

Requests for Hearings Officer

Section 8(b) of the *Oak Ridges Moraine Conservation Act, 2001* allows the Minister to appoint a hearing officer to conduct a hearing and provide written recommendations. For Official Plan Amendment No. 604, 1 request has been received, but has been denied.



Other Related Applications:

City of Vaughan Oak Ridges Moraine Zoning By-law Amendment 242-2003.

Getting Additional Information

Additional information about the Minister's decision is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below:

Municipal Services Office - Central Region

777 Bay St 2nd Flr

Toronto ON M5G 2E5

Contact: David Sit, Senior Municipal Planning Advisor.

Tele: (416) 585-6583

Fax: (416) 585-6882

INDIVIDUALS TO BE NOTIFIED OF DECISION:

1. Denis Kelly
Regional Clerk
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1
2. John Leach
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1
3. Terri Fancy
Ministry of Natural Resources
Aurora District
4. Ray Valaitis
Ministry of Agriculture and Food
5. Lori Byers
Ministry of Environment
Central Region
6. Joe Perrotta
Ministry of Transportation
Central Ontario
7. Mark Flower
Davies Howe Partners
99 Spadina Avenue, 5th Floor
Toronto, Ontario
M5V 3P8
8. Carolyn Woodland
Manager
Toronto Region Conservation Authority
5 Shoreham Drive
Toronto, Ontario
M3N 1S4
9. Lucia Milani
Rizmi Holdings Limited
11333 Dufferin Street
P.O. Box 663
Maple, Ontario
L6A 1S5

DECISION

With respect to Official Plan Amendment # 604
Subsection 10(9) of the Oak Ridges Moraine Conservation Act, 2001

I hereby approve Official Plan Amendment # 604 which amends official plan amendments No. 332, 350 and 600 for the City of Vaughan adopted by By-law No. 241-2003, subject to the following modifications:

Official Plan Amendment No. 332:

1. **Item 36, subsection 5.1 b) Transition, Further Approval Applications (p. 11)** is modified by the following:
 - i) Under parts i) 2., ii) 2., and iii) 1., add the following sentence after the end of the paragraphs:

"For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's official plan and zoning by-law, as appropriate.";
 - ii) Under part ii), delete the words "and "Natural Core Area"" in the preamble section.
2. **Item 36, subsection 5.2 Oak Ridges Moraine Natural Core Area (p. 14-16)**, is modified by the following:
 - i) Under Part b), add the following sentence at the end of the paragraph:

"Additional Objectives and Purposes for the Natural Core Area are also outlined under Sections 11(1) and (2) of the Oak Ridges Moraine Conservation Plan.";
 - ii) Under Part e) **Lot Creation in the Natural Core Area**, delete "Schedule 4" and replace with "Schedule 2".
3. **Item 36, subsection 5.3 b) Oak Ridges Moraine Settlement Area (p. 17)**, is modified by adding the following sentence at the end of the paragraph:

"Additional Objectives and Purposes for the Settlement Area are also outlined under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan."

4. **Item 36, subsection 5.5 Key Natural Heritage and Hydrologically Sensitive Features, (p. 19-20)** is modified as follows:
 - i) Under Part c), add the word "minor" after the words "Schedules 6, 7 and 8 where" in the first line;
 - ii) Under Part d), add the following new sentence at the end of the paragraph:

"Fish habitat on the Oak Ridges Moraine are to include but are not limited to all hydrologically sensitive features with surface water characteristics."
5. **Item 36, subsection 5.8 Major Development (p. 23)** is modified by the following:
 - i) Under part c), delete the words "in the" in the first line;
 - ii) adding a new subsection identified as Item d)
 - "d) The City will incorporate through an official plan amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York."
6. **Item 36, subsection 5.10 Areas of High Aquifer Vulnerability (p. 24),** is modified by adding the following new subsection:
 - "b) The City shall consider and encourage restrictions on haulage routes for the transportation of chemicals and volatile materials through areas of high aquifer vulnerability."
7. **Item 36, subsection 5.11 Landform Conservation Areas, (p.24)** is modified by deleting the second sentence in the preamble starting with the words "No amendment will be...."
8. **Item 36, subsection 5.16 Wellhead Protection Areas, (p. 31)** is deleted in its entirety.
9. **Item 40, Part VII Interpretation, (p. 33)** is modified by the following:
 - i) Under part f), add the following sentence at the end of the sentence:

"With the exception of policies that pertain to agricultural uses on the Oak Ridges Moraine. In such cases , the policies in the Oak Ridges Moraine Conservation Plan shall prevail."

- ii) add the following new subsection after i):
 - "j) Despite the policies of this Plan and the *Oak Ridges Moraine Conservation Plan*, lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan and the Provincial Policy Statement where there is no conflict."
- iii) add the following new subsection after j):
 - "k) For the lands on the Oak Ridges Moraine, the City shall undertake, in partnership with the Province, the Region and other stakeholders:
 - a) the development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs and Housing."

Official Plan Amendment No. 350:

1. **Item 4, subsection 9.2 Transition, Further Approval Applications, (p. 36-37) is modified as follows:**
 - i) Under Part a) i) and b) i), add the following sentence at the end of the paragraph:

"For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's official plan and zoning by-law, as appropriate."
2. **Item 4, subsection 9.4 Purpose, (p. 38-39) is modified by adding the following new subsection after Part a):**
 - "b) Additional Objectives and Purposes that have been identified for Settlement Areas such as those lands within the Maple Community Plan are identified under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan."

3. **Item 4, subsection 9.6 Key Natural Heritage Features and Hydrologically Sensitive Features, (p. 39-40), is modified by the following:**
 - i) Under part b), delete the word "(Date)" in the third line;
 - ii) Under part c), delete the reference to "paragraph 9.6 c)" and replace with "paragraph 9.6 b)".

4. **Item 4, subsection 9.7 Major Development, (p. 40-41), is modified by adding a new subsection after subsection d):**

"e) The City will incorporate through an official plan amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York."

5. **Item 7, Part C Land Use Policies, Section 13.0 Interpretation, (p. 42) is modified as follows:**
 - i) by adding the following new subsection after subsection i):

"j) Despite the policies of this Plan and the *Oak Ridges Moraine Conservation Plan*, lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan and the Provincial Policy Statement where there is no conflict."
 - ii) by adding the following new subsection after subsection j):

"k) For the lands on the Oak Ridges Moraine, the City shall undertake, in partnership with the Province, the Region and other stakeholders:

 - a) the development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs and Housing."

Official Plan Amendment No. 600:

1. **Item 15, subsection 2.12 x) Oak Ridges Moraine, (p. 46),** is modified by adding the words "and 18(2)(a, b, c, d and e)" after the words "with subsection 18(1)(a, b, c)".
2. **Item 38, subsection 6.2.3 vi) Aggregate Resources, (p. 52)** is modified by deleting the second sentence in its entirety beginning with the words "Where there is a....."
3. **Item 43, Section 10.1 Transition and Further Approval Applications, (p. 53-54)** is modified by the following:
 - i) **Under Part I) 2, ii) 2., and iii) 1.),** add the following sentence at the end of the paragraph:

"For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's official plan and zoning by-law, as appropriate.";
4. **Item 43, Section 10.2 Natural Core Area (p.56-57)** is modified by the following:
 - i) **Under Part ii),** add the following sentence at the end of the paragraph:

"Additional Objectives and Purposes for the Natural Core Area are also outlined under Sections 11(1) and (2) of the Oak Ridges Moraine Conservation Plan.";
 - ii) **Under Part iii) g.,** add the following after "cottage industries":

"(being the same as a Home Industry under the Oak Ridges Moraine Conservation Plan)"
5. **Item 43, Section 10.3 ii) Natural Linkage Area (p. 57-58)** is modified by adding the following sentence at the end of the paragraph:

"Additional Objectives and Purposes for the Natural Linkage Area are also outlined under Sections 12(1) and (2) of the Oak Ridges Moraine Conservation Plan."

6. **Item 43, Section 10.4 Countryside Area (p. 58)** is modified by the following:
 - i) Under Part ii), add the following sentence at the end of the paragraph:

“Additional Objectives and Purposes for the Countryside Area are also outlined under Sections 13(1) and (2) of the Oak Ridges Moraine Conservation Plan.”;
 - ii) Under Part iii) b., delete this reference in its entirety.
 - iii) Delete Part iv) in its entirety.

7. **Item 43, Section 10.5 I) Settlement Area, (p. 59)** is modified by adding the following sentence at the end of the paragraph:

“Additional Objectives and Purposes that have been identified for Settlement Areas are identified under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan.”

8. **Item 43, Section 10.7.1 Key Natural Heritage Features and Hydrologically Sensitive Features, (p. 61-62)** is modified as follows:
 - i) Under Part vii), add the word “minor” after the words “Schedule G1-ORM, G3-ORM, H1-ORM and L, where” in the second line.
 - ii) Add a new sentence at the end of Part ix as follows:

“Fish habitat on the Oak Ridges Moraine are to include but are not limited to all hydrologically sensitive features with surface water characteristics.”

9. **Item 43, Section 10.7.2 Key Natural Heritage Features and Hydrologically Sensitive Features Permitted Uses, (p. 62)** is modified by the following:
 - i) Under Part i), the Preamble, delete the words “significant hydrological features” in the second line and replacing it with “hydrologically sensitive features”;
 - ii) Under Part i) c), add “subject to the policies under Section 10.15 v” after the words “transportation, infrastructure, and utilities”;
 - iii) Under Part i) d), add “subject to section 10.13.1 and 10.13.3”.

10. **Item 43, Section 10.8 Major Development (p. 64-65)** is modified by adding a new subsection after Part iii:
 - “iv. The City will incorporate through an official plan amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York.”
11. **Item 43, Section 10.11i) Landform Conservation Areas (p. 66)** is modified deleting the second sentence in its entirety.
12. **Item 43, Section 10.12 iv) and v) Mineral Aggregate Operations (p. 70)** are modified by adding the words “and 36” after the words “Section 35”.
13. **Item 43, Section 10.13.4 Small-scale Commercial, Industrial and Institutional Uses in the Countryside Area, (p. 72-73)** is deleted in its entirety.
14. **Item 43, Section 10.18 Wellhead Protection Areas, (p. 79-80)** is deleted in its entirety.
15. **Item 50, Section 13 Interpretation, (p. 81)** is modified as follows:
 - i) Under part v), add the following sentence at the end of the sentence:

“With the exception of policies that pertain to agricultural uses, mineral aggregate and wayside pits on the Oak Ridges Moraine. In such cases , the policies in the Oak Ridges Moraine Conservation Plan shall prevail.”
 - ii) add the following new subsection after viii):
 - “ix) Despite the policies of this Plan and the *Oak Ridges Moraine Conservation Plan*, lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan and the Provincial Policy Statement where there is no conflict.”

iii) add the following new subsection after subsection ix):

"x) For the lands on the Oak Ridges Moraine, the Town shall undertake, in partnership with the Province, the Region and other stakeholders:

a) the development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs and Housing."

16. Schedule '17' to OPA 604 is deleted in its entirety and replaced with a new Schedule '17' attached.

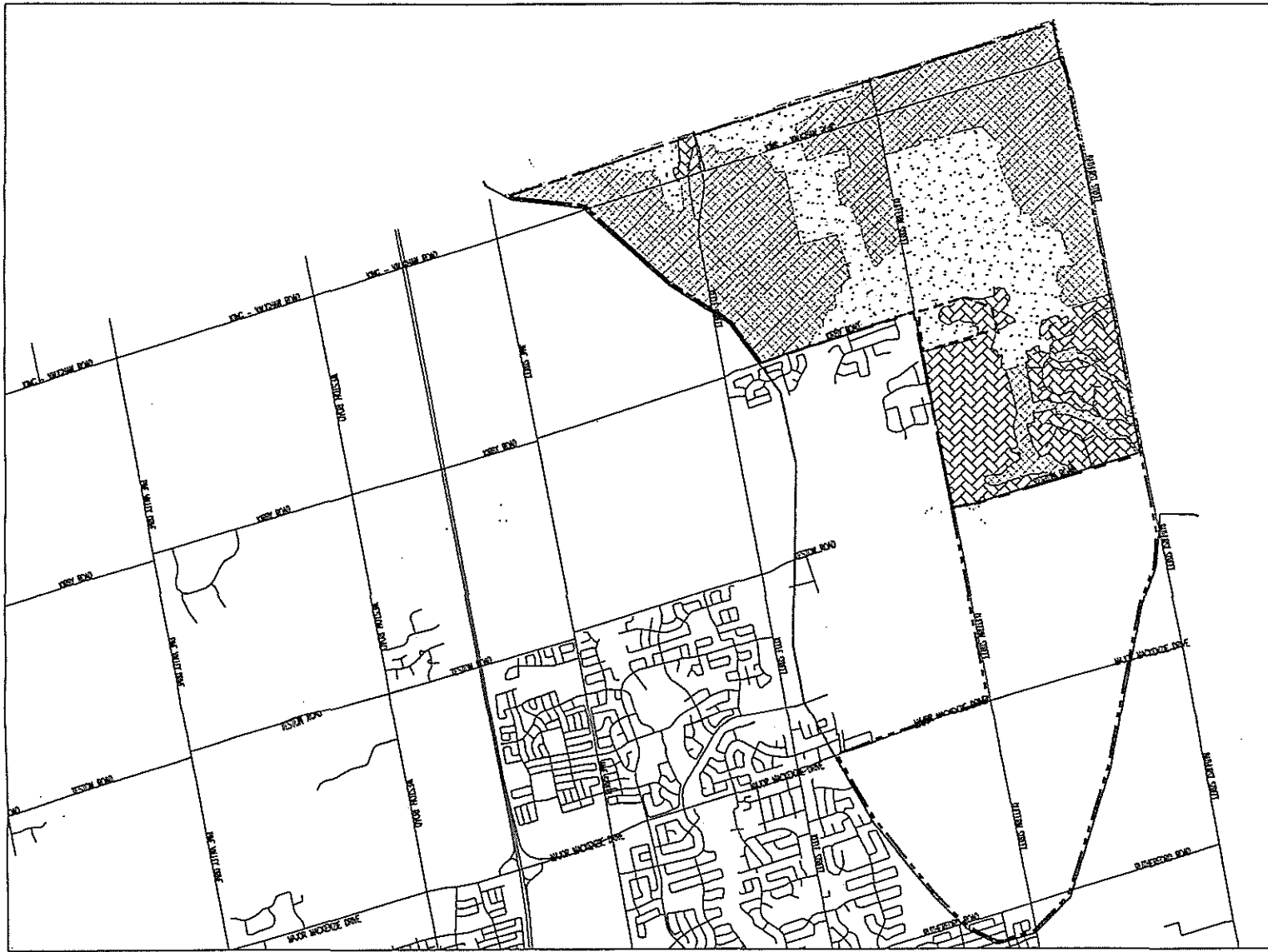
Save and except for the following:

1. Lands located on the west half of Lot 30, Concession 2 consisting of approximately 40 hectares (100 acres) as shown on the attached Schedule '17' outlined in RED.

Dated at Toronto this 21 of OCTOBER, 2004



John Gerretsen
Minister of Municipal Affairs and Housing



**THIS IS SCHEDULE '17'
TO AMENDMENT NO. 604**







ADOPTED THE ___ DAY OF _____, 2003

SIGNING OFFICERS

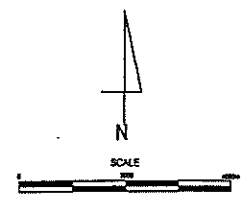
_____ MAYOR

_____ CLERK

LEGEND

-  NATURAL CORE AREA
-  NATURAL LINKAGE AREA
-  COUNTRYSIDE AREA
-  LANDS SUBJECT TO OAK RIDGES MORaine
RURAL AREA GENERAL
-  OAK RIDGES MORaine
ONTARIO REG 102
-  REFER TO
MINISTER'S DECISION

THIS IS SCHEDULE F1 TO AMENDMENT NO. 600
OAK RIDGES MORaine - RURAL AREA GENERAL



PART A – THE PREAMBLE

I PURPOSE

The purpose of this amendment is to bring OPA 332, OPA 350, the Maple Community Plan, and OPA 600 of the Vaughan Planning Area, into conformity with the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) as required by the Oak Ridges Moraine Conservation Act, 2001.

II LOCATION

The amendment affects all lands located in the City of Vaughan, that are subject to the Oak Ridges Moraine Conservation Plan. The lands within the City of Vaughan that are subject to this amendment include those portions of Official Plan Amendment 350 the Maple Community Plan, Official Plan Amendment 332, and Official Plan Amendment 600 to the Vaughan Planning Area that are subject to the Oak Ridges Moraine Conservation Plan, as indicated on Schedule "1" to this Amendment.

III BASIS

On December 14, 2001 the Oak Ridges Moraine Conservation Act, 2001 received Royal Assent was deemed to have come into force on November 16, 2001. The legislation provided for the establishment of the Oak Ridges Moraine Conservation Plan by Regulation. On April 22, 2002, Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan, was filed and deemed to have come into effect on November 16, 2001.

Through the Oak Ridges Moraine Conservation Act, 2001 and accompanying Conservation Plan, the Province of Ontario has established a framework for protecting the Oak Ridges Moraine. Municipal planning and decisions and public works, improvements or other undertakings are required to conform with the Oak Ridges Moraine Conservation Plan, which prevails in the case of a conflict with an official plan, zoning by-law or a policy statement issued under section 3 of the Planning Act.

The boundary of the Oak Ridges Moraine Area has been identified by the Province in Ontario Regulation 1/02. This amendment incorporates the Oak Ridges Moraine Conservation Plan Area boundary on Schedules in Official Plan Amendments 332, 350 and 600 to the Vaughan Planning Area and adds new Schedules to Official Plan Amendments 332, 350 and 600. This amendment also changes existing policies in Official Plan Amendments 332, 350 and 600 by, including references to the Oak Ridges Moraine Conservation Act, 2001 and Oak Ridges Moraine Conservation Plan, deleting policies and adding new policies to bring Official Plan Amendments 332, 350 and 600 into conformity with the Oak Ridges Moraine Conservation Plan.




PART B

IV DETAILS OF THE AMENDMENT

All of the Amendment entitled Part B – DETAILS OF THE AMENDMENT, consisting of the policy and mapping changes constitute Amendment 604 to the Official Plan of the Vaughan Planning Area

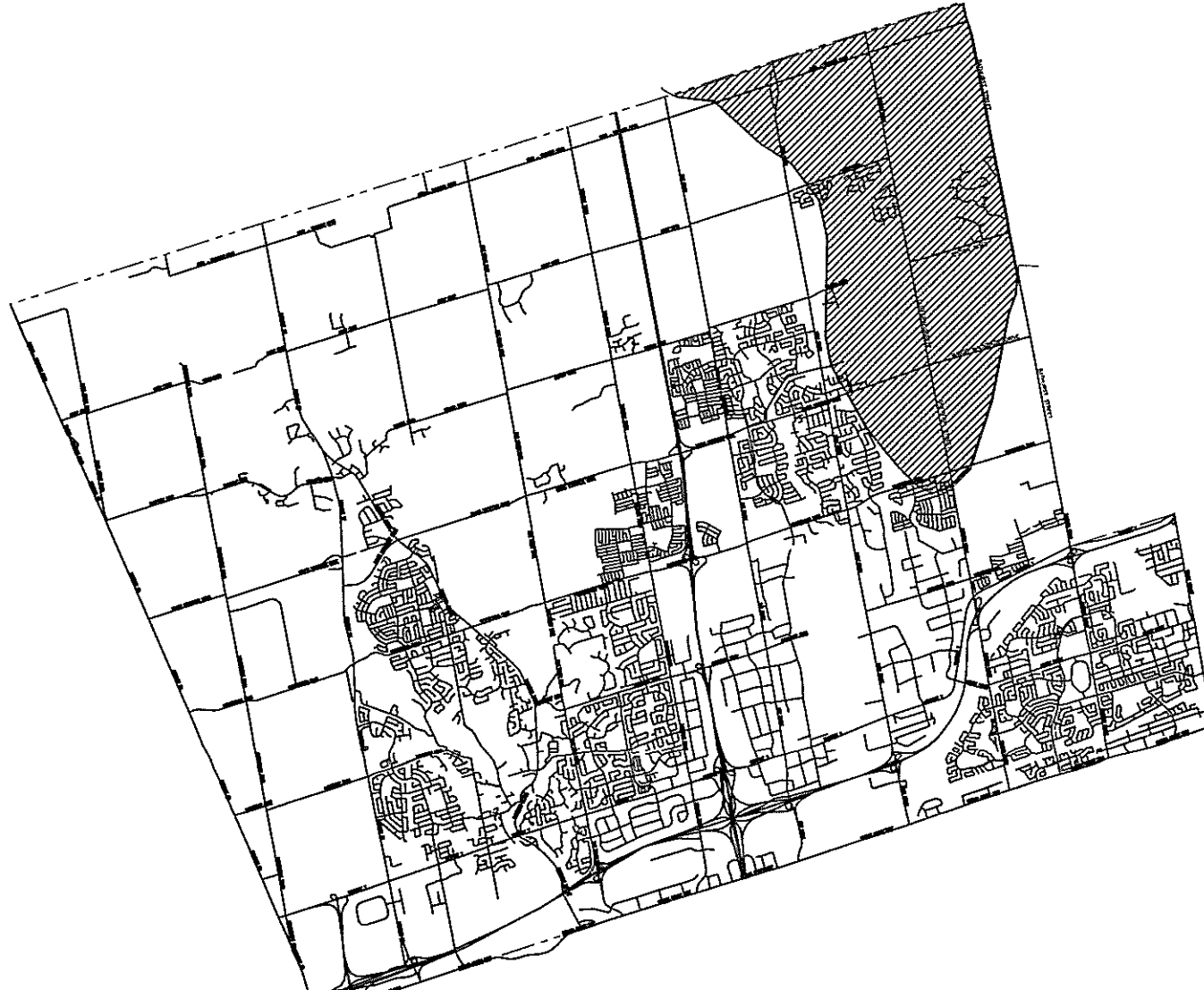
THIS IS SCHEDULE '1'
TO AMENDMENT NO. 604

LEGEND

-  LANDS SUBJECT TO AMENDMENT NO.604
-  CITY OF VAUGHAN BOUNDARY
-  OAK RIDGES MORAINE
ONTARIO REG 102



SCALE



OPA 604 AMENDING OPA 332

PART B

IV DETAILS OF THE AMENDMENT

A. OPA 332 is hereby amended as follows:

By Amending:

1. Schedule "1" by the addition of the boundary of the Oak Ridges Moraine, attached hereto as Schedule "2" to this amendment;
2. Schedule "3" by the addition of the boundary of the Oak Ridges Moraine, and amendments to the Open Space and North Maple Residential Area designations and the addition of the Executive Residential and Special Residential designations, attached hereto as Schedule "4" to this amendment.
3. Schedule 2A to Official Plan Amendment 332 is hereby deleted.
4. Schedule 4 to Official Plan Amendment 332 is hereby deleted.
5. Adding the following new Schedules 2, 4, 6, 7, 8, 9 and 10 attached hereto as Schedules "3", "5", "6", "7", "8", "9" and "10" to this amendment:

Schedule "2"- Oak Ridges Moraine Conservation Plan Area Land Use Designations;

Schedule "4", Landform Conservation Areas,

Schedule "6" Areas of Natural and Scientific Interest (Life Science),

Schedule "7" Significant Woodlands,

Schedule "8" Wetlands and Permanent and Intermittent Streams,

Schedule "9", Areas of Natural and Scientific Interest (Earth Science),

Schedule "10" Aquifer Vulnerability.

I PURPOSE of OPA 332 is hereby amended by:

6. Deletion of 2c) in its entirety and replacing it with the following 2c)
"2c) An "Open Space Special Policy Area 1" designation on the area of the former Keele Valley Landfill Site, recognizing its past use as a waste disposal area and providing for its current and future use for open space purposes."
7. The addition of the following:
"2g) An "Oak Ridges Moraine Natural Core Area" designation which reflects the "Natural Core Area" designation in the Oak Ridges Moraine Conservation Plan.

**Official Plan Amendment 604 Amending OPA 332
Oak Ridges Moraine Conformity Official Plan Amendment
Final Provincial Approval October 2004**

- h) An "Oak Ridges Moraine Settlement Area" designation which reflects the "Settlement Area" designation in the Oak Ridges Moraine Conservation Plan.
8. The addition of the following words in paragraph 4 after the words: "Open Space Special Policy Areas":
- "Oak Ridges Moraine Natural Core Area", "Oak Ridges Moraine Settlement Area",
9. Deletion of paragraph 6 in its entirety and replacing it with the following:
- "6. To introduce policies and Schedules that bring the Official Plan into conformity with the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02."
10. The addition of the following:
- "7. To ensure that development on the Oak Ridges Moraine occurs in a manner that minimizes the encroachment and impact of development on the ecological functions and hydrological features of the Oak Ridges Moraine."
- III BASIS of OPA 332 is hereby amended by:
11. The deletion of the second paragraph, starting with the words, "Part III of the Waste Management Act", and ending with the words "framework of the Minister's Report and the Waste Management Act", and replacing it with the following:
- "The Keele Valley Landfill Site was closed for the land-filling of waste on January 1 2003. The Keele Valley Landfill site is located on lands identified on mapping provided by the Province of Ontario in 2002 as an "Area of High Aquifer Vulnerability". The Oak Ridges Moraine Conservation Plan prohibits waste disposal sites and facilities in areas of "High Aquifer Vulnerability". With the closure of the Keele Valley Landfill site, this amendment provides for the future use of the site for open space purposes in conformity with the Oak Ridges Moraine Conservation Plan."
12. The addition of the following paragraphs at the end of the Basis Section:
- "On December 14, 2001 the Oak Ridges Moraine Conservation Act, 2001 received Royal Assent and was deemed to have come into force on November 16, 2001. The Oak Ridges Moraine Conservation Act provided for the establishment of the Oak Ridges Moraine Conservation Plan by Regulation. On April 22, 2002, Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan, was filed and deemed to come into effect on November 16, 2001.
- Through the Oak Ridges Moraine Conservation Act and accompanying Conservation Plan, the Province of Ontario has established a framework for protecting the Oak Ridges Moraine. Municipal planning and decisions and public works, improvements or other undertakings are required to conform with the Oak Ridges Moraine Conservation Plan, which prevails in the case of a conflict with an official plan, zoning by-law or a policy statement issued under section 3 of the Planning Act.

The boundary of the Oak Ridges Moraine Conservation Plan Area has been identified by the Province in Ontario Regulation 1/02. A portion of lands subject to OPA 332 are within the Oak Ridges Moraine Conservation Plan Area as defined in Regulation 1/02. This amendment incorporates the boundary of the Oak Ridges Moraine Conservation Plan Area on Schedules 1 and 3 and adds new Schedules 2, 4 and 6 through 10 addressing the land use designations in the Oak Ridges Moraine Conservation Plan, the identification of *key natural heritage features* and *hydrologically sensitive features*, areas of aquifer vulnerability, areas of *natural and scientific interest (earth science)* and landform conservation areas."

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO of OPA 332 is hereby amended as follows:

13. In Section 1.0:

deleting in the first paragraph the words: "Schedules "2A" and "3" and replacing them with the words: Schedule "3";

deleting in paragraph j) the words: "Schedules "2A" and "3" and replacing with the words: "Schedule 3".

14. 3.1 Industrial Areas c) Policies, is hereby amended with the addition of the following paragraph:

"xvi) Development and site alteration on lands designated "Industrial Area" on Schedule 3, that are located on the Oak Ridges Moraine and are designated "Settlement Area" on Schedule 2, are in addition to Subsection 3.1, 3.5, 3.6 and Section 4, also subject to Section 5 of this Plan.

15. 3.2 Prestige Industrial Areas, is hereby amended by the addition of the following paragraph:

"e) Development and site alteration on lands designated "Prestige Industrial Area" on Schedule 3, that are located on the Oak Ridges Moraine and are designated "Settlement Area" on Schedule 2, are in addition to Subsection 3.2, 3.5, 3.6 and Section 4, also subject to Section 5 of this Plan.

3.3 Open Space and Park Areas is hereby amended by:

16. In a) Definition, deleting paragraphs i), ii) and iii) and replacing them with the following:

"The open space designation permits:

i) Valleylands, woodlots and other environmental protection areas including key natural heritage features and hydrologically sensitive features as defined in the Oak Ridges Moraine Conservation Plan, with uses limited to:

1. Fish, forest and wildlife management, conservation and flood control projects, but only if they have been demonstrated to be necessary and in the public interest and after all alternatives have been considered,

transportation, infrastructure and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative and low intensity recreational uses, subject to the policies contained in Sections 3.3 c) and for the lands located on the Oak Ridges Moraine also Section 5 of this Plan.

ii) uses related to the monitoring and mitigation of the effects of the waste disposal activities are permitted in those parts of the Open Space and Park Areas located within the Waste Disposal Assessment Area;

iii) Community parks, neighbourhood parks and pedestrian bicycle linkways, subject to Section 3.3 b) and for lands located on the Oak Ridges Moraine also Section 5 of this Plan.”

17. Deleting paragraph iv) in its entirety.

18. In c) Open Space Policies iv) deleting the paragraph in its entirety that starts with the words:

“The Maple Uplands and Kettle wetlands ANSI and the McGill Forest ESA”, and ends with the words, “ that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.”

19. In c) Open Space Policies deleting paragraphs vi) vii) and ix) in their entirety.

20. In c) Open Space Policies paragraph viii) deleting the following words:

“(without the Waste Management Act expansion referred to in 3.3d)i) (1) below)”

and deletion of the words:

“Upon commencement of the implementation of the Waste Management Act expansion referred to in 3.3d)i)(1), no further such by-law extending the temporary use of the lands building or structures shall be passed.”

21. In d) Open Space Special Policy Area 1:

in i), deleting paragraph 1 in its entirety and replacing it with the following:

“1. To encourage the rehabilitation of the closed Keele Valley Landfill Site for its intended after-use as a public open space area.”

in i), deleting paragraph 2 in its entirety.

in i), deleting in paragraph 3, the word: “operation,”

in i), add the following wording at the end of the sentence ending in “applicable legislation”:

“including any conditions imposed by Certificate of Approval A-230610 as amended from time to time.”

in i), adding in paragraph 4 the word: “ former” after the words “ surrounding uses and to protect the”.

in ii), deleting paragraph 2 in its entirety.

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Deleting iii) in its entirety and replacing it with the following:

"iii) The disposal of waste at the Keele Valley Landfill Site, ceased on December 31, 2002. Most of the lands within the Keele Valley Landfill Site are located within the area identified by the Province of Ontario in Regulation 140/02, as

22. In e) ii) deleting the following:

"or as may be required to implement an expansion required pursuant to Section 18 of the Waste Management Act."

23. In e) iii) deleting the following:

"or as may be required to implement any conditions imposed through approvals pursuant to Section 18 of the Waste Management Act."

24. In e) deleting paragraph vi) in its entirety and replacing it with the following:

"vi) Council may pass by-laws, including temporary use by-laws under Section 39 of the Planning Act to allow uses accessory to a permitted use or to recognize an existing use and subject to setbacks and provisions controlling temporary buildings and structures related thereto. For purposes of clarity, no such by-law shall authorize the use, buildings, or structures related to the disposal of waste at the Keele Valley Landfill Site, beyond the date of December 31, 2002.

25. In f) deleting paragraph iv) in its entirety.

26. Adding the following as paragraph g) i):

"g) Open Space and Park Areas on the Oak Ridges Moraine

"i) In addition to subsections 3.3, 3.5 and 3.6 and Section 4, development and site alteration on lands designated "Open Space" and "Open Space Special Policy Areas 1, 2 and 3" on Schedule 3, that are located on the Oak Ridges Moraine and designated "Settlement Area" or "Natural Core Area" on Schedule 2 are also subject to Section 5 of this Plan.

27. 3.4 North Maple Residential Area of OPA 332 is hereby amended by:

Adding at the beginning of a) the following: "The North Maple Residential Area is comprised of lands designated "Special Residential" and "Executive Residential" on Schedule 3."

Deleting in a) the word "designation" after the words "The North Maple Residential Area".

Deleting in a) "2A" and replacing it with "3".

Adding the following paragraph j)i)

"j) Oak Ridges Moraine- North Maple Residential Area

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- i) *Development and site alteration* on lands within the North Maple Residential Area designated "Special Residential " and "Executive Residential" on Schedule 3, that are located on the Oak Ridges Moraine and designated "Settlement Area" or "Natural Core Area" on Schedule 2 are subject to subsections 3.4, 3.5 and 3.6 and Sections 4 and 5 of this Plan.
28. 3.4.2.1 Special Residential Definition is amended by:

Deleting the words: "Schedule "2A"" and replacing them with the words: "Schedule "3"".
29. 3.4.2.2 Special Residential Development, Policies b) Density i) is amended by:

Deleting the words: "Schedule "2A"" and replacing them with the words: "Schedule "3""
30. 3.4.3.1 Executive Residential, Definition is amended by:

Deleting the words: "Schedule "2A"" and replacing them with the words: "Schedule "3"".
31. 3.4 Waste Disposal Assessment Area of OPA 332 is hereby amended by deleting in:

Paragraph a) the words: "Schedules "2A" and" and replacing them with the word: "Schedule";

Paragraph b) i) the words: "Schedules "2A" and" and replacing them with the word: "Schedule".
32. 3.5 Waste Disposal Assessment Area of OPA 332 is hereby amended by adding the following paragraph:

"c) In addition to subsection 3.5, lands located on the Oak Ridges Moraine as shown on Schedule 2 are also subject to Section 5 of this Plan."
33. 3.6 Transportation of OPA 332 is hereby amended by adding the following paragraph:

"g) Oak Ridges Moraine – Transportation

In addition to subsection 3.6, lands located on the Oak Ridges Moraine as shown on Schedule 2 are also subject to Subsection 5.13 of this Plan."
34. 3.7 General Commercial of OPA 332 is hereby amended by adding the following paragraph:

"d) In addition to subsections 3.5, 3.6, 3.7, and Section 4, lands designated General Commercial and located on the Oak Ridges Moraine are also subject to Section 5 of this Plan.
35. 4.0 Services and Utilities of OPA 332 is hereby amended by adding the following Subsection:

"4.5 Oak Ridges Moraine - Services and Utilities

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- a) In addition to the policies in subsections 4.1 Water Supply, 4.2 Sanitary Sewers, 4.3 Storm Water, and 4.4 Utilities, services and utilities on lands within the Oak Ridges Moraine as shown on Schedule 2, are also subject to Subsections 5.14 and 5.15 of this Plan.”
36. OPA 332 is hereby amended by adding the following as Section 5 Oak Ridges Moraine Conservation Area, as follows:
- “5.0 Oak Ridges Moraine Conservation Area
- 5.1 a) General
- i) In addition to the policies in Sections 1, 2, 3 and 4, the policies in Section 5 shall apply to all lands located within the area shown on Schedule 2 as located in the *Oak Ridges Moraine Conservation Plan Area*.”
- ii) On December 14, 2001 the Oak Ridges Moraine Conservation Act, 2001 received Royal Assent and was deemed to have come into force on November 16, 2001. The Oak Ridges Moraine Conservation Act, 2001 provided for the establishment of the Oak Ridges Moraine Conservation Plan by Regulation. On April 22, 2002, Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan, was filed and deemed to come into effect on November 16, 2001.
- iii) Through the Oak Ridges Moraine Conservation Act, 2001 and accompanying Conservation Plan, the Province of Ontario has established a framework for protecting the Oak Ridges Moraine. Municipal planning and decisions and public works, improvements or other undertakings are required to conform with the Oak Ridges Moraine Conservation Plan, which prevails in the case of a conflict with an official plan, zoning by-law or a policy statement issued under section 3 of the Planning Act.
- iv) The boundary of the *Oak Ridges Moraine Conservation Plan Area* has been identified by the Province in Ontario Regulation 1/02. Part of the lands within OPA 332, are located within the area identified by the Province of Ontario as within the *Oak Ridges Moraine Conservation Plan Area* and are designated “Settlement Areas” and “Natural Core Areas” in the Oak Ridges Moraine Conservation Plan. This amendment incorporates the *Oak Ridges Moraine Conservation Plan Area* boundary on all of the Schedules of this Plan.”
- v) Where this Plan in Section 5 contains terms that are defined in the Oak Ridges Moraine Conservation Plan, they are *italicized*. The Oak Ridges Moraine Conservation Plan should be consulted for the specific definition.
- vi) To assist in the implementation of the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan the City will work with the Province of Ontario in the implementation of tree cutting and site alteration by-laws required by the Oak Ridges Moraine Conservation Act and any subsequent regulations.

b) Transition, Further Approval Applications

- i) Planning Act and Condominium Act applications on lands designated "Natural Core Area" on Schedule 2, that are applications:
1. commenced but not decided upon prior to November 16, 2001, or
 2. that are further approvals to a decision on an application commenced but not decided upon prior to November 16, 2001,

are with respect to Section 5 of this Plan, only subject to Subsections 5.2 f), 5.5, 5.6, 5.7, 5.14 b ii), 5.15 f) and g).

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

- ii) In accordance with the transition provisions in Section 15 and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act and the prescribed provisions in Section 48 of the Oak Ridges Moraine Conservation Plan, this Plan recognizes that the following Planning Act and Condominium Act applications on lands designated "Settlement Area" on Schedule 2 of OPA 332, are not subject to Section 5:

1. Applications commenced prior to November 16, 2001;
2. Applications that are further approvals to a decision on an application commenced prior to November 16, 2001 where the application subject to the further approval is a specific condition of the original approval.

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

- iii) In accordance with the transition provisions in Section 15 and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act this Plan recognizes that the following Planning Act and Condominium Act applications on lands designated "Settlement Area" and "Natural Core Area" on Schedule 2 of OPA 332, are not subject to Section 5:

1. Applications that are further approvals to a decision on an application commenced and decided upon prior to November 16, 2001 where the application subject to the further approval is a specific condition of the original approval.

Modification 1.i.
Addition of text in
bold

Modification 1.ii.
Section ii) the words
"Natural Core Area"
was deleted.

Modification 1.i.
Addition of text in
bold

Modification 1.i.
Addition of text in bold

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

- iv) An application for site plan approval under the Planning Act is not required to comply with Section 5 Oak Ridges Moraine, of this Plan where the application:
 - 1. Is on lands located in the "Settlement Area" on Schedule 2 and the lands subject to the application do not include a *key natural heritage feature* or a *hydrologically sensitive feature*;
 - 2. Relates to land in respect of which any of the following was commenced before November 17, 2001 and approved after that date:
 - i) An application for an amendment to a zoning by-law;
 - ii) An application for approval of a plan of subdivision under section 51 of the Planning Act;
 - iii) An application for approval or exemption from approval for a plan of condominium under section 9 of the Condominium Act, 1998.

c) Existing Uses on the Oak Ridges Moraine

- i) This Plan recognizes Sections 6 and 7 of the Oak Ridges Moraine Conservation Plan respecting the permission for *existing* uses and previously authorized single dwellings in the *Oak Ridges Moraine Conservation Plan Area*. Accordingly, nothing in Section 5, of this Plan applies to prevent:
 - 1. The use of any land building or structure for a purpose, prohibited in Section 5 of this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or
 - 2. The erection or use for a purpose prohibited by Section 5 of this Plan of a building or structure for which a permit has been issued under subsection 8(2) of the Building Code Act, 1992 on or before November 15, 2001 if:
 - i) The permit has not been revoked under subsection 8(10) of the Building Code Act, 1992, and
 - ii) The building or structure when erected is used and continues to be used for the purpose for which it was erected.

3. The expansion of an existing building or structure on the same *lot* or the expansion of an existing institutional use, if the applicant demonstrates that:
 - i) There will be no change in use; and
 - ii) The expansion will not adversely affect the *ecological integrity* of the Plan Area.
 4. The reconstruction, within the same locations and dimensions, of an existing building or structure that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.
 5. The conversion of an existing use to a similar use, if the applicant demonstrates that the conversion:
 - i) Will bring the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan;
 - ii) Will not *adversely affect* the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.
 6. The use, erection or location of a *single dwelling* if:
 - i) The use, erection and location would have been permitted by the applicable zoning by-law on November 15, 2001; and
 - ii) The applicant demonstrates, to the extent possible, that the use, erection and location will not *adversely affect* the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.
- ii) If an existing use has adverse effects on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, any application to expand the building, structure or use or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan.
- iii) In Subsection 5.1 c) of this Plan:
- "existing" means lawfully in existence on November 15, 2001, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful;
- "institutional use" includes, without limitation, a long-term care facility, hospital, school, university or college.

d) Buildings and Structures Previously Authorized

- i) In accordance with Section 8 of the Oak Ridges Moraine Conservation Plan, nothing in Section 5 of this Plan applies to prevent the use, erection or location of a building or structure if,
 - 1. The use, erection and location were authorized by the approval of an application that was commenced before November 17, 2001 and approved after that date; or
 - 2. The use, erection and location were authorized by the approval of an application that was commenced after November 17, 2001 and decided in accordance with subsection 17(1) of the Oak Ridges Moraine Conservation Act.

5.2 Oak Ridges Moraine Natural Core Area

- a) The "Natural Core Area" is an area with a high concentration of *key natural heritage features, hydrologically sensitive features* as detailed in Section 5.5 or *landform conservation areas* on the Oak Ridges Moraine.
- b) The purpose of the "Natural Core Area" is to maintain and where possible improve or restore the *ecological integrity* of the *Oak Ridges Moraine Conservation Area*. **Additional Objectives and Purposes for the Natural Core Area are also outlined under Sections 11(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

c) Uses Permitted

- i) The following uses are permitted in the area designated "Natural Core Area" on Schedule 2, subject to Subsections 5.2, 5.4, 5.5e) 5.6, 5.7, 5.8, 5.9 a) and b), 5.10, 5.11 a), b) and c), 5.12, 5.13, 5.14, 5.15, and 5.16 of this Plan:
 - 1. Fish, wildlife and *forest management*;
 - 2. conservation projects and flood and erosion control projects;
 - 3. agricultural uses;
 - 4. transportation, infrastructure, and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative, low-intensity recreational uses and small scale structures accessory thereto as described in Subsection 5.2 d and 5.12;
 - 5. single detached dwelling on a lot existing on November 15, 2001;
 - 6. unserviced parks; and
 - 7. *uses accessory* to the permitted uses.

d) Low Intensity Recreational Uses

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

Modification 2.i.
Addition of text in bold

1. Non-motorized trail uses;
2. Natural heritage appreciation;
3. Unserviced camping on public land, and
4. *Accessory uses.*

ii) Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, footbridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the *adverse effects* on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area* will be kept to a minimum by:

1. Keeping disturbed areas to a minimum; and
2. Avoiding the most sensitive portions of the site, such as steep slopes, organic soils and *significant* portions of the *habitat of endangered, rare or threatened species.*

e) Lot Creation in the Natural Core Area

i) New *lots* may be created on lands in the "Natural Core Area" on Schedule 2, for only those circumstances listed in Subsection 5.2e)i) and subject to Subsections 5.2 e) ii), iii), iv) and v), 5.2 f), 5.4, 5.5, 5.6, 5.7, 5.9 a) and b), 5.10, 5.11 a), b) and c) and 5.16 of this Plan.

1. Allowing land acquisition for transportation, infrastructure, and utilities, but only if the need of the project has been demonstrated and there is no reasonable alternative;
2. The addition of adjacent land to an existing *lot*, but only if the adjustment does not result in the creation of a *lot* that is undersized for the purposes of which it is being or may be used;
3. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;
4. Severances from each other of parts of a *lot* that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.

ii) Subsection 5.2e)i) applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.

iii) A *lot* may be created only if there is enough *net developable area* on both the severed *lot* and the remainder *lot* to accommodate proposed uses, buildings and structures and accessory uses without encroachment on *key natural heritage features* or *hydrologically sensitive features*;

iv) As a condition of approval, the City shall enter into a site plan agreement or other agreement with the applicant establishing conditions requiring that *natural self-sustaining vegetation* be maintained or restored in order to ensure the long-term protection of any *key natural heritage features* and *hydrologically sensitive features* on the *lot*.

v) A *lot* shall not be created if it would extend or promote strip development.

Modification 2.ii.
Reference to Schedule 4
was replaced with
Schedule 2

f)

f) Connectivity

- a) All applications for *development* and *site alteration* in the area designated "Natural Core Area" on Schedule 2, shall identify planning and design construction practices that ensure that no buildings or other *site alterations* impede the movement of plants and animals among *key natural heritage features, hydrologically sensitive features* and adjacent land within the "Natural Core Area".

5.3 Oak Ridges Moraine Settlement Area

- a) The lands designated "Settlement Area" on Schedule 2 are based on the "Settlement Areas" designated in the Oak Ridges Moraine Conservation Plan. "Settlement Areas" generally reflect the areas designated for urban development on the Oak Ridges Moraine.
- b) The purpose of the "Settlement Area" on the Oak Ridges Moraine is to focus and contain urban growth by minimizing the encroachment and impact of development on the *ecological functions* and *hydrological features* of the *Oak Ridges Moraine Conservation Plan Area* and by promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas. **Additional Objectives and Purposes for the Settlement Area are also outlined under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

c) Uses Permitted

- i) With respect to land designated "Settlement Area" on Schedule 2, all of the uses permitted in Sections 3 and 4 of this Plan are permitted, subject to Subsections 5.4, 5.5, 5.6, 5.7, 5.8, 5.9c), 5.10, 5.11c), 5.11d), 5.13a), 5.13c) 5.13d), 5.14, 5.15 and 5.16 of this Plan.

d) Lot Creation

- i) New *lots* may be created in the area designated "Settlement Area" on Schedule 2, subject to the consent policies of the Vaughan Official Plan and subject to the provisions in Sections 5.4, 5.5, 5.6, 5.7, 5.8, 5.9c), 5.10, 5.11c), 5.11d), 5.15, and 5.16 of this Plan.

5.4 Minimum Vegetation Protection Zones and Minimum Areas of Influence

- a) The Oak Ridges Moraine Conservation Plan establishes minimum areas of influence and minimum vegetation protection zones that relate to *key natural heritage features* and *significant hydrological features* as shown on Table 1 in Subsection 5.4, which shall apply to the lands designated "Natural Core Area" and "Settlement Area" on Schedule 2.

Modification 3
Addition of text in bold

TABLE 1

Oak Ridges Moraine - Key Natural Heritage Features and Hydrologically Sensitive Features

Feature	Minimum Area of Influence	Minimum Vegetation Protection Zone
Wetlands	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to Subsection 5.6 b) iv) if a natural heritage evaluation is required
Significant portions of habitat or endangered, rare and threatened species	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under Subsection 5.6
Fish Habitat	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to Subsection 5.6 b) iv) if a natural heritage evaluation is required
Areas of Natural and Scientific Interest (life science)	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under Subsection 5.6
Significant valleylands	All land within 120 metres of stable top of bank	All land within 30 metres of stable top of bank, subject to Subsection 5.6 b) iv) if a natural heritage evaluation is required
Significant woodlands	All land within 120 metres of any part of the feature	All lands within 30 metres of the base of the outermost tree trunks within the woodland, subject to Subsection 5.6 b) iv) if a natural heritage evaluation is required
Significant wildlife habitat	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under Subsection 5.6
Sand barrens, savannahs, and tallgrass prairies	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to clause 5.6 b) iv) if a natural heritage evaluation is required.
Kettle Lakes	All land within 120 metres of the surface catchment area	All land within the surface catchment area or within 30 metres of any part of feature, whichever is greater, subject to 5.7 b) iii) if a hydrological evaluation is required.
Permanent and Intermittent streams	All land within 120 metres of meander belt	All land within 30 metres of meander belt, subject to Subsection 5.7 b) iii) and Subsection 5.7 b) iv) if a hydrological evaluation is required
Seepage areas and Spring	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to Subsection 5.7 b) iii) and Subsection 5.7 b) iv) if a hydrological evaluation is required

- b) Notwithstanding Subsection 5.4a), on the lands designated "Settlement Area" on Schedule 2, a minimum vegetation protection zone less than that specified on Table 1 in Subsection 5.4a) may be permitted where it is adopted on the basis of environmental studies or infrastructure planning, environmental assessments, infrastructure servicing studies or through master environmental servicing plans approved by the City of Vaughan.

5.5 Key Natural Heritage Features and Hydrologically Sensitive Features

- a) *Key Natural Heritage Features include wetlands, significant portions of habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant woodlands, significant wildlife habitat, sandbarrens, savannahs and tallgrass prairies.*
- i) *Areas of Natural and Scientific Interest (Life Science)* are designated on Schedule 6.
- ii) *Significant Woodlands* are designated on Schedule 7.
- iii) *Wetlands* are designated on Schedule 8.
- iv) The presence or absence of *significant portions of habitat of endangered, rare and threatened species, fish habitat, significant valleylands, and significant wildlife habitat*, on the lands subject to a *development or site alteration* application and within 120 m of the application, shall be confirmed through environmental studies using criteria established by the Province of Ontario, to the satisfaction of the City of Vaughan in consultation with the Toronto and Region and Conservation Authority, the Region of York and Provincial Ministries. *Key natural heritage features* identified on the Oak Ridges Moraine but not shown on Schedules to this Plan, shall be subject to the provisions in Section 5 of this Plan respecting *key natural heritage features*.
- b) *Hydrologically Sensitive Features in the Oak Ridges Moraine Conservation Plan Area* include permanent and intermittent streams, *wetlands* and *kettle lakes* and seepage areas and springs.
- i) *Wetlands* and permanent and intermittent streams are designated on Schedule 8.
- ii) The presence or absence of seepage areas and springs, on the lands subject to a *development or site alteration* application and within 120 m of the application, shall be confirmed through environmental studies using criteria established by the Province of Ontario, to the satisfaction of the City of Vaughan in consultation with the Toronto and Region Conservation Authority, the Region of York and Provincial Ministries. Seepage areas and springs identified on the Oak Ridges Moraine shall be subject to the provisions in Section 5 of this Plan respecting *hydrologically sensitive features*.

Modification 4.i.
Addition of text in bold

c) No amendment will be required to Schedules 6,7 and 8 where **minor** changes to the boundary of the *key natural heritage feature* or *hydrologically sensitive feature* are based on studies carried out in accordance with this Plan or the Oak Ridges Moraine Conservation Plan or as a result of updated information from the Province of Ontario, Department of Fisheries and Oceans or their delegate is provided to the satisfaction of the City of Vaughan.

Modification 4.ii.
Addition of text in bold

d) Any change to Schedules 6, or 8 which affects the boundary of, an area of natural and scientific interest (life science) or wetland or the confirmation of the boundaries of a feature not included on the Schedules including habitat of endangered, rare and threatened species or fish habitat will only be made after consultation with the Ministry of Natural Resources and in the case of fish habitat, with the Department of Fisheries and Oceans or their delegate. **Fish habitat on the Oak Ridges Moraine are to include, but are not limited to all hydrologically sensitive features with surface water characteristics.**

e) Uses Permitted

No *development* or *site alteration* is permitted within *key natural heritage features* or *significant hydrological features* or the related minimum vegetation protection zones as specified on Table 1 in Subsection 5.4a) except for the following:

- i) forest, fish and wildlife management;
- ii) conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary and in the public interest after all alternatives have been considered;
- iii) transportation, infrastructure, and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative; and
- iv) *low-intensity recreational uses.*

5.6 Natural Heritage Evaluation

a) Applications for *development* or *site alteration* with respect to land within the minimum area of influence identified on Table 1 in Subsection 5.4a), that relates to a *key natural heritage feature*, shall be accompanied by a natural heritage evaluation in accordance with Subsection 5.6b);

b) A Natural Heritage Evaluation shall:

- i) Demonstrate that the *development* or *site alteration* applied for will have no *adverse effects* on the *key natural heritage feature* or on the related *ecological functions*;
- ii) Identify planning, design and construction practices that will maintain and where possible, improve or restore the health, diversity and size of the *key natural heritage feature* and its *connectivity* with other *key natural heritage features*;
- iii) In the case of an application relating to land in a "Natural Core Area", demonstrate how *connectivity* within and between *key natural heritage features* will be maintained and, where possible, improved or restored before, during and after construction;

- iv) If Table 1 in Subsection 5.4a) specifies the dimensions of a minimum vegetation protection zone, determine whether the specified dimension is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it;
- v) If Table 1 in Subsection 5.4a) does not specify the dimensions of a minimum vegetation protection zone, determine whether one is required, and if one is required, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it; and
- vi) In the case of a key natural heritage feature that is fish habitat, ensure compliance with the requirements of the Federal Department of Fisheries and Oceans or their delegate.
- vii) In the case of *Areas of Natural and Scientific Interest (Life Science)*, the basis on which the determination and specification in Subsection 5.6 b) v) is done shall include, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Government of Ontario, as amended from time to time.

5.7 Hydrological Evaluation

- a) An application for *development* or *site alteration* with respect to land with the minimum area of influence that relates to a *hydrologically sensitive feature*, shall be accompanied by a hydrological evaluation under Subsection 5.7 b).
- b) A hydrological evaluation shall,
 - i) Demonstrate that the *development* or *site alteration* will have no adverse effects on the hydrologically sensitive feature or on the related hydrological functions;
 - ii) Identify planning, design and construction practices that will maintain, and where possible improve or restore, the health, diversity and size of the *hydrologically sensitive feature*; and
 - iii) Determine whether the minimum vegetation protection zone whose dimensions are specified in Table 1 in Subsection 5.4a) is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it.
 - iv) In the case of permanent and intermittent streams and seepage areas and springs, the basis on which the determination and specification mentioned in Subsection 5.7 b) iii), is done shall include, without limitation, an analysis of land use, soil type and slope class, using criteria established by the Government of Ontario, as amended from time to time.

5.8 Major Development

- a) *Major development* in Section 5 of this Plan means development consisting of:
- a) the creation of four or more lots;
 - b) the construction of a building or buildings with a ground floor area of 500 m² or more, or
 - c) the establishment of a major recreational use as described in Section 38 of the Oak Ridges Moraine Conservation Plan.
- b) For every application in the "Natural Core Area" and "Settlement Area" on Schedule 2 commenced on or after April 23, 2007 *major development* is prohibited unless:
- i) The watershed plan for the relevant *watershed*, prepared by the Region of York in accordance with Subsection 24(3) of Oak Ridges Moraine Conservation Plan, has been completed;
 - ii) The *major development* conforms with the watershed plan; and
 - iii) A water budget and conservation plan, prepared by the Region of York in accordance with Section 25 of the Oak Ridges Moraine Conservation Plan and demonstrating that the water supply required for the major development is sustainable, has been completed.
- c) An application for *major development* commenced prior to April 23, 2007, shall not be approved unless:
- i) The Region of York has completed a water budget and conservation plan, prepared in accordance with Section 25 of the Oak Ridges Moraine Conservation Plan demonstrating that the water supply required for the major development is sustainable;
- OR
- ii) The applicant,
 - 1. Identifies any *hydrologically sensitive features* and related *hydrological functions* on the *site* and how they will be protected,
 - 2. Demonstrates that an adequate water supply is available for the *development* without compromising the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, and
 - 3. Provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that:
 - i) Characterizes groundwater and surface water flow systems by means of modeling;
 - ii) Identifies the availability, quantity and quality of water sources, and

Modification 5.i.
Deletion of "in the"
from item c)

Modification 5.ii.
Addition of text in bold

iii) Identifies water conservation measures.

d) **The City shall will incorporate through an official plan amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York.**

5.9 Subwatersheds – Impervious areas and self sustaining vegetation

a) With respect to land in the “Natural Core Area” on Schedule 2, all *development* and *site alteration* with respect to land in a *subwatershed* is prohibited if they would cause the total percentage of the area of the *subwatershed* that has *impervious surfaces* to exceed:

i) 10 percent; or

ii) any lower percentage specified in the applicable watershed plan.

b) With respect to land in the “Natural Core Area” on Schedule 2, in considering applications for *development* or *site alteration* with respect to land in a *subwatershed* the approval authority shall take into account the desirability of ensuring that at least 30 percent of the area of the *subwatershed* has *self-sustaining vegetation*

c) .With respect to land in the “Settlement Area” on Schedule 2, in considering applications for *development* or *site alteration* with respect to land in a *subwatershed* the approval authority shall consider the importance of:

i) Ensuring that natural vegetation is maintained, and where possible improved or restored; and

ii) Keeping to a minimum *impervious surfaces* and their impact on water quality and quantity.

5.10 Areas of High Aquifer Vulnerability

Schedule 10 Aquifer Vulnerability, is based on mapping provided by the Province of Ontario.

a) Despite anything else in this Plan except Subsection 5.1c), the following uses are prohibited with respect to land in areas of high *aquifer vulnerability*, as shown on Schedule 10 Aquifer Vulnerability:

i) Generation and storage of *hazardous waste or liquid industrial waste*;

ii) Waste disposal facilities, organic soil conditioning sites, and snow storage from off site sources and disposal facilities;

iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device;

iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

Modification:
Addition of text in bold

Modification 6
Addition of text in bold

b) The City shall consider and encourage restrictions on haulage routes for the transportation of chemicals and volatile materials through areas of high aquifer vulnerability.

5.11 Landform Conservation Areas

Schedule 4 Landform Conservation Areas, is based on mapping provided by the Province of Ontario.

a) An application for *development* or *site alteration* on lands designated "Natural Core Area" on Schedule 2, shall:

i) With respect to land in a *landform conservation area* Category 1, on Schedule 4, identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:

- Maintaining *significant landform features* such as steep slopes, *kames*, kettles, ravines and ridges in their natural undisturbed form;
- Limiting the portion of the *net developable area* of the *site* that is disturbed to not more than 25 percent of the total area of the *site*; and
- Limiting the *portion of the net developable area of the site* that has *impervious surfaces* to not more than 15 percent of the total area of the *site*.

ii) With respect to land in a *landform conservation area* Category 2, on Schedule 4, identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:

1. Maintaining *significant landform features* such as steep slopes, *kames*, kettles, ravines and ridges in their natural undisturbed form;
2. Limiting the portion of the *net developable area* of the *site* that is disturbed to not more than 50 percent of the total area of the *site*; and
3. Limiting the portion of the *net developable area of the site* that has *impervious surfaces* to not more than 20 percent of the total area of the *site*.

iii) With respect to land in a *landform conservation areas* of either Category 1 or Category 2 as shown on Schedule 4, the application shall be accompanied by a site plan that:

1. Identifies the areas within which all building, grading, and related construction will occur;
2. Demonstrates that building and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and
3. Provides of the protection of *areas of natural and scientific interest (earth science)* in accordance with Subsection 5.11 d).

Modification 7
Deletion of the following from 5.11 preamble "No modification will be required to Schedule 4, where minor changes are proposed based on studies carried out in accordance with the Oak Ridges Moraine Conservation Plan"

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Oak Ridges Moraine Conformity Official Plan Amendment
Final Provincial Approval October 2004**

- b) Where the application for *development* or *site alteration* is in the "Natural Core Area" designated on Schedule 2 and the application is for *major development* on land in a *landform conservation area* of either Category 1 or Category 2, as shown on Schedule 4, the application shall be accompanied by a landform conservation plan that:
- i) shows, on one or more maps,
 - 1. elevation contours in sufficient detail to show the basic topographic character of the *site*, with an interval of not more than two metres;
 - 2. analysis of the site by slope type (for example, moderate or steep);
 - 3. *significant landform features* such as *kames*, *kettles*, *ravines* and *ridges*; and
 - 4. all water bodies including intermittent streams and ponds.
 - ii) includes a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:
 - 1. retention of *significant landform features* in an open, undisturbed form;
 - 2. road alignment and building placement to minimize grading requirements;
 - 3. concentration of *development* on portions of the site that are not *significant*;
 - 4. use of innovative building design to minimize grading requirements; and
 - 5. use of selective grading techniques.
- c) An application for *development* or *site alteration* within "Settlement Area" and "Natural Core Area" designations on Schedule 2, lands within an *area of natural and scientific interest (earth science)* feature shown on Schedule 9, or the related minimum area of influence which includes all lands within 50 metres of any part of the feature, shall be accompanied by an earth science heritage evaluation that:
- i) identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and
 - ii) determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it.

- d) In considering applications for development or site alteration within landform conservation areas Category 1 or Category 2, as shown on Schedule 4, for lands in the "Settlement Area" as shown on Schedule 2, the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of Subsections 5.11 a) and b) if possible.

5.12 Oak Ridges Moraine Trails

- a) A recreational trail system is to be established to provide continuous access and travel along the *Oak Ridges Moraine Conservation Plan Area*, accessible to all including persons with disabilities. Where this trail or trails connecting to it are located in this Plan they may be permitted in either the "Settlement Area" or "Natural Core Area" designations on Schedule 2, subject to the provisions of Section 39 of the Oak Ridges Moraine Conservation Plan.

5.13 Transportation, Infrastructure and Utilities

a) Definition

Transportation, infrastructure and utilities on the Oak Ridges Moraine in this Plan include the following:

- i) Public highways;
 - ii) Transit lines, railways and related facilities;
 - iii) Gas and oil pipelines;
 - iv) Sewage and water service systems and lines and
 - v) Stormwater management facilities;
 - vi) Power transmission lines;
 - vii) Telecommunications lines and facilities, including broadcasting towers;
 - viii) Bridges, interchanges, stations and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in i) to vii) in Subsection 5.13 a) and
 - ix) Rights of way required for the facilities listed in i) to viii) in Subsection 5.13 a).
- b) All new undertakings for transportation, infrastructure and utilities, shall address the provisions in 5.13 of this Plan.
 - c) An application for a transportation, infrastructure or utilities with respect to land designated in a "Natural Core Area" on Schedule 2, shall not be approved unless the applicant demonstrates that:
 - i) The need for the project has been demonstrated and there is no reasonable alternative; and
 - ii) The applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:
 1. The area of construction disturbance will be kept to a minimum;

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2. Right of way widths will be kept to the minimum that is consistent with meeting other objectives such as storm water management and with locating as many transportation, infrastructure, and utility uses within a single corridor as possible.
 3. The project will allow for wildlife movement.
 4. Lighting will be focused downwards and away from the "Natural Core Area".
 5. The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area* to a minimum.
- iii. The project does not include and will not in the future require a highway interchange or a transit or railway station in a "Natural Core Area"; and
- iv. The project is located as close to the edge of the "Natural Core Area" as possible;
- d) On lands designated "Settlement Area" and "Natural Core Area", all new transportation, infrastructure and utilities uses and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, but not including a *storm water management pond*, may be permitted to cross a *key natural heritage feature* or a *hydrologically sensitive feature* only if the applicant demonstrates that:
- i) The need for the project has been demonstrated and there is no reasonable alternative;
 - ii) The planning, and design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area* to a minimum;
 - iii) The design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system in Subsection 5.12 of this Plan.
 - iv) The landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights of way; and
 - v) The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and connectivity of the *key natural heritage feature* or *hydrologically sensitive feature*.
- e) On lands designated "Natural Core Area" on Schedule 2, service and utility trenches for transportation, infrastructure and utilities where permitted in accordance with 5.13 b) c) and d), shall be planned, designed and

constructed so as to keep disruption of the natural groundwater to a minimum.

5.14 Sewage and Water Services

- a) Subsection 5.14 shall apply to applications in the area designated "Natural Core Area" and "Settlement Area" on Schedule 2.
- b) An application for *major development* shall be accompanied by a sewage and water system plan that demonstrates:
 - i) That the *ecological integrity of hydrological and key natural heritage features* will be maintained;
 - ii) That the quantity and quality of groundwater and surface water will be maintained;
 - iii) That stream baseflows will be maintained;
 - iv) That the project will comply with the applicable watershed plan and water budget and conservation plan to be prepared by the Region of York in accordance with Sections 24 and 25 of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02; and
 - v) That the water use projected for the development will be sustainable.
- c) Water and sewer service trenches shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.
- d) The construction or expansion of *partial services* are prohibited except where the construction or expansion is necessary to address a serious health concern or environmental concern.

5.15 Stormwater Management

- a) Subsection 5.15 shall apply to applications in the area designated "Natural Core Area" and "Settlement Area" on Schedule 2.
- b) An application for *major development* shall be accompanied by a stormwater management plan which shall:
 - i) Have the following objectives:
 1. Maintain groundwater quantity and flow and stream base flow;
 2. Protect groundwater quality;
 3. Protect aquatic species and their habitat;
 4. Prevent increases in stream channel erosion; and
 5. Prevent any increase in flood risk.

Modification 8:
Section 5.16 Wellhead
Protection Areas has
been deleted in its
entirety.

- ii) Provide for an integrated treatment train approach that uses a planned sequence of methods of controlling stormwater in keeping its impact to a minimum by techniques including, without limitation:
 - 1. Lot level controls such as devices and designs that direct roof discharge to rear yard ponding areas;
 - 2. Conveyance controls such as grassed swales;
 - 3. End-of-pipe controls such as wet ponds at the final discharge stage.
 - iii) Be prepared in accordance with the applicable watershed plan prepared by the Region of York in accordance with Section 24 of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02, if one exists.
 - c) Every application for *development* or *site alteration* shall demonstrate that planning, design and construction practices that protect water resources will be used, including:
 - i) Keeping the removal of vegetation, grading and soil compaction to a minimum;
 - ii) Keeping all sediment that is eroded during construction within the *site*;
 - iii) Seeding or sodding exposed soils as soon as possible after construction; and
 - iv) Keeping chemical applications to suppress dust and control pests and vegetation to a minimum.
 - d) In considering an application for *development* or *site alteration*, the municipality shall seek to reduce areas with *impervious surfaces* and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and consider alternative storm water techniques.
 - e) For the purposes of stormwater management, the minimum standard for water quality is that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average
 - f) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in *key natural heritage features* and *hydrologically sensitive features*.
 - g) Despite anything else in this Plan, new *rapid infiltration basins* and new *rapid infiltration columns* are prohibited in the "Natural Core Area" and "Settlement Area" designated on Schedule 2.
37. V Implementation of OPA 332 paragraph k) is hereby amended with the addition of the following to the list

- “- conformity with the Oak Ridges Moraine Conservation Plan.”
38. V Implementation of OPA 332 paragraph k) is hereby amended with the addition of the following paragraph iv):
- “iv) Lands located on the Oak Ridges Moraine
- Where a holding symbol is applied after November 16, 2001 to lands located on the Oak Ridges Moraine, it shall not be removed until conformity with the Oak Ridges Moraine Conservation Plan has been demonstrated to the satisfaction of the City of Vaughan.”
39. VI NON-CONFORMING USES of OPA 332 is hereby amended by:
- Adding to c), the following:
- “iii) For the lands on the Oak Ridges Moraine, the policies of Section VI of this Plan shall apply only in so far as the expansion of a building or structure on the same lot. Any expansion of a legal non-conforming building or structure shall be subject to the policies of subsection 5.1 c) i) 3. of this Plan.”
- Adding to e), the following:
- “v) For the lands on the Oak Ridges Moraine, the policies of Section VI of this Plan shall apply only in so far as the expansion of a building or structure on the same lot. Any expansion of a legal non-conforming building or structure shall be subject to the policies of subsection 5.1 c) i) 3. of this Plan..”
40. VII INTERPRETATION of OPA 332 is hereby amended by the addition of the following:
- “e) Where words that are italicized in Section 5 of this Plan, reference should be made to the definitions included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.
- f) Where there is a conflict between the policies in Section 5 of this Plan and the balance of this Plan, the more restrictive policies shall apply. **With the exception of policies that pertain to agricultural uses on the Oak Ridges Moraine. In such cases, the policies of the Oak Ridges Moraine Conservation Plan shall prevail.**
- g) For lands located on the Oak Ridges Moraine where there is a conflict between this Plan and the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02 the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02, prevails to the extent of the conflict. For purposes of clarification, this Plan does not conflict with the Oak Ridges Moraine Conservation Plan where this Plan is more restrictive than the Oak Ridges Moraine Conservation Plan.
- h) With respect to lands located on the Oak Ridges Moraine, the Province of Ontario has prepared technical papers to provide guidance on the interpretation and application of the provisions in the Oak Ridges Moraine Conservation Plan. The technical papers prepared by the Province are to be consulted and used where

Modification 9.i.
Addition of text in bold

Modification 9.ii.
Addition of text in bold

applicable in the interpretation of the policies contained in Section 5 of this Plan. These papers may be amended from time to time by the Province of Ontario to incorporate new information and improved approaches as they are developed.

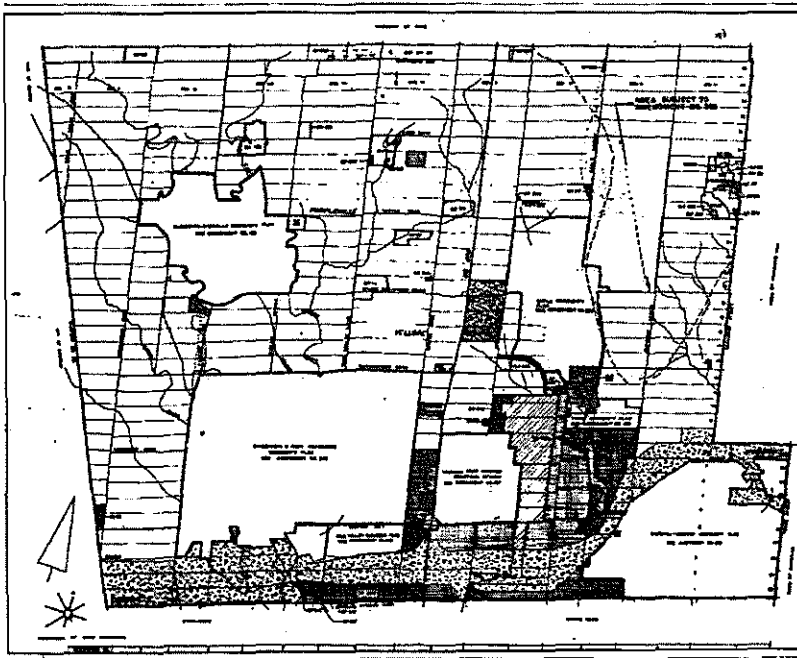
i) **Despite the policies of this Plan and the Oak Ridges Moraine Conservation Plan, lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan and the Provincial Policy Statement where there is no conflict.**

j) The boundary of the Oak Ridges Moraine as defined in Ontario Regulation 01/02 is shown on all of the Schedules to this Plan and shall not be further defined or amended.

Modification 9.iii.
Addition of text in bold

k) **For the lands on the Oak Ridges Moraine, the City shall undertake, in partnership with the Province, the Region, and other stakeholders:**

a. The development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs.



GENERAL LAND USE

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 304

LEGEND

- BOUNDARY OF PLANNING AREA
- [Stippled Box] RESIDENTIAL AREA
- [Cross-hatched Box] INDUSTRIAL AREA
- [White Box] OPEN AREA
- [Diagonal Lines Box] TRANSPORTATION AREA
- [Dotted Box] TRAILS AND OPEN
- [Dashed Box] PARKWAY BELT DIST. PLAN
- [Dotted Box] CANAL AND WATERWAY/RAILROAD AND OTHER RELATED USES

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 332

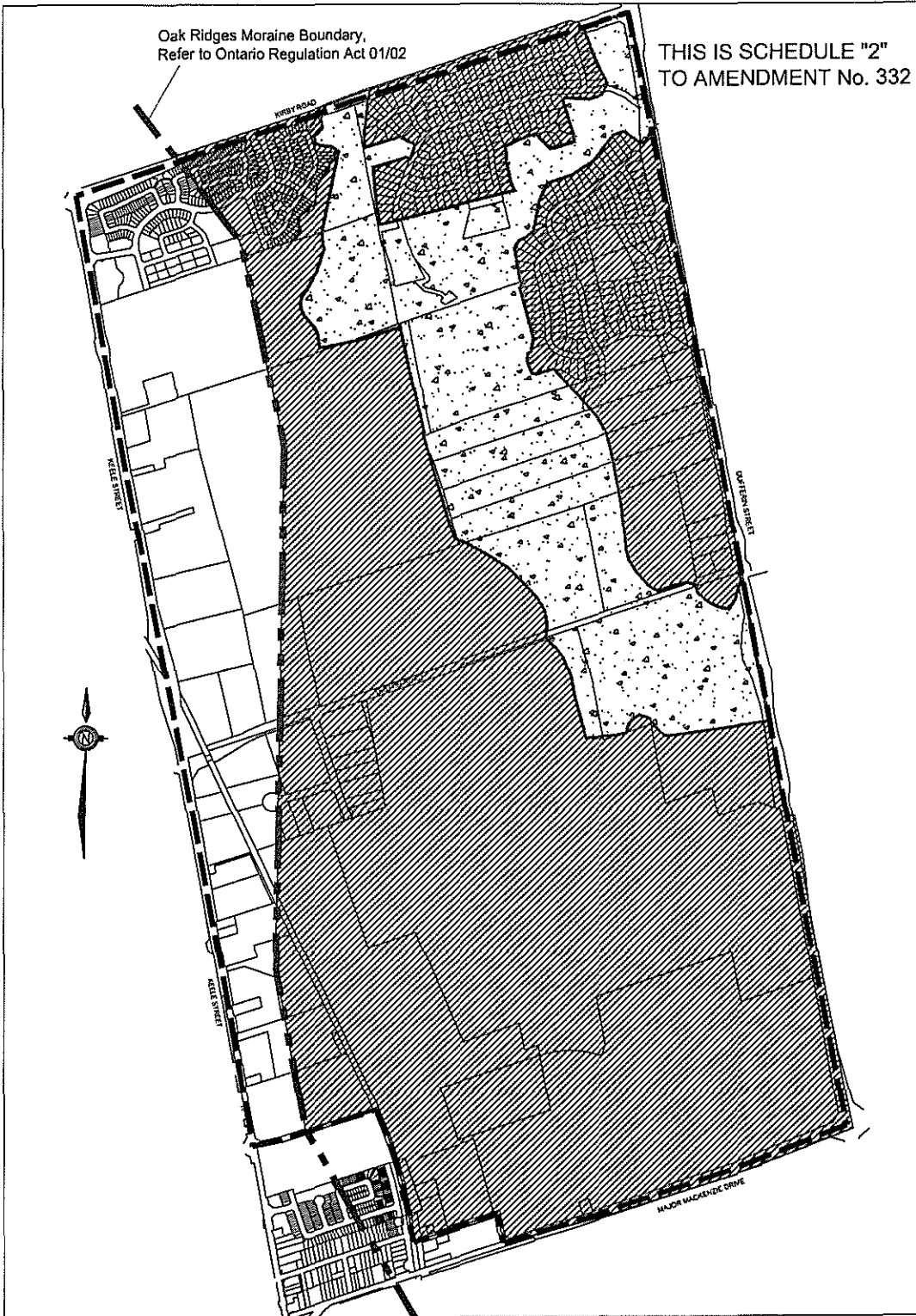


**AMENDMENTS TO THE OFFICIAL PLAN
OF THE WAUKEGAN PLANNING AREA**

AMENDMENT NO.	DESCRIPTION	DATE	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY
1
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OAK RIDGES MORaine
CONSERVATION PLAN AREA
LAND USE DESIGNATIONS

THIS IS SCHEDULE '3' TO AMENDMENT No. 604



Oak Ridges Moraine Settlement Area



Oak Ridges Moraine Natural Core Area



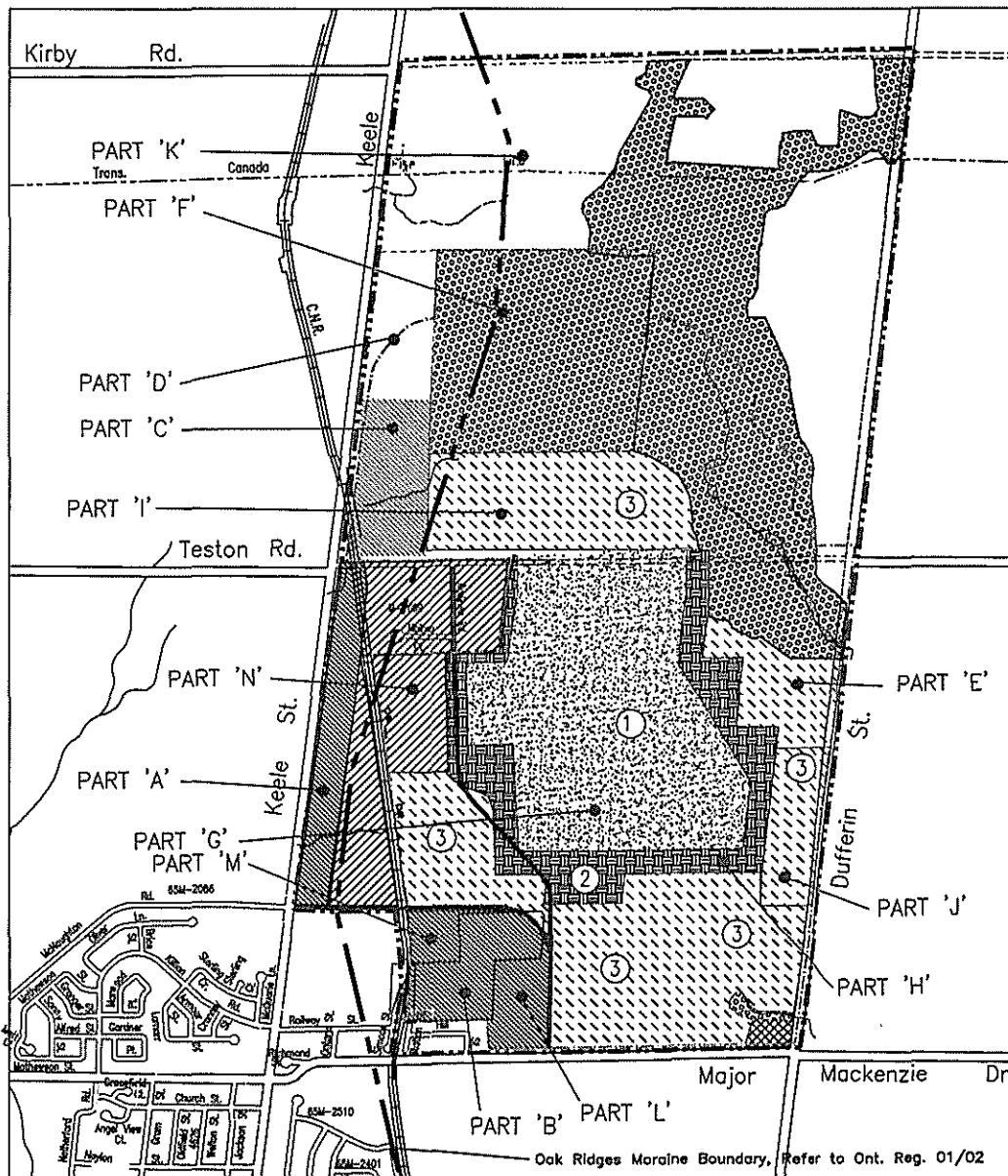
Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02



Area Subject to Amendment No. 332

Not to Scale

THIS IS SCHEDULE "4"
TO AMENDMENT NO. 604



THIS IS SCHEDULE "3"
TO AMENDMENT NO. 332

LEGEND

- Industrial
- Prestige Ind.
- Open Space
- General Commercial

Open Space
Special Policy Areas

- Special Policy Area 1
- Special Policy Area 2
- Special Policy Area 3
- Oak Ridges Moraine Boundary, Refer to Ontario Regulation 01/02

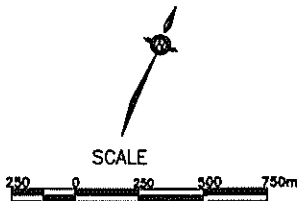
- Waste Disposal Assessment Area
- Area Subject To Amendment No. 332

North Maple Residential Area

- Special Residential
- Executive Residential

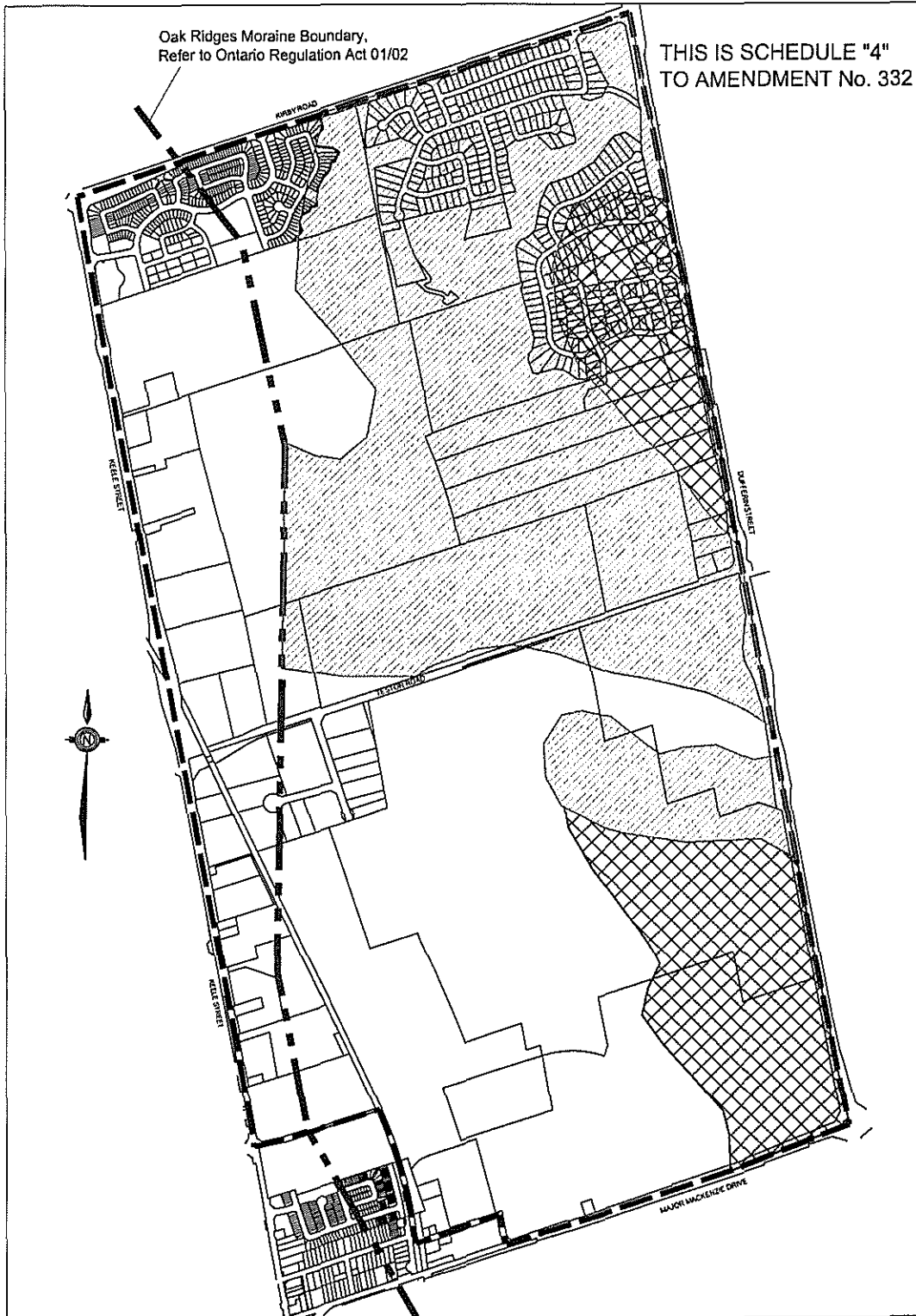
Roads

- Existing Arterial
- Feeder
- Proposed 35m Arterial
- 23m Primary (Future)



LANDFORM CONSERVATION AREAS

THIS IS SCHEDULE '5' TO AMENDMENT No. 604



Landform Conservation Area -
Category 1



Landform Conservation Area -
Category 2



Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02



Area Subject to Amendment No. 332

Not to Scale

AREAS OF NATURAL AND
SCIENTIFIC INTEREST
(LIFE SCIENCE)

THIS IS SCHEDULE '6' TO AMENDMENT No. 604

THIS IS SCHEDULE "6"
TO AMENDMENT No. 332



Not to Scale



Areas of Natural & Scientific Interest (Life Science)



Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02






Area Subject to Amendment No. 332

SIGNIFICANT WOODLANDS

THIS IS SCHEDULE '7' TO AMENDMENT No. 604



THIS IS SCHEDULE "7"
TO AMENDMENT No. 332

-  Significant Woodlands
-  Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02
-  Area Subject to Amendment No. 332

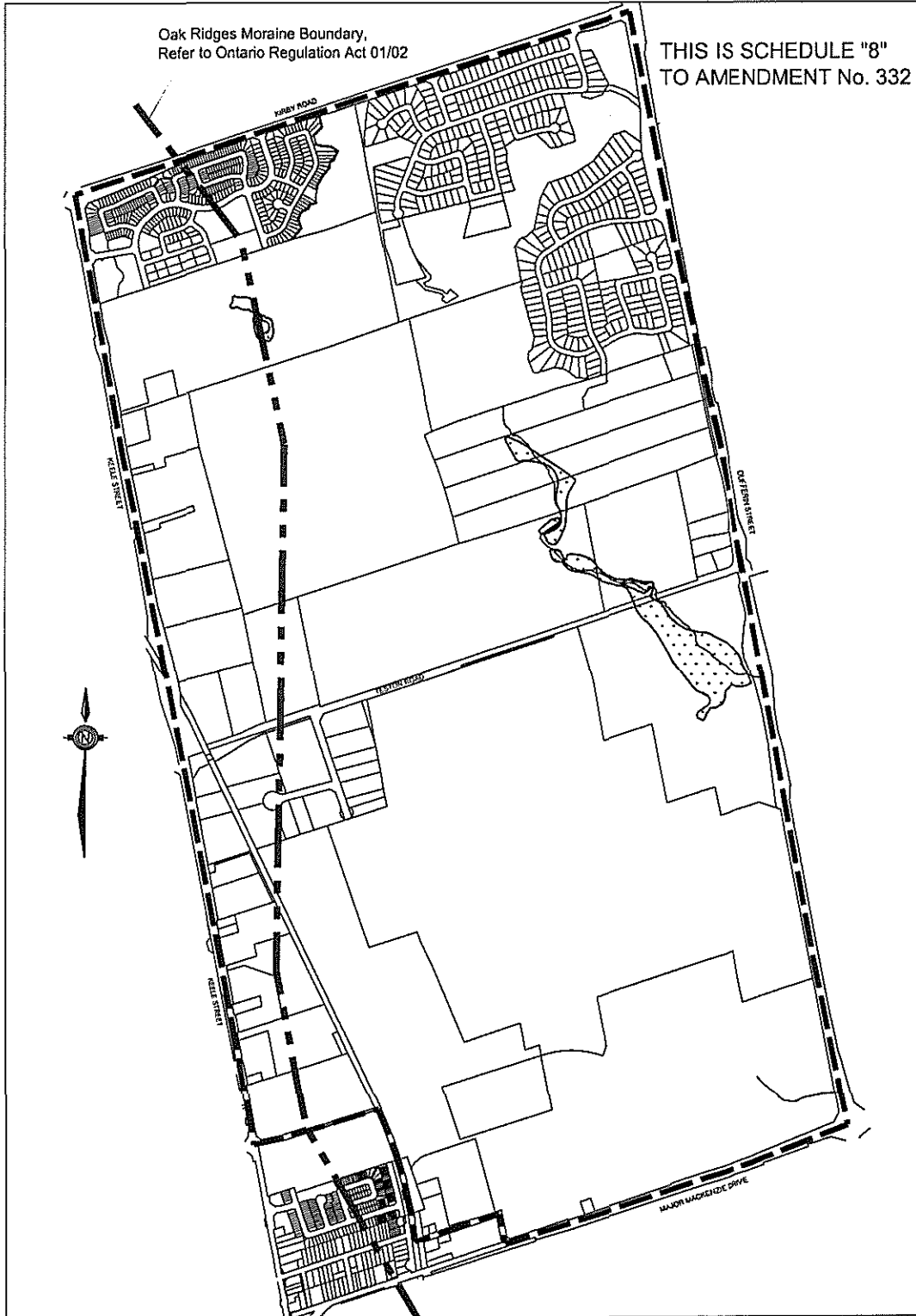
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WETLANDS AND PERMANENT
AND INTERMITTENT STREAMS

THIS IS SCHEDULE '8' TO AMENDMENT No. 604

Oak Ridges Moraine Boundary,
Refer to Ontario Regulation Act 01/02

THIS IS SCHEDULE "8"
TO AMENDMENT No. 332



Wetlands



Permanent and Intermittent Streams



Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02



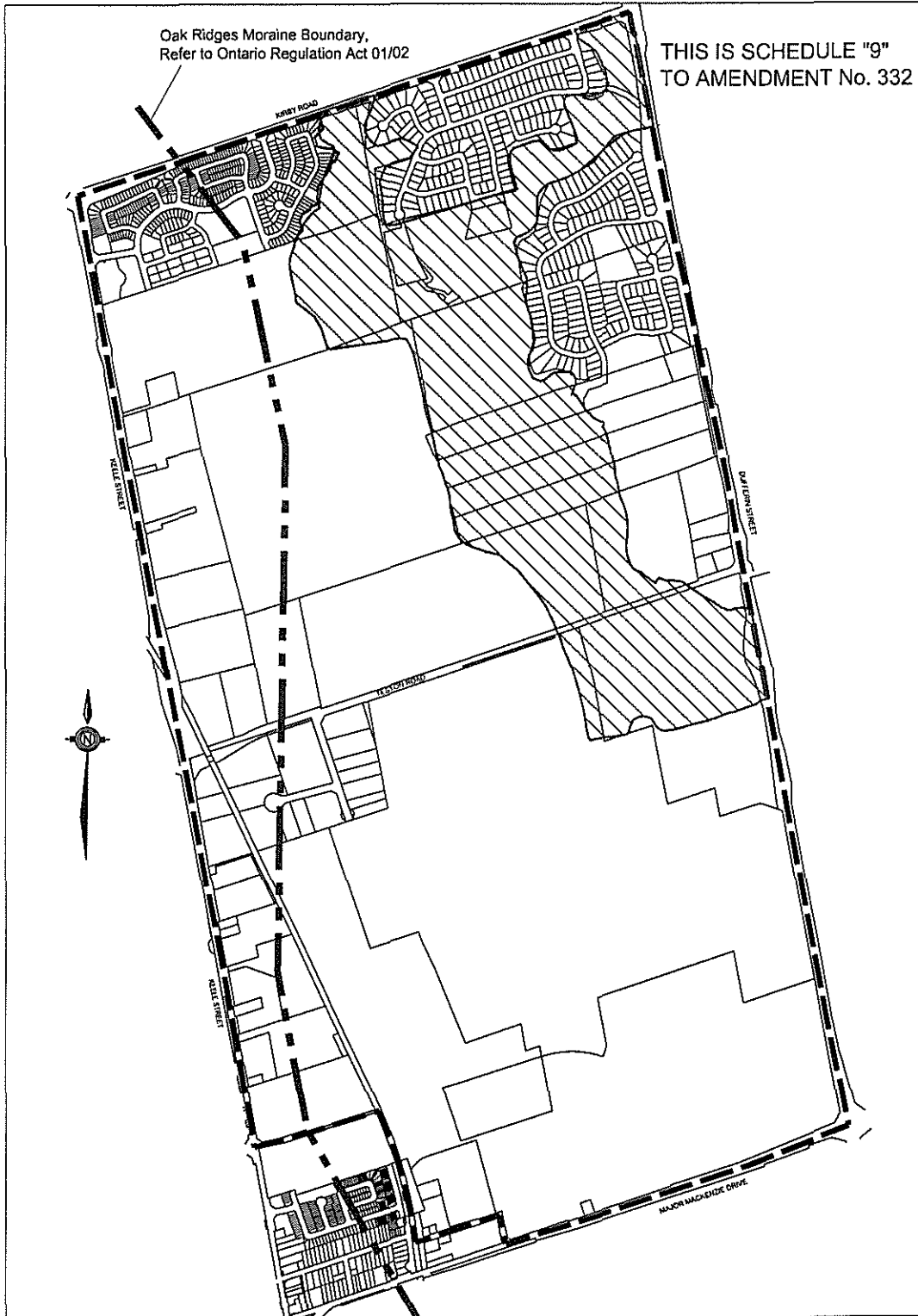
Area Subject to Amendment No. 332

Not to Scale

AREAS OF NATURAL AND
SCIENTIFIC INTEREST
(EARTH SCIENCE)

THIS IS SCHEDULE '9' TO AMENDMENT No. 604

THIS IS SCHEDULE "9"
TO AMENDMENT No. 332



Not to Scale



Areas of Natural & Scientific Interest (Earth Science)



Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02

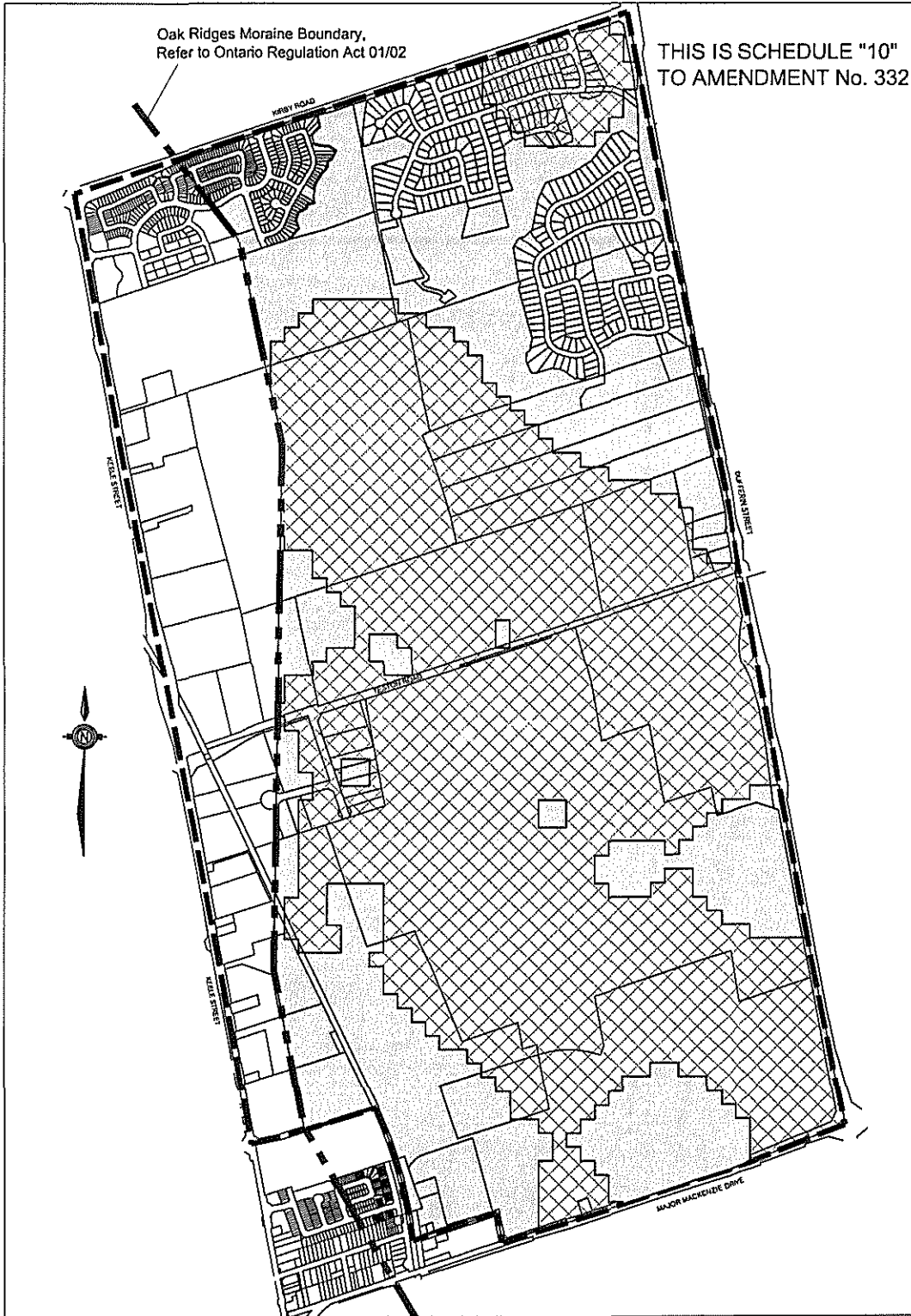






Area Subject to Amendment No. 332

AQUIFER VULNERABILITY

THIS IS SCHEDULE '10' TO AMENDMENT No. 604

THIS IS SCHEDULE "10"
TO AMENDMENT No. 332



-  Areas of High Aquifer Vulnerability
-  Areas of Low Aquifer Vulnerability
-  Oak Ridges Moraine Boundary - Refer to Ontario Regulation Act 01/02
-  Area Subject to Amendment No. 332

Not to Scale

OPA 604 AMENDING OPA 350

PART B

IV DETAILS OF THE AMENDMENT

B. OPA 350 the Maple Community Plan is hereby amended as follows:

1. Deleting Schedule "A" to Official Plan Amendment 350 and replacing it with the Schedule "A" to Official Plan Amendment 350 attached hereto as **Schedule 11** adding the Oak Ridges Moraine Boundary, Regulation 01/02 and Policy Area 2 – Oak Ridges Moraine, to Schedule A;

2. Adding the following to Part C Land Use Policies:

"6.7 Transportation – Oak Ridges Moraine Area

a) In addition to the policies in Section 6 of this Plan, transportation facilities on the Oak Ridges Moraine as shown on Schedule "A", are also subject to Section 9.8 of this Plan."

3. Adding the following to Part C Land Use Policies:

"7.5 Services and Utilities – Oak Ridges Moraine Area

a) In addition to the policies in Section 7 of this Plan, services and utilities on the Oak Ridges Moraine as shown on Schedule "A", are also subject to Sections 9.8 and 9.9 of this Plan.

4. Adding the following to Part C. Land Use Policies 9.0:

"Policy Area 2 - Oak Ridges Moraine

9.1 General

Policy Area 2 applies to lands in the Maple Community Plan located within the Oak Ridges Moraine Plan Area. On December 14, 2001 the Oak Ridges Moraine Conservation Act, 2001 received Royal Assent and was deemed to have come into force on November 16, 2001. The Oak Ridges Moraine Conservation Act, 2001 provided for the establishment of the Oak Ridges Moraine Conservation Plan by Regulation. On April 22, 2002, Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan, was filed and deemed to come into effect on November 16, 2001.

Through the Oak Ridges Moraine Conservation Act, 2001 and accompanying Conservation Plan, the Province of Ontario has established a framework for protecting the Oak Ridges Moraine. Municipal planning and decisions and public works, improvements or other undertakings are required to conform with the Oak Ridges Moraine Conservation Plan, which prevails in the case of a conflict with an official plan, zoning by-law or a policy statement issued under section 3 of the Planning Act.

The boundary of the *Oak Ridges Moraine Conservation Plan Area* has been identified by the Province in Ontario Regulation 1/02. Part of the lands within the Maple Community Plan, are located within the area identified by the Province of Ontario as within the *Oak Ridges Moraine Conservation Plan Area* and are designated "Settlement Area" in the Oak Ridges Moraine Conservation Plan. This Plan incorporates the *Oak Ridges Moraine Conservation Plan Area* boundary on Schedule "A."

To assist in the implementation of the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan the City will work with the Province of Ontario in the implementation of tree cutting and site alteration by-laws required by the Oak Ridges Moraine Conservation Act and any subsequent regulations.

Where this Plan in subsections 9.1 to 9.10 inclusive contains terms that are defined in the Oak Ridges Moraine Conservation Plan, they are *italicized*. The Oak Ridges Moraine Conservation Plan should be consulted for the specific definition.

9.2 Transition, Further Approval Applications

a) In accordance with the transition provisions in Section 15 of the Oak Ridges Moraine Conservation Act and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act and the prescribed provisions in Section 48 of the Oak Ridges Moraine Conservation Plan, this Plan recognizes that, Planning Act and Condominium Act applications:

i) commenced prior to November 16, 2001 on the Oak Ridges Moraine Area in the Maple Community Plan are not subject to Section 9 Policy Area 2- Oak Ridges Moraine, of this Plan, or

ii) that are further approvals to a decision on an application commenced in the Maple Community Plan prior to November 16, 2001 where the application subject to a further approval is a specific condition of the original approval,

are not subject to Section 9 Policy Area 2 - Oak Ridges Moraine, of this Plan.

For the purpose of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

b) In accordance with the transition provisions in Section 15 of the Oak Ridges Moraine Conservation Act and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act this Plan recognizes that, Planning Act and Condominium Act applications:

i) that are further approvals to a decision on an application commenced and decided upon in the Maple Community Plan prior to November 16, 2001 where the application subject to a further approval is a specific condition of the original approval,

Modification 1.i.
Addition of text in bold

Modification 1.i.
Addition of text in bold

are not subject to Section 9 Policy Area 2 - Oak Ridges Moraine, of this Plan.

For the purpose of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

- c) An application for site plan approval is not required to comply with Section 9 Policy Area 2 - Oak Ridges Moraine, of this Plan, provided that the provisions in either Section 9 of the Oak Ridges Moraine Conservation Plan or Subsection 18(5) of the Oak Ridges Moraine Conservation Plan, apply to the site plan application.

9.3 Existing Uses

- a) This Plan recognizes Sections 6 and 7 of the Oak Ridges Moraine Conservation Plan respecting the permission for *existing* uses and previously authorized single dwellings in the *Oak Ridges Moraine Conservation Plan Area*. Accordingly, Nothing in Section 9 Policy Area 2 -Oak Ridges Moraine, of this Plan applies to prevent:
- i) the use of any land building or structure for a purpose, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose
 - ii) the expansion of an existing building or structure or the expansion of an existing institutional use, if the applicant demonstrates that:
 - 1. There will be no change in use; and
 - 2. The expansion will not adversely affect the *ecological integrity* of the Plan Area.
 - iii) the reconstruction, within the same locations and dimensions, of an existing building or structure that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.
 - iv) the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion:
 - 1. will bring the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan;
 - 2. will not *adversely affect the ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.
 - v) the use, erection or location of a *single dwelling* if:
 - 1. the use, erection and location would have been permitted by the applicable zoning by-law on November 15, 2001; and

the applicant demonstrates, to the extent possible, that

2.that the use, erection and location will not *adversely affect* the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.

b) If an *existing* use has adverse effects on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, any application to expand the building, structure or use or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan.

c) In Subsection 9.3 of this Plan:

“existing” means lawfully in existence on November 15, 2001, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful;

“institutional use” includes, without limitation, a long-term care facility, hospital, school, university or college.

9.4 Purpose

a) The lands located on the Oak Ridges Moraine in the Maple Community Plan as shown on Schedule “A” are designated “Settlement Areas” in the Oak Ridges Moraine Conservation Plan. The primary intent to the policies of the Oak Ridges Moraine Conservation Plan with respect to the Maple Community Plan is to focus and contain urban growth by minimizing the encroachment and impact of development on the *ecological functions* and *hydrological features* of the *Oak Ridges Moraine Conservation Plan Area* and by promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas. **Additional Objectives and Purposes that have been identified for Settlement Areas such as those lands within the Maple Community Plan are identified under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

9.5 Permitted Uses

a) All of the uses permitted by the applicable sections of this Plan are permitted within “Policy Area 2 – Oak Ridges Moraine Area”, as designated on Schedule “A” to this Plan, subject to the provisions of Sections 18, 19(3) and 31(4) of the Oak Ridges Moraine Conservation Plan.

The policies in Sections 9.5 to 9.9 inclusive, outline the key directions of the policies in Sections 19(3) and 31(4) of the Oak Ridges Moraine Conservation Plan, relevant to the Maple Community Plan. However in assessing applications for development, the City will not rely on these directions, but rather on the Oak Ridges Moraine Conservation Plan itself, and the relevant sections of the Oak Ridges Moraine Conservation Plan will be reviewed in their entirety.

b) Lot Creation

Modification 2
Addition of text in bold

New lots may be created subject to the consent policies of the Official Plan that apply to the Maple Community Plan and the provisions of Sections 19(3) and 31(4) of the Oak Ridges Moraine Conservation Plan.

9.6 **Key Natural Heritage Features and Hydrologically Sensitive Features**

- a) The Oak Ridges Moraine Conservation Plan defines *key natural heritage features* and *hydrologically sensitive features* and establishes provisions respecting their identification and restricts *development* and site alteration in *key natural heritage features* and *hydrologically sensitive features* and their related minimum vegetation protection zones, to those uses permitted in Sections 22 and 26 of the Oak Ridges Moraine Conservation Plan.
- b) Based on mapping prepared by the Province of Ontario in 2002 and the Province of Ontario technical guidelines for the identification of *key natural heritage features*, no mapped *key natural heritage features* and *hydrologically sensitive features* have been identified on the Oak Ridges Moraine within the lands subject to OPA 350. In addition, no mapped *key natural heritage features* or *hydrologically sensitive features* have been identified on the Oak Ridges Moraine within 120 metres of the lands subject to OPA 350.
- c) Notwithstanding paragraph 9.6 b) should any *key natural heritage features* or *hydrologically sensitive features* be identified on the Oak Ridges Moraine either within the Maple Community Plan Area or on the Moraine within 120 metres of the Maple Community Plan boundary, the provisions of the Oak Ridges Moraine Conservation Plan shall apply with respect to the *key natural heritage features* and *hydrologically sensitive features* in "Settlement Areas".

Modification 3.i.
Deletion of "(Date)"
in subsection b)

Modification 3.ii.
Replace reference to
"paragraph 9.6c" with
"paragraph 9.6b"
in subsection c)

9.7 **Major Development**

- a) For the purposes of Subsections 9.7 and 9.8 of this Plan, *major development* is defined as:
 - i) the creation of four or more lots;
 - ii) the construction of a building or buildings with a ground floor area of 500 m² or more, or
 - iii) the establishment of a *major recreational use* as described in Section 38 of the Oak Ridges Moraine Conservation Plan.
- b) In addition to the policies of Section 7 of this Plan, *major development* in the Oak Ridges Moraine Area shown on Schedule "A", is also subject to the requirements of Section 43 (sewage and water services) and Section 45 (storm water management) of the Oak Ridges Moraine Conservation Plan.
- c) For every application commenced on or after April 23, 2007 *major development* is prohibited unless:
 - i) The watershed plan for the relevant *watershed*, prepared in accordance with Section 24 of the Oak Ridges Moraine Conservation Plan has been completed;

ii) The *major development* conforms with the watershed plan;
and

iii) A water budget and conservation plan, prepared in accordance with Section 25 of the *Oak Ridges Moraine Conservation Plan* and demonstrating that the water supply required for the major development is sustainable, has been completed. An application for *major development* commenced prior to April 23, 2007, shall not be approved unless:

i) The Region of York has completed a water budget and conservation plan, prepared in accordance with Section 25 of the Oak Ridges Moraine Conservation Plan demonstrating that the water supply required for the major development is sustainable;

OR

ii) The applicant,

1. Identifies any *hydrologically sensitive features* and related *hydrological functions* on the site and how they will be protected,
2. Demonstrates that an adequate water supply is available for the *development* without compromising the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, and
3. Provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that:
 - a) Characterizes groundwater and surface water flow systems by means of modeling;
 - b) Identifies the availability, quantity and quality of water sources, and
 - c) Identifies water conservation measures.

e) **The City will incorporate through an Official Plan Amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York.**

9.8 Transportation, Infrastructure, and Utilities

Transportation, infrastructure and utilities on the Oak Ridges Moraine are permitted in accordance with Section 6 of this Plan and Subsections 41(1) (4) and (5) the Oak Ridges Moraine Conservation Plan.

9.9 Sewage, Water Services and Storm Water Management

In addition to the policies of Section 7 of this Plan, Sections 43 to 47 of the Oak Ridges Moraine Conservation Plan apply with respect to servicing those lands in the Oak Ridges Moraine Area on Schedule "A".-

Modification 4
Addition of text in bold

5. Adding to Part C Land Use Policies, Section 12 Non-Conforming Uses, subsection c):

“iii) that the policies of 9.3 a)ii) of this Plan are satisfied for lands located on the Oak Ridges Moraine.”

6. Adding to Part C Land Use Policies, Section 12 Non-Conforming Uses, subsection e):

“v) that the policies of Section 9.3 of this Plan are satisfied for lands located on the Oak Ridges Moraine.”

7. Adding to Part C Land Use Policies, Section 13.0 Interpretation the following:

“e) Where words that are italicized in Section 9 Policy Area 2 of this Plan reference should be made to the definitions included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.

f) Where there is a conflict in the policies in Sections 9.1 to 9.9 inclusive and the balance of this Plan, the more restrictive policies shall apply.

g) For lands located on the Oak Ridges Moraine where there is a conflict between this Plan and the Oak Ridges Moraine Conservation Plan Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan Ontario Regulation 140/02, prevails to the extent of the conflict. For purposes of clarification, this Plan does not conflict with the Oak Ridges Moraine Conservation Plan, where this Plan is more restrictive than the Oak Ridges Moraine Conservation Plan.

h) With respect to lands located on the Oak Ridges Moraine, the Province of Ontario has prepared technical papers to provide guidance on the interpretation and application of the provisions in the Oak Ridges Moraine Conservation Plan. The technical papers prepared by the Province are to be consulted and used where applicable in the interpretation of the policies contained in Section 9 Policy Area 2 of this Plan. These papers may be amended from time to time by the Province of Ontario to incorporate new information and improved approaches as they are developed.”

i) The boundary of the Oak Ridges Moraine is fixed as defined in Ontario Regulation 01/02 and may not be further defined.

j) **Despite the policies of this Plan, and the Oak Ridges Moraine Conservation Plan, lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan, and the Provincial Policy Statement where there is no conflict**

k) **For the lands on the Oak Ridges Moraine, the City shall undertake, in partnership with the Province, the Region, and other stakeholders:**

a) **The development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs.**

Modification 5.i.
Addition of text in bold

Modification 5.ii.
Addition of text in bold

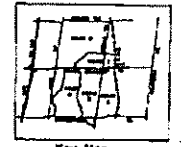
MODIFICATION
NO. 63
UNDER SECTION 17(1) OF
THE PLANNING ACT

MAPLE COMMUNITY PLAN SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 350

THIS IS SCHEDULE '11'
TO AMENDMENT NO. 604

LEGEND

- Low Density Residential
- Medium Density Residential
- Park
- Open Space
- Institutional
- Elementary School
- Secondary School
- Firehall
- Library
- Community Centre
- Church
- Cemetery



Commercial

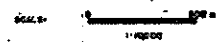
- Maple Commercial Core Area
- Community Commercial Centre
- Neighbourhood Commercial Area
- Local Convenience Commercial
- Office Commercial
- Service Centre
- General Commercial Area
- Prestige Industrial

- Policy Area 1
- Policy Area 2 - Oak Ridges Moraine
- Pedestrian and Bicycle Path System

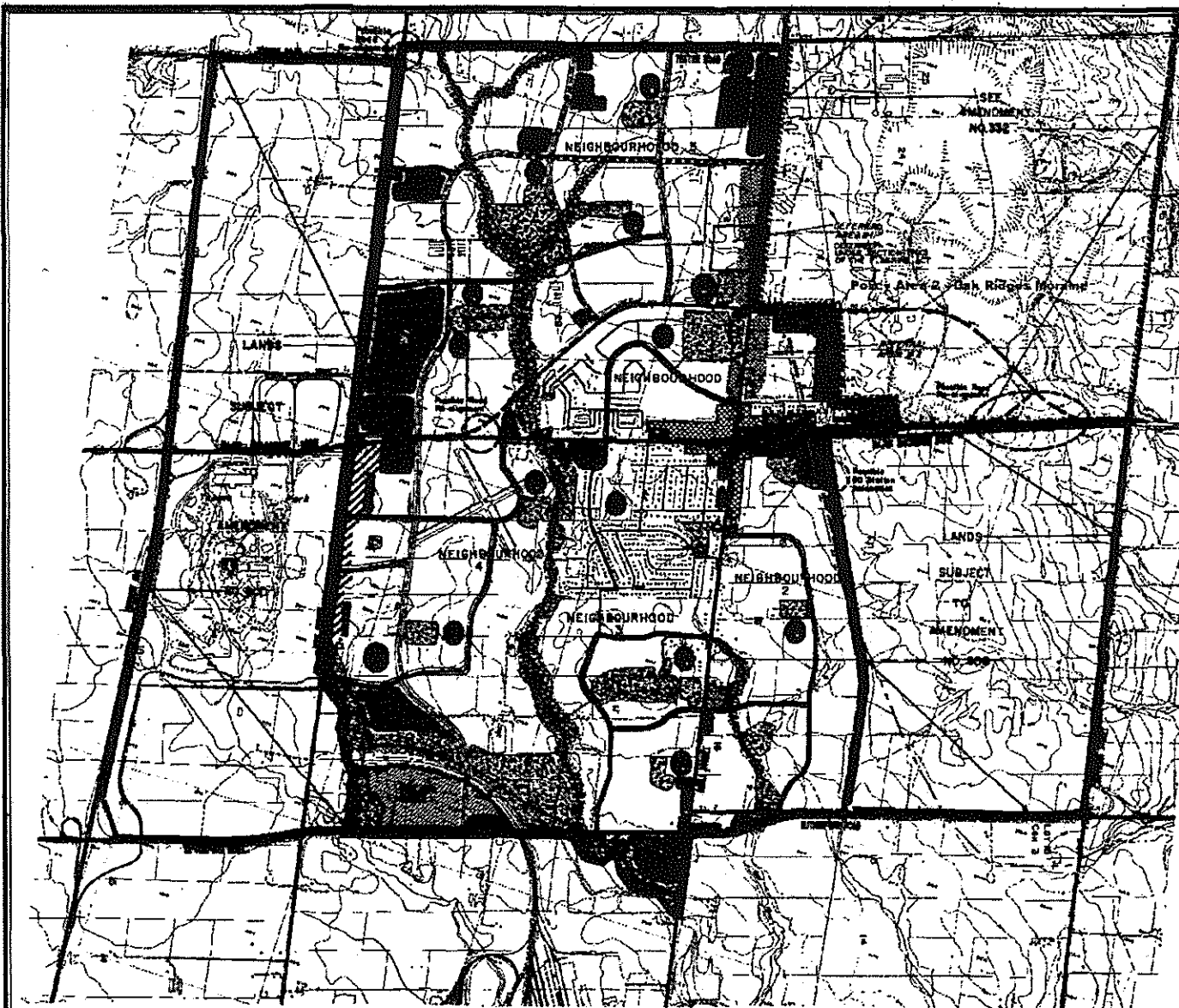
Roads

- Existing Arterial
- Proposed Arterial
- Collector
- Feeder
- Community Boundary

- Oak Ridges Moraine Boundary, Refer to Ontario Regulation 61/02
- Planning Area Boundary



DEC./83



OPA 604 AMENDING OPA 600

PART B

IV DETAILS OF THE AMENDMENT

C. OPA 600 is hereby amended as follows:

1. By amending:

Schedules A, G1, G2, G3, H, I, and J by the addition of the boundary of the Oak Ridges Moraine Area attached hereto as Schedules 12, 18, 20, 21, 23, 25 and 26;

Schedule C by the addition of the boundary of the Oak Ridges Moraine Area and the deletion of the "Headwaters/Moraine Policy District, attached hereto as Schedule 13;

Schedule E by replacing the Oak Ridges Moraine Planning Area (Ministry of Natural Resources December 1991) Boundary with the boundary for the Oak Ridges Moraine (Ontario Regulation O1/02) attached hereto as Schedule 15;

Schedule F by the addition of the boundary of the Oak Ridges Moraine Area, attached hereto as Schedule 16;

2. By Adding Schedules:

C1, Oak Ridges Moraine - Carrville Urban Village 2 attached hereto as Schedule 14;

F1, Oak Ridges Moraine - Rural Area General attached hereto as Schedule 17;

G1-ORM, Oak Ridges Moraine -Wetlands, attached hereto as Schedule 19;

G3-ORM, Oak Ridges Moraine - Areas of Natural and Scientific Interest (Life Science) attached hereto as Schedule 22;

H1-ORM, Oak Ridges Moraine - Significant Woodlands, attached hereto as Schedule 24;

L, Oak Ridges Moraine -Permanent and Intermittent Streams and Kettle Lakes, attached hereto as Schedule 27;

M, Oak Ridges Moraine - Areas of High Aquifer Vulnerability, attached hereto as Schedule 28;

N, Oak Ridges Moraine - Landform Conservation Areas, attached hereto as Schedule 29;

O, Oak Ridges Moraine - Areas of Natural and Scientific Interest (Earth Science), attached hereto as Schedule 30;

PART A PREAMBLE TO THE PLAN, 1.1 Organization of the Document, of OPA 600 is hereby amended by:

3. Adding after the words "Section 9 outlines servicing and Utilities policies, including water and sanitary sewer services" the following:

"Section 10 substantively incorporates the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02 into the policies of the Plan."

Modification 16
Schedule 17 was
Further amended by
the Province

**Official Plan Amendment 604 Amending OPA 600
Oak Ridges Moraine Conformity Official Plan Amendment
Final Provincial Approval October 2004**

4. Renumbering the reference to "Section 11" to read "Section 12";
5. Renumbering the reference to "Section 12" to read "Section 13"

PART A PREAMBLE TO THE PLAN, 1.2 Purpose and Timing, of OPA 600 is hereby amended by:

6. adding the following after item 7.:
 - "8.. amending the Plan to bring it into conformity with the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.
7. adding after the words, "requirements for review of local official plans on a 5-year basis", the following:

"and the requirements of the Oak Ridges Moraine Conservation Act and Ontario Regulation 141/02 that the City amend its Official Plan to bring it into conformity with the Oak Ridges Moraine Conservation Plan."

8. PART A PREAMBLE TO THE PLAN, of OPA 600 is hereby amended by the addition of the following:

"1.6 Oak Ridges Moraine Conservation Act and Plan

On December 14, 2001 the Oak Ridges Moraine Conservation Act, 2001 received Royal Assent and was deemed to have come into force on November 16, 2001. The Oak Ridges Moraine Conservation Act provided for the establishment of the Oak Ridges Moraine Conservation Plan by Regulation. On April 22, 2002, Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan, was filed and deemed to come into effect on November 16, 2001.

Through the Oak Ridges Moraine Conservation Act and accompanying Conservation Plan, the Province of Ontario has established a framework for protecting the Oak Ridges Moraine.

Municipal planning and decisions and public works, improvements or other undertakings are required to conform with the Oak Ridges Moraine Conservation Plan, which prevails in the case of a conflict with an official plan, zoning by-law or a policy statement issued under section 3 of the Planning Act. The Oak Ridges Moraine Conservation Act along with Ontario Regulation 141/02 filed on April 22, 2002 require that the City of Vaughan amend its official plan and zoning by-law to bring them into conformity with the Oak Ridges Moraine Conservation Plan.

The boundary of the Oak Ridges Moraine Area has been identified by the Province in Ontario Regulation 1/02. The Schedules of OPA 600 have been amended to include the Oak Ridges Moraine boundary and along with new Schedules added to the Plan. The Schedules and policies of OPA 600 have been amended to bring them into conformity with the Oak Ridges Moraine Conservation Plan.

PART A PREAMBLE TO THE PLAN, 6.0 NATURAL AREAS AND ENVIRONMENTAL PROTECTION, of OPA 600 is hereby amended by:

9. Deleting "6.0 NATURAL AREAS AND ENVIRONMENTAL PROTECTION" and replacing it with "6.0 NATURAL AREAS, ENVIRONMENTAL PROTECTION AND THE OAK RIDGES MORaine"
10. Adding the following after the last paragraph:

"OPA 600 substantively reflects the requirements of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02 respecting development and site alteration on the Oak Ridges Moraine."

PART B- THE OFFICIAL PLAN, of OPA 600 is hereby amended by:

11. Adding as subsection 1.15 the following:

"1.15 Oak Ridges Moraine The City shall follow the provisions of the Oak Ridges Moraine Conservation Plan as incorporated in this Plan.
12. Deleting 2.7 Environment paragraph ii and replacing it with the following:

"ii To protect and where possible improve or restore the environmental features, functions and ecological integrity of the Oak Ridges Moraine through the integration of environmental and land use planning."
13. Adding to Subsection 2.10 Transportation as paragraph x. the following:

"x. To ensure that transportation facilities and infrastructure on the Oak Ridges Moraine are permitted and constructed in conformity with the Oak Ridges Moraine Conservation Plan."
14. Adding to Subsection 2.11 Servicing as paragraph vii, the following:

"vii. To ensure that servicing on the Oak Ridges Moraine maintains the ecological integrity of hydrological and key natural heritage features and that the quantity and quality of groundwater and surface water on the Moraine are maintained."
15. Adding under Section 2.0 Goals and Objectives as subsection 2.12 Oak Ridges Moraine the following:

"2.12 Oak Ridges Moraine

 - i) To accommodate a trail system through the Oak Ridges Moraine Conservation Plan Area and trail connections to it, in the Natural Core Area, Natural Linkage Area, Countryside Area and Carrville Urban Village 2 Area.
 - ii) To maintain, and where possible improve or restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions in the Countryside Area and Carrville Urban Village 2 Area.

Modification1
Addition of text in bold

- iii) To maintain the quantity and quality of groundwater and surface water in the Countryside Area;
- iv) To maintain groundwater recharge in the Countryside Area;
- v) To maintain natural stream form and flow characteristics in the Countryside Area;
- vi) To protect landform features in the Countryside Area;
- vii) To provide for economic development that is compatible with the purpose and objectives of the Countryside Areas.
- viii) To provide for limited economic development that is compatible with the purpose and objectives of the Natural Core Areas and Natural Linkage Areas
- ix) To promote strong communities, a strong economy and healthy environment in Carrville Urban Village 2 Area
- x) To provide for economic development in the Carrville Urban Village 2 Area that is compatible with subsections (18(1)(a,b,c) and **18 (2) (a, b, c, d, and e)** of ORMCP"

16. Adding under Section 3.0 Structural Concept, subsection 3.9 Oak Ridges Moraine as follows:

"3.9 Oak Ridges Moraine Designations

This Plan recognizes the land use designations and regulations respecting development and site alteration established in Ontario Regulation 140/02, the Oak Ridges Moraine Conservation Plan.

This Plan designates a Natural Core Area, Natural Linkage Area and Countryside Area as established in the Oak Ridges Moraine Conservation Plan. Lands on the Oak Ridges Moraine that are designated within the Carrville Urban Village 2 Area reflect the Settlement Area designation in the Oak Ridges Moraine Conservation Plan as it applies to lands subject to OPA 600.

The Natural Core Areas protect those lands on the Oak Ridges Moraine with the greatest concentration of key natural heritage features, which are critical to maintaining the integrity of the Moraine as a whole. The Natural Linkage Areas are intended to protect critical natural and open space linkages between Natural Core Areas and along rivers and streams. The Countryside Areas provide an agricultural and rural transition and buffer between Natural Core Areas and Natural Linkage Areas and the Carrville Urban Village 2 Area. The policies in this Plan on creating and developing new lots in Natural Core Areas, Natural Linkage Areas and the Countryside Areas are very restrictive. The Carrville Urban Village 2 Area is to be the focus of development in this Plan on the Oak Ridges Moraine.

17. Deleting in 4.1.2.2 Carville-Urban Village 2 in paragraph iii the words "Headwaters Moraine Policy District" and replacing them with the words: " Oak Ridges Moraine"

18. Adding a new paragraph in 4.1.2.2. Carrville- Urban Village 2 as follows:

iv. Lands in the Carrville Urban Village 2 that are located on the Oak Ridges Moraine are designated "Settlement Area" and "Natural Core Area" on Schedule C1. All of the uses permitted in Section 4 of this Plan are permitted in the area designated "Settlement Area" subject to subsections 10i, 10.1, 10.1.1, 10.1.2, 10.1.3, 10.1.4, and 10.5 of this Plan.

19. Deleting Subsection 5.3 Headwaters/Moraine Policy District in its entirety and replacing it with the Subsection 5.3 Oak Ridges Moraine Conservation Plan Area as follows:

"5.3 Oak Ridges Moraine Conservation Plan Area

The City recognizes the Oak Ridges Moraine as a natural feature that requires special regard and protection. The area is particularly notable for its unique geological characteristics, its important groundwater recharge and discharge functions, the coldwater streams that originate within it, its high quality and extensive natural areas, and its landform characteristics. This Plan includes the boundary of the Oak Ridges Moraine from Ontario Regulation 1/02 on the Schedules of the Plan and incorporates in Section 10 the relevant provisions of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02, applicable to the Official Plan Amendment 600 area. Development within the Oak Ridges Moraine Area shall comply with the Oak Ridges Moraine Conservation Plan and Section 10 and the applicable Sections of this Plan.

20. Amending Subsection 5.4.4 Matters Respecting the Preparation of an ME/SP and EIS, to delete the words: " 8. landform conservation (for the Headwaters/Moraine Policy District designated in this Plan)"; and replacing it with the following:

"8. landform conservation on the Oak Ridges Moraine;

21. Adding a new paragraph in 5.5.2 Groundwater Resources Management Policies, as follows:

"9. In addition to the policies in Section 5.5, for lands on the Oak Ridges Moraine the provisions in Section 10 of this Plan respecting ground water resources, shall apply. Where there is a conflict in the policies in Section 5.5 and Section 10, the more restrictive polices shall apply."

22. Adding a new paragraph in subsection 5.6.1 Water Resources, Water Quality Policies, as follows:

"16. In addition to the policies in Section 5.6, for lands on the Oak Ridges Moraine the provisions in Section 10 of this Plan respecting water resources and water quality, shall apply. Where there is a conflict in the policies in Section 5.6 and Section 10, the more restrictive policies shall apply."

23. Adding a new paragraph to subsection 5.7.2 Water Resources Runoff Control Policies, as follows:
- “5. In addition to the policies in Section 5.7, for lands on the Oak Ridges Moraine the provisions in Section 10 of this Plan respecting water resources runoff control, shall apply. Where there is a conflict in the policies in Section 5.7 and Section 10, the more restrictive policies shall apply.”
24. Adding a new paragraph in subsection 5.8.2 Fisheries and Aquatic Habitat Policies, as follows:
- “12. In addition to the policies in Section 5.8, for lands on the Oak Ridges Moraine the provisions in Section 10 of this Plan respecting fisheries and aquatic habitat, shall apply. Where there is a conflict in the policies in Section 5.8 and Section 10, the more restrictive policies shall apply.”
25. Adding a new paragraph in subsection 5.9.1 Valley and Stream Corridors Policies, as follows:
- “16. In addition to the policies in Section 5.9, for lands located on the Oak Ridges Moraine the provisions in Section 10 of this Plan respecting *key natural heritage features* which include *significant valleylands* and *hydrologically significant features* which include permanent and intermittent streams shall apply. Where there is a conflict in the policies in Section 5.9 and Section 10, the more restrictive policies shall apply.”
26. Deleting in Subsection 5.10 Wetland Protection, the first two sentences and replacing them with the following:
- “The Provincially Significant King-Vaughan Wetland Complex and the Provincially Significant Philips-Bond Thompson Lake Wetland Complex are included in the wetlands identified by the Province of Ontario as being located on the Oak Ridges Moraine and are shown on Schedule G1-ORM. The locally significant Tormore Wetland Complex is shown on Schedule G1 and the locally significant Keele Street Wetland is shown on both Schedule G1 and G1 –ORM as it extends over the boundary of the Oak Ridges Moraine.
27. Deleting in Subsection 5.10.1 Wetland Protection, Policies:
- in paragraph 1., the words “Schedule G1” and replacing them with “Schedule G1-ORM”
- in paragraph 5., the words “and in Carrville-Urban Village 2(Blocks 11, 12 and 18)”
28. Adding a new paragraph in subsection, 5.10.1 Wetland Protection Policies, as follows:
- “8. In addition to the policies in Section 5.10, for lands located on the Oak Ridges Moraine the provisions in Section 10 respecting *key natural heritage features* and *hydrologically significant features*, both of which include wetlands shall apply. Where there is a conflict

in the policies in the Section 5.10 and Section 10, the more restrictive policies shall apply.”

29. Adding the following new paragraphs in subsection 5.11.1 Terrestrial (Woodland) Resources Protection Policies, as follows:

“22. In addition to the policies in section 5.11 for lands located on the Oak Ridges Moraine, the provisions in Section 10 of this Plan respecting *key natural heritage features* that include *significant woodlands* shall apply. Where there is a conflict in the policies in Section 5.11 and Section 10, the restrictive policies shall apply.

23. Where a woodlot is designated both “Tableland Woodlot” on Schedule C and “Significant Woodland” on Schedule H1-ORM, 5.11.1 (3) and (4) shall apply to the table land portion of the woodlot.”

30. Amending 5.12 Environmentally Significant Areas (ESAs) and Areas of Natural and Scientific Interest (ANSI) by deleting in the second paragraph the words, “Schedule G”, and replacing them with “Schedules G2, G3, G3-ORM and O”.

31. Adding a new paragraph in Subsection 5.12.1 Environmentally Significant Areas (ESAs) and Areas of Natural and Scientific Interest (ANSIs) Policies, as follows:

“4. In addition to the policies in Section 5.12, for lands located on the Oak Ridges Moraine, the provisions in section 10 of this Plan respecting Areas of Natural and Scientific Interest (earth science) and *key natural heritage features* and *hydrologically sensitive features* including *significant woodlands* and *Areas of Natural and Scientific Interest (life science)* shall apply. Where there is a conflict in the policies in Section 5.12 and Section 10, the more restrictive policies shall apply.”

32. Deleting in Subsection 5.13.1 Landform Conservation Policies in paragraph 4 the words “Headwater Moraine Policy District” and replacing them with the words “Oak Ridges Moraine”

33. Adding a new paragraph in Subsection 5.13.1 Landform Conservation Policies, as follows:

“13. In addition to the policies in Section 5.13, for lands located on the Oak Ridges Moraine, the provisions in Section 10 of this Plan respecting landform conservation shall apply. Where there is a conflict in the policies in Section 5.13 and Section 10, the more restrictive policies shall apply.

34. Amending 6.0 Rural Area-General Policies:

In paragraph i., adding the words: “ Oak Ridges Moraine Area” after the words “Woodbridge Expansion Area”

In paragraph iii, by:

adding the words: “as shown on Schedule F” after the words: “When the policies of the of the following site specific Official Plan Amendments”

deleting the following OPA No.s:

"88, 99, 117, 139, 180, 196, 228, 262, 304, 352, 490, 498, 569"

deleting the following: "The location of each site specific amendment is shown on Schedule "F"."

adding the following:

"For lands located on the Oak Ridges Moraine:

- a) The land use designations shown on Schedule F1 shall apply.
- b) Schedule F shall only be referenced for the purposes of determining the land use policies in Sections 5 and 6 of this Plan that would apply along with the applicable policies in the balance of this Plan in the following cases:
 1. The review of a Planning Act or Condominium Act application on lands located in the Natural Core Area, Natural Linkage Area or Countryside Area that satisfies the criteria in subsection 10.1 i. of this Plan.
- c) For purposes of clarity, lands located in areas identified on Schedule F in site specific OPAs 84, 88, 99, 117, 139, 180, 196, 228, 262, 304, 352, 327, 476, 490, 498 and 569 that are designated by this Plan as "Natural Core Area", "Natural Linkage Area" or "Countryside Area", the site specific OPAs are only recognized by this Plan for the purposes of paragraph 6.0 iii b.1. above, and in all other cases the lands use designations on Schedule F1 shall apply.

35. Amending Subsection 6.1.1.1 Agriculture Area Policies, Permitted Uses, Exceptions, by deleting paragraph a. in its entirety.
36. Amending 6.1.1.2 Agriculture Area Policies, Permitted Uses, Special Policy Area by deleting in the first paragraph the words "King-Vaughan Road" and replacing them with the words, "the Oak Ridges Moraine boundary"
37. Amending Subsection 6.2.1.1 Rural Use Area Policies, Permitted Uses, Exceptions by deleting paragraph a. in its entirety.
38. Amending Subsection 6.2.3 Aggregate Resources, iv., by:

adding after the words, "without requiring an amendment to the Plan or zoning by-law except", the following words:

"on the Oak Ridges Moraine and"

adding the following:

- "vi. Mineral aggregate operations and wayside pits on lands located in the Oak Ridges Moraine shall be subject to the provisions in Section 10 of this Plan and the Oak Ridges Moraine Conservation Plan. ."

Modification 2
Deletion of the following sentence "Where there is a conflict in the policies in subsection 6.2.3 and Section 10, the more restrictive shall apply."

39. Amending Subsection 6.2.5.1 Areas Unsuitable for Estate Residential Development by adding the following:

"13. lands located on the Oak Ridges Moraine."

40. Amending Section 7.0 Consents by adding a new subsection 7.7 Special Provisions for Oak Ridges Moraine Area:

"7.7 Special Provisions for Oak Ridges Moraine Area

New lots may be created in the "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area" designated on Schedules C1 and F1 for only those circumstances listed in subsection 10.14 of this Plan.

41. Amending Subsection 8.1 Transportation General Policies to add paragraph x. as follows:

"Special Provisions for Oak Ridges Moraine Transportation

- x. For lands located within the Oak Ridges Moraine on Schedules C1 and F1 the policies in Subsection 10.15 shall apply to transportation matters in addition to the policies included in Section 8 of this Plan. Where there is a conflict in the policies in Section 8 and Subsection 10.15, the more restrictive policies shall apply."

42. Amending Subsection 9.1 Services and Utilities to add paragraph vi. as follows:

"Special Provisions for Oak Ridges Moraine Services and Utilities

- vi. For lands located within the Oak Ridges Moraine on Schedules C1 and F1, the policies in Subsections 10.16 and 10.17 shall apply to infrastructure, services and utilities in addition to the policies included in Section 9 of this Plan. Where there is a conflict in the policies in Section 9 and Subsections 10.16 and 10.17, the more restrictive policies shall apply."

43. Adding as a new Section 10.0 Oak Ridges Moraine Area.

"10.0 Oak Ridges Moraine Area

General Policies

- i. The policies in Section 10 shall apply to all lands located within the area shown on Schedules C1 and F1, unless otherwise noted in this Plan.
- ii. To assist in the implementation of the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan the City will work with the Province of Ontario in the implementation of tree cutting and site alteration by-laws required by the Oak Ridges Moraine Conservation Act and any subsequent regulations.

10.1 Transition and Further Approval Applications

i. In accordance with the transition provisions of Section 15 and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act and the prescribed provisions in Section 48 of the Oak Ridges Moraine Conservation Plan, this Plan recognizes that Planning Act and Condominium Act applications on lands designated Natural Core Area, Natural Linkage Area and Countryside Area, on Schedules C1 and F1, that are applications:

1. commenced but not decided upon prior to November 16, 2001; or
2. that are further approvals to a decision on an application commenced but not decided upon prior to November 16, 2001 where the application subject to the further approval is a specific condition of the original approval;

are with respect to Section 10 of this Plan, only subject to Subsections 10.6, 10.7.i, 10.7.1, 10.7.2, 10.7.3, 10.7.4, 10.16 ii. b., 10.17 viii., ix and x.

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

ii. In accordance with the transition provisions in Section 15 and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act, and the prescribed provisions in Section 48 of the Oak Ridges Moraine Conservation Plan this Plan recognizes that Planning Act and Condominium Act applications on lands designated Settlement Area on Schedule C1 that are applications:

1. commenced but not decided upon prior to November 16, 2001; or
2. that are further approvals to a decision on an application commenced but not decided upon prior to November 16, 2001 where the application subject to the further approval is a specific condition of the original approval;

are not subject to Section 10 of this Plan and shall be reviewed with respect to the applicable policies in the balance of this Plan.

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

Modification 3.i.
Addition of text in bold

Modification 3.i.
Addition of text in bold

iii. In accordance with the transition provisions in Section 15 and the further approvals provisions in Section 17 of the Oak Ridges Moraine Conservation Act, this Plan recognizes that Planning Act and Condominium Act applications on lands designated Settlement Area on Schedule C1 and lands designated Natural Core Area, Natural Linkage Area and Countryside Area, on Schedules C1 and F1, that are applications:

1. that are further approvals to a decision on an application commenced and decided upon prior to November 16, 2001 where the application subject to the further approval is a specific condition of the original approval;

are not subject to Section 10 of this Plan and shall be reviewed with respect to the applicable policies in the balance of this Plan.

For the purposes of this subsection, further approvals are only to be those applications that are a direct result from a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium. In addition, any development permission established by such a further approval may be recognized in the City's Official Plan and Zoning By-law as appropriate.

Modification 3.i.
Addition of text in bold

10.1.1 Oak Ridges Moraine Existing Uses

- i. Nothing in Section 10 of this Plan applies to prevent:
 - a. the use of any land building or structure for a purpose, prohibited by Section 10 of this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or
 - b. the erection or use for a purpose prohibited by Section 10 of this Plan of a building or structure for which a permit has been issued under subsection 8(2) of the Building Code Act, 1992 on or before November 15, 2001 if:
 - c. the permit has not been revoked under subsection 8(10) of the building Code Act, 1992, and
 - d. the building or structure when erected is used and continues to be used for the purpose for which it was erected.
- ii. Nothing in Section 10 of this Plan applies to prevent the expansion of an existing building or structure on the same *lot*, or the expansion of an existing institutional use, if the applicant demonstrates that:
 - a. There will be no change in use; and
 - b. The expansion will not adversely affect the *ecological integrity* of the Plan Area.

- iii. Despite subsection 10.1.1 ii., an existing *mineral aggregate operation* or an existing *wayside pit* within an area designated "Natural Core Area" on Schedule C1 and Schedule F1, shall not be expanded beyond the boundary of the area under licence or permit.
- iv. Nothing in Section 10 of this Plan applies to prevent the reconstruction, within the same locations and dimensions, of an existing building or structure that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.
- v. Nothing in Section 10 of this Plan applies to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion:
 - a. Will bring the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan;
 - b. Will not *adversely affect* the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.
- vi. If an existing use has adverse effects on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, any application to expand the building, structure or use or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan.
- viii. In subsection 10.1.1 of this Plan:
 - a. "existing" means lawfully in existence on November 15, 2001, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful;
 - b. "institutional use" includes, without limitation, a long-term care facility, hospital, school, university or college.

10.1.2 Previously Authorized Single Dwellings

- i. In accordance with Section 7 of the Oak Ridges Moraine Conservation Plan nothing in Section 10 of this Plan applies to prevent the use, erection or location of a *single dwelling* if:
 - a. the use, erection and location would have been permitted by the applicable zoning by-law on November 15, 2001; and
 - b. the applicant demonstrates, to the extent possible, that the use, erection and location will not *adversely affect* the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.

10.1.3 Buildings and Structures Authorized under Section 17 of the Oak Ridges Moraine Conservation Act

- i. In accordance with Section 8 of the Oak Ridges Moraine Conservation Plan, nothing in Section 10 of this Plan applies to prevent the use, erection or location of a building or structure if,
 - a. the use, erection and location were authorized by the approval of an application that was commenced before November 17, 2001 and approved after that date; or
 - b. the use, erection and location were authorized by the approval of an application that was commenced after November 17, 2001 and decided in accordance with subsection 17(1) of the Oak Ridges Moraine Conservation Act.

10.1.4 Site Plan Applications

- i. An application for site plan approval under the Planning Act is not required to comply with Section 10 of this Plan where the application:
 - a. is on lands located in the "Settlement Area" on Schedule C1 and the lands subject to the application do not include a *key natural heritage feature* or a *hydrologically sensitive feature*;
 - b. relates to land in respect of which any of the following was commenced before November 17, 2001 and approved after that date:
 - 1. An application for an amendment to a zoning by-law;
 - 2. An application for approval of a plan of subdivision under section 51 of the Planning Act;
 - 3. An application for approval or exemption from approval for a plan of condominium under section 9 of the Condominium Act, 1998.

10.2 Natural Core Area

- i. Natural Core Areas are areas with a high concentration of *key natural heritage features, hydrologically sensitive features or landform conservation areas*.
- ii. The purpose of Natural Core Areas is to maintain and where possible improve or restore the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*. **Additional Objectives and Purposes for the Natural Core Area are also outlined under Sections 11 (1) and (2) of the Oak Ridges Moraine Conservation Plan.**
- iii. The following uses are permitted on lands designated Natural Core Area on Schedules C1 and F1, subject to subsections 10.6, 10.7, 10.8, 10.9 i., 10.9 ii., 10.10, 10.11.1, 10.11.2, 10.16, 10.17 and 10.18:

Modification 4.i.
Addition of text in bold

Modification 4.ii.
Addition of text in bold

- a. fish, wildlife and *forest management*;
 - b. conservation projects and flood and erosion control projects;
 - c. *agricultural uses*;
 - d. transportation, infrastructure, and utilities, subject to subsection 10.15, but only if the need for the project has been demonstrated and there is no reasonable alternative;
 - e. single detached dwelling on a lot existing on November 15, 2001, and on a lot created in accordance with Section 10.14;
 - f. home occupations;
 - g. cottage industries (**being the same as Home Industry under the Oak Ridges Moraine Conservation Plan**);
 - h. low-intensity recreational uses subject to subsection 10.13.1 and 10.13.3;
 - i. *unserviced parks*;
 - j. uses accessory to agricultural uses as set out in subsection 10.2 iv.;
 - k. *uses accessory* to the permitted uses set out in paragraphs a. to j.
- iv. Permitted uses accessory to agricultural uses include, but are not limited to the following:
- a. Roadside sale of produce of the farm operation;
 - b. The manufacture of value-added products from produce of the farm operation; and
 - c. A second dwelling that is a temporary, mobile or portable unit, if the applicant demonstrates that the dwelling:
 - 1. Is required to house help that is needed on the farm operation on a seasonal or full time basis;
 - 2. Does not require a consent under section 50 or 53 of the Planning Act, and
 - 3. Will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.

10.3 Natural Linkage Area

- i. Natural Linkage Areas, are areas forming part of a central corridor system that support or have the potential to support the movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors.
- ii. The purpose of the Natural Linkage Area is to maintain and where possible improve or restore, the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors. **Additional Objectives and Purposes for the Natural Linkage Area are also outlined under Sections 12(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

Modification 5
Addition of text in bold

iii. The following uses are permitted on the lands designated Natural Linkage Area on Schedule F1, subject to subsections 10.6, 10.7, 10.8, 10.9 i., 10.9 ii., 10.10, 10.11.1, 10.11.2, 10.16, 10.17 and 10.18:

- a. all of the uses listed in 10.2 iii Natural Core Area;
- b. *wayside pits* subject to subsections 6.2.3 and 10.12;
- c. *mineral aggregate operations* subject to subsections 6.2.3 and 10.12;
- d. *uses accessory* to the permitted uses set out in paragraphs a. to c.

10.4 Countryside Area

i. Countryside Areas are areas of rural land use such as agriculture, recreation, , *mineral aggregate operations*, parks and open space.

ii. The purpose of Countryside Area is to encourage agricultural and other rural uses that support the Oak Ridges Moraine Conservation Plan. **Additional Objectives and Purposes of the Countryside Area are also outlined under Sections 13(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

iii. The following uses are permitted on lands designated Countryside Area on Schedule F1, subject to subsections 10.6, 10.7, 10.8, 10.9 i., 10.9 ii., 10.10, 10.11.1, 10.11.2, 10.13.2, 10.13.4, 10.16, 10.17 and 10.18:

- a. all of the uses listed in 10.3 iii Natural Linkage Area;
- b. major recreational uses subject to 10.13.2;
- c. *uses accessory* to the permitted uses set out in paragraphs a. to c.

10.5 Settlement Area

i. The purpose of Settlement Areas on the Oak Ridges Moraine is to focus and contain urban growth. **Additional Objectives and Purposes that have been identified for Settlement Areas are identified under Sections 18(1) and (2) of the Oak Ridges Moraine Conservation Plan.**

ii. With respect to land designated "Settlement Area" on Schedule C1 in Carrville Urban Village 2, all of the uses permitted in Section 4 of this Plan are permitted, subject to Sections 4, 5 and subsections, 10.7, 10.8, 10.9 iii., 10.10, 10.11.2, 10.11.3, 10.15 i., 10.15 iv., 10.16, 10.17 and 10.18 of this Plan.

10.6 Connectivity

i. All applications for *development* and *site alteration* in the "Natural Core Area", "Natural Linkage Area" and "Countryside Area" shall identify planning and design construction practices that ensure that no buildings or other *site alterations* impede the movement of plants and animals among *key natural heritage features, hydrologically sensitive features* and adjacent land within Natural Core Areas and Natural Linkage Areas.

Modification 6.i.
Addition of text in bold

Modification 6.ii.
Deletion of iii) b. and
renumbering

Modification 6.iii.
Deletion of paragraph
10.4 iv)

Modification 7
Addition of text in bold

10.7 Key Natural Heritage Features and Hydrologically Sensitive Features Minimum Vegetation Protection Zones and Minimum Areas of Influence

- i. The Oak Ridges Moraine Conservation Plan establishes minimum areas of influence and minimum vegetation protection zones that relate to *key natural heritage features* and *significant hydrological features* as shown in Table 1 in Subsection 10.7.
- ii. The minimum areas of influence and minimum vegetation protection zones from *key natural heritage features* and *hydrologically sensitive features* as shown on Table 1, shall apply to lands designated "Settlement Area" on Schedule C1 and designated "Natural Core Area", "Natural Linkage Area", and "Countryside Area" on Schedule F1.
- iii. Notwithstanding subsection 10.7 ii., on lands designated "Settlement Area" on April 22, 2002 on Schedule C1, a minimum vegetation protection zone less than that specified on Table 1 in subsection 10.7 may be permitted where it is adopted on the basis of environmental studies or infrastructure planning, environmental assessments, infrastructure servicing studies or through master environmental servicing plans in accordance with Section 5 of this Plan.

TABLE 1

Feature	Minimum Area of Influence	Minimum Vegetation Protection Zone
Wetlands	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to subsection 10.7.3 ii. d. if a natural heritage evaluation is required
Significant portions of habitat or endangered, rare and threatened species	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under subsection 10.7.3
Fish Habitat	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to subsection 10.7.3 ii. d. if a natural heritage evaluation is required
Areas of Natural and Scientific Interest (life science)	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under subsection 10.7.3
Significant valleylands	All land within 120 metres of stable top of bank	All land within 30 metres of stable top of bank, subject to subsection 10.7.3 ii. d. if a natural heritage evaluation is required
Significant woodlands	All land within 120 metres of any part of the feature	All lands within 30 metres of the base of the outermost tree trunks within the woodland, subject to subsection 10.7.3 ii.d. if a natural heritage evaluation is required
Significant wildlife habitat	All land within 120 metres of any part of the feature	As determined by a natural heritage evaluation under subsection 10.7.3
Sand barrens, savannahs, and tallgrass prairies	All land within 120 metres of any part of feature	All land within 30 metres of any part of feature, subject to subsection 10.7.3 ii. d. if a natural heritage evaluation is required
Kettle lakes	All land within 120 metres of the surface catchment area	All land within the surface catchment area or within 30 metres of any part of feature, whichever is greater, subject to subsection 10.7.4 ii. c. if a hydrological evaluation is required
Permanent and Intermittent streams	All land within 120 metres of meander belt	All land within 30 metres of meander belt, subject to subsection 10.7.4 ii. c and subsection 10.7.4 ii. d if a hydrological evaluation is required
Seepage areas and Spring	All land within 120 metres of any part of the feature	All land within 30 metres of any part of feature, subject to subsection 10.7.4 ii. c and subsection 10.7.4 ii. d if a hydrological evaluation is required

10.7.1 Key Natural Heritage Features and Hydrologically Sensitive Features

- i. *Key Natural Heritage Features* in the *Oak Ridges Moraine Conservation Plan Area* include *wetlands, significant portions of habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant woodlands, significant wildlife habitat, sandbarrens, savannahs and tallgrass prairies.*
- ii. *Wetlands* are designated on Schedule G1-ORM.
- iii. *Areas of Natural and Scientific Interest (Life Science)* are designated on Schedule G3-ORM.
- iv. *Significant Woodlands* are designated on Schedule H1-ORM.
- v. *Hydrologically Sensitive Features* in the *Oak Ridges Moraine Conservation Plan Area* include permanent and intermittent streams, *wetlands* and *kettle lakes* and seepage areas and springs.
- vi. Permanent and intermittent streams and *Kettle Lakes* are designated on Schedule L.
- vii. No amendments will be required to Schedules G1-ORM, G3-ORM, H1-ORM and L, where **minor** changes to the boundary of the *key natural heritage feature* or *hydrologically sensitive feature* are based on studies carried out in accordance with this Plan or the Oak Ridges Moraine Conservation Plan, or updated information from the Province of Ontario, Department of Fisheries and Oceans or their delegate is provided to the satisfaction of the City of Vaughan.
- viii. Any change to Schedules G1-ORM and G3-ORM which affects the boundary of a *wetland* or an *area of natural and scientific interest (life science)* or confirmation of the boundaries of a feature not included on the Schedules including *habitat of endangered, rare and threatened species* or *fish habitat*, will only be made after consultation with the District office of the Ministry of Natural Resources and in the case of *fish habitat*, with the Department of Fisheries and Oceans or their delegate.
- ix. The presence or absence of *significant portions of habitat of endangered, rare and threatened species, fish habitat, significant valleylands, significant wildlife habitat*, and seepage areas and springs on the lands subject to a *development* or *site alteration* application and within 120 m of the application, shall be confirmed through environmental studies using criteria established by the Province of Ontario, to the satisfaction of the City of Vaughan in consultation with the Toronto and Region and Conservation Authority, the Region of York and Provincial Ministries. *Key natural heritage features* and *hydrologically sensitive features* identified on the Oak Ridges Moraine but not shown on Schedules to this Plan, shall be subject to the provisions in Section 10 of this Plan respecting *key natural heritage features* and *hydrologically sensitive features*. **Fish habitat on the Oak Ridges Moraine are to include but are not limited to all hydrologically sensitive features with surface water characteristics.**

Modification 8.i,
Addition of text in bold

Modification 8.ii.
Addition of text in bold

10.7.2 Key Natural Heritage Features and Hydrologically Sensitive Features Permitted Uses

Modification 9.i.
Addition of text in bold

i. No *development* or *site alteration* is permitted within *key natural heritage features* or ***hydrologically sensitive features*** or the related minimum vegetation protection zones as specified on Table 1 in subsection 10.7 except for the following:

Modification 9.ii. & 9.iii.
Addition of text in bold

- a. forest, fish and wildlife management;
- b. conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary and in the public interest after all alternatives have been considered;
- c. transportation, infrastructure, and utilities, **subject to the policies under Section 10.15 v** but only if the need for the project has been demonstrated and there is no reasonable alternative; and
- d. *low-intensity recreational uses* **subject to Section 10.13.1 and 10.13.3.**

10.7.3 Key Natural Heritage Features Natural Heritage Evaluation

i. Applications for *development* or *site alteration* with respect to land within the minimum area of influence that relates to a *key natural heritage feature*, shall be accompanied by a natural heritage evaluation.

ii. A Natural Heritage Evaluation shall:

- a. demonstrate that the *development* or *site alteration* applied for will have no *adverse effects* on the *key natural heritage feature* or on the related *ecological functions*;
- b. Identify planning, design or restore the health, diversity and size of the *key natural heritage feature* and its *connectivity* with other *key natural heritage features*;
- c. In the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how *connectivity* within and between *key natural heritage features* will be maintained and, where possible, improved or restored before, during and after construction;
- d. If the Table 1 in subsection 10.7 specifies the dimensions of a minimum vegetation protection zone, determine whether the specified dimension is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it;
- e. If Table 1 in subsection 10.7 does not specify the dimensions of a minimum vegetation protection zone, determine whether one is required, and if one is required, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and,

where possible, improvement or restoration of *natural self-sustaining vegetation* within it; and

- f. In the case of a *key natural heritage feature* that is *fish habitat*, ensure compliance with the requirements of the Department of Fisheries and Oceans (Canada).
- g. In the case of *Areas of Natural and Scientific Interest (Life Science)*, the basis on which the determination and specification in Subsection 10.7.3ii.e. is done shall include, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Government of Ontario, as amended from time to time.

10.7.4 Hydrologically Sensitive Feature Hydrological Evaluation

- i. An application for *development* or *site alteration* with respect to land with the minimum area of influence that relates to a *hydrologically sensitive feature*, shall be accompanied by a hydrological evaluation.
- ii. A hydrological evaluation shall,
 - a. Demonstrate that the *development* or *site alteration* will have no *adverse effects* on the *hydrologically sensitive feature* or on the related hydrological functions;
 - b. Identify planning, design and construction practices that will maintain, and where possible improve or restore, the health, diversity and size of the *hydrologically sensitive feature*; and
 - c. Determine whether the minimum vegetation protection zone whose dimensions are specified in Table 1 in Subsection 10.7 is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it.
 - d. In the case of permanent and intermittent streams and seepage areas and springs, the basis on which the determination and specification mentioned in subsection 10.7.4 ii.c., is done shall include, without limitation, an analysis of land use, soil type and slope class, using criteria established by the Government of Ontario, as amended from time to time.

10.8 Major Development

- i. *Major development* in Section 10 of this Plan means development consisting of:
 - d) the creation of four or more lots;
 - e) the construction of a building or buildings with a ground floor area of 500 m² or more, or
 - f) the establishment of a major recreational use as described in subsection 10.13.2

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Oak Ridges Moraine Conformity Official Plan Amendment
Final Provincial Approval October 2004**

- ii. For every application in the "Natural Core Area", Natural Linkage Area", "Countryside Area" and "Settlement Area", commenced on or after April 23, 2007 *major development* as defined in Subsection 10.8 i. is prohibited unless:
 - a. The watershed plan for the relevant *watershed*, prepared by the Region of York in accordance with subsection 24(3) of the *Oak Ridges Moraine Conservation Plan*, has been completed;
 - b. The *major development* conforms with the watershed plan; and
 - c. A water budget and conservation plan, prepared by the Region of York in accordance with Section 25 of the *Oak Ridges Moraine Conservation Plan* and demonstrating that the water supply required for the major development is sustainable, has been completed.
- iii. An application for *major development* commenced prior to April 23, 2007, shall not be approved unless:
 - a. The Region of York has completed a water budget and conservation plan, prepared in accordance with Section 25 of the *Oak Ridges Moraine Conservation Plan*, demonstrating that the water supply required for the major development is sustainable;OR
 - b. The applicant,
 - 1. Identifies any *hydrologically sensitive features* and related *hydrological functions* on the *site* and how they will be protected,
 - 2. Demonstrates that an adequate water supply is available for the *development* without compromising the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*, and
 - 3. Provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that:
 - i. Characterizes groundwater and surface water flow systems by means of modeling;
 - ii. Identifies the availability, quantity and quality of water sources, and
 - iii. Identifies water conservation measures.
- iv. **The City will incorporate through an official plan amendment, the applicable objectives and requirements that have been established through the Watershed Plan undertaken by the Region of York.**

Modification 10
Addition of text in bold

10.9 Subwatersheds

- i. With respect to land in the "Natural Core Area", "Natural Linkage Area" and "Countryside Area" designations, all *development* and *site alteration* with respect to land in a *subwatershed* are prohibited if they would cause the total percentage of the area of the *subwatershed* that has *impervious surfaces* to exceed:
 - a. 10 percent; or
 - b. any lower percentage specified in the applicable watershed plan.
- ii. With respect to land in the "Natural Core Area", "Natural Linkage Area" and "Countryside Area" designations, in considering applications for *development* or *site alteration* with respect to land in a *subwatershed* the approval authority shall take into account the desirability of ensuring that at least 30 percent of the area of the *subwatershed* has *self-sustaining vegetation*.
- iii. With respect to land in the "Settlement Area" designation, in considering applications for *development* or *site alteration* with respect to land in a *subwatershed* the approval authority shall consider the importance of:
 - a. Ensuring that natural vegetation is maintained, and where possible improved or restored; and
 - b. Keeping to a minimum *impervious surfaces*.

10.10 Areas of High Aquifer Vulnerability

- i. Schedule M Aquifer Vulnerability, is based on mapping provided by the Province of Ontario.
- ii. Despite anything else in this Plan except subsection 10.1.1, the following uses are prohibited with respect to land in areas of high *aquifer vulnerability*, as shown on Schedule M, Aquifer Vulnerability:
 - a. Generation and storage of *hazardous waste* or *liquid industrial waste*;
 - b. Waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - c. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device;
 - d. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

10.11 Landform Conservation Areas

- i. Schedule N Landform Conservation Areas, is based on mapping provided by the Province of Ontario.

Modification 11
Deletion of text
in 10.11 i)

10.11.1 Landform Conservation in Natural Core Area, Natural Linkage Area and Countryside Areas

- i. An application for development or *site alteration* on lands in the "Natural Core Area", "Natural Linkage Area" and "Countryside Area" shall:
 - a. With respect to land in a *landform conservation area* Category 1 on Schedule N, identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
 - 1. Maintaining *significant landform features* such as steep slopes, *kames*, kettles, ravines and ridges in their natural undisturbed form;
 - 2. Limiting the portion of the *net developable area* of the *site* that is disturbed to not more than 25 percent of the total area of the *site*; and
 - 3. Limiting the *portion of the net developable area of the site* that has *impervious surfaces* to not more than 15 percent of the total area of the *site*.
 - b. With respect to land in a *landform conservation area* Category 2 on Schedule N, identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
 - 1. Maintaining *significant landform features* such as steep slopes, *kames*, kettles, ravines and ridges in their natural undisturbed form;
 - 2. Limiting the portion of the *net developable area* of the *site* that is disturbed to not more than 50 percent of the total area of the *site*; and
 - 3. Limiting the portion of the net developable area of the site that has *impervious surfaces* to not more than 20 percent of the total area of the *site*.
 - c. With the exception of applications for *mineral aggregate operations*, applications with respect to land in a *landform conservation areas* of either category shall be accompanied by a site plan that:
 - i. Identifies the areas within which all building, grading, and related construction will occur;
 - ii. Demonstrates that building and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and
 - iii. Provides of the protection of *areas of natural and scientific interest (earth science)* in accordance with subsection 10.11.2.
 - d. Where the application is for *major development*, as defined in Subsection 10.8, on land in a *landform conservation area* of either Category 1 or Category 2, on Schedule N, the application shall be accompanied by a landform conservation plan that:

1. Shows, on one or more maps:
 - i. elevation contours in sufficient detail to show the basic topographic character of the *site*, with an interval of not more than two metres;
 - ii. analysis of the site by slope type (for example, moderate or steep);
 - iii. *significant landform features* such as *kames*, kettles, ravines and ridges; and
 - iv. all water bodies including intermittent streams and ponds.
2. Includes a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:
 - i. retention of *significant landform features* in an open, undisturbed form;
 - ii. road alignment and building placement to minimize grading requirements;
 - iii. concentration of *development* on portions of the site that are not *significant*;
 - iv. use of innovative building design to minimize grading requirements; and
 - v. use of selective grading techniques.

10.11.2. Landform Conservation in an Area of Natural and Scientific Interest (earth science)

- i. An application for *development* or *site alteration* within "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area" designations within an *area of natural and scientific interest (earth science)* feature shown on Schedule O or the related minimum area of influence which includes all lands within 50 metres of any part of the feature, shall be accompanied by an earth science heritage evaluation that:
 - a. identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and
 - b. determines whether the minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of *natural self-sustaining vegetation* within it.

10.11.3 Landform Conservation in Settlement Areas

- i. In considering applications for *development* or *site alteration* within *landform conservation areas* Category 1 or Category 2, on land in the "Settlement Area" on Schedule C1, the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsection 5.13.1 and if possible to satisfy the requirements of subsection 10.11.1.

10.12 Mineral Aggregate Operations

- i. *Mineral aggregate operations*, include:
- an operation, other than a *wayside pit*, conducted under a licence or permit under the Aggregate Resources Act, and
 - associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.
- ii. In "Natural Linkage Area" and "Countryside Area" designations, *mineral aggregate operations*, may be permitted subject to an amendment to the Official Plan and the applicable policies of this Plan.
- iii. In the "Natural Linkage Area" and "Countryside Area" designations, an application for a *wayside pit* may be permitted subject to an amendment to the zoning by-law.
- iv. The City of Vaughan in the review of all applications for *mineral aggregate operations* and *wayside pits*, shall ensure that the applications comply with Section 35 and 36 of the Oak Ridges Moraine Conservation Plan to the extent that the provisions can be addressed under the Planning Act and Municipal Act, along with all other applicable provisions of this Plan.
- v. The City of Vaughan will encourage the Ministry of Natural Resources in their review of applications for licences or permits for *mineral aggregate operations* and *wayside pits* under the Aggregate Resources Act, that the requirements of the Oak Ridges Moraine Conservation Plan, including Section 35 and 36, be complied with prior to the Ministry of Natural Resources issuing the licence or permit.

10.13 Recreational, Industrial and Commercial Uses

10.13.1 Low – Intensity Recreational Uses in the Natural Core Area, Natural Linkage Area and Countryside Area

- i. Low-intensity recreational uses are recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:
- a. Non-motorized trail uses
 - b. Natural heritage appreciation
 - c. Unserviced camping on public land
 - d. *Accessory uses*

Modification 12
Addition of text in bold

- ii. Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, footbridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the *adverse effects* on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area* will be kept to a minimum by:
 - a. Keeping disturbed areas to a minimum; and
 - b. Avoiding the most sensitive portions of the site, such as steep slopes, organic soils and *significant* portions of the *habitat of endangered, rare or threatened species*.

10.13.2 Major Recreational Uses in the Countryside Area

- i. Major Recreational uses are recreational use that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including:
 - a. Golf courses;
 - b. Serviced playing fields;
 - c. parks;
 - d. playgrounds;
 - e. buildings and structures accessory to the uses listed in 10.13.2 a, b, c and d.
- ii. An application to establish a new or expansion to an existing major recreational use in the "Countryside Area" designation, shall:
 - a. Be accompanied by a recreation plan demonstrating that,
 - 1. Water use for maintenance will be kept to a minimum
 - 2. Grassed, watered and manicured areas will be limited to sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures;
 - 3. Crossings of intermittent and permanent streams will be kept to a minimum;
 - 4. Water-conserving technologies will be used in clubhouses and restaurants;
 - 5. Water-conserving technologies will be used in irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; and
 - 6. Stormwater treatment facilities will be used to capture and treat runoff from areas with *impervious surfaces*.

- b. Be accompanied by a vegetation management plan demonstrating that:
 - 1. The application of fertilizers, pesticides, herbicides and fungicides will be limited to sports field surfaces, golf fairways, tees, greens and landscaped areas around buildings and structures, and, in those locations, will be kept to a minimum;
 - 2. Grass mixtures that require minimal watering and upkeep will be used for sports field surfaces and golf fairways; and
 - 3. Wherever possible, intermittent stream channels and drainage swales will be kept in a free to grow, low maintenance condition.

- c. Demonstrate that:
 - 1. The recreational activities on the site:
 - i. Will be compatible with the natural character of the surrounding area, and
 - ii. Will be designed and located so as not to conflict with adjacent land uses; and
 - 2. New technologies relating to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain, and where possible improve or restore the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area*.

- d. Demonstrate compliance with the criteria in subsection 6.2.1 of this Plan.

10.13.3 Oak Ridges Moraine Trails

- i. A recreational trail system shall be established to provide continuous access and travel along the *Oak Ridges Moraine Conservation Plan Area*, accessible to all including persons with disabilities. Where this trail or trails connecting to it are located in this Plan, they may be permitted in the "Natural Core Area", "Natural Linkage Area", "Countryside Area" or "Settlement Area" designations on Schedules C1 and F1, subject to the provisions of Section 39 of the Oak Ridges Moraine Conservation Plan.

10.14 Lot Creation in Natural Core Area, Natural Linkage Area, Countryside Area and Settlement Area

- i. New *lots* may be created in the "Settlement Area" designation subject to the consent policies for Urban Areas in Subsection 7.2 of this Plan and subsections 10.7, 10.8, 10.9 iii., 10.10, 10.11.2, 10.11.3 and 10.18 of this Plan.

Modification 13
Section 10.13.4 was
deleted in its entirety

- ii. New *lots* may be created in the "Natural Core Area", "Natural Linkage Area" and "Countryside Area", designated on Schedules C1 and F1, for only those circumstances listed in subsection 10.14 ii. a., and subject to subsections 10.6, 10.7, 10.8, 10.9 i., ii., 10.10, 10.11.1, 10.11.2 and 10.18 of this Plan:
 - a. New *lots* may be created for only the following circumstances:
 - 1. severance, from a *rural lot*, of a *farm retirement lot* or a *lot* for a *residence surplus to a farming operation*. The maximum permitted is a cumulative total of one such severance for each *rural lot*. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total.
 - 2. severance from each other of two or more *rural lots* that have merged in title. The severance shall follow the *original half lots*;
 - 3. allowing land acquisition for transportation, infrastructure, and utilities, but only if the need of the project has been demonstrated and there is no reasonable alternative;
 - 4. the addition of adjacent land to an existing *lot*, but only if the adjustment does not result in the creation of a *lot* that is undersized for the purposes of which it is being or may be used;
 - 5. facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;
 - 6. severances from each other parts of a *lot* that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.
 - b. Subsection 10.14 i. applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.
 - c. A *lot* may be created only if there is enough *net developable area* on both the severed *lot* and the remainder *lot* to accommodate proposed uses, buildings and structures and accessory uses without encroachment on *key natural heritage features* or *hydrologically sensitive features*;
 - d. As a condition of approval, the City shall enter into a site plan agreement or other agreement with the applicant establishing conditions requiring that *natural self-sustaining vegetation* be maintained or restored in order to ensure the long-term protection of any *key natural heritage features* and *hydrologically sensitive features* on the *lot*.
 - e. A *lot* shall not be created if it would extend or promote strip development.

10.15 Transportation, Infrastructure and Utilities

- i. Transportation, infrastructure and utilities in the "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area", designation include the following:

- a. Public highways;
 - b. Transit lines, railways and related facilities;
 - c. Gas and oil pipelines;
 - d. Sewage and water service systems and lines and stormwater management facilities;
 - e. Power transmission lines;
 - f. Telecommunications lines and facilities, including broadcasting towers;
 - g. Bridges, interchanges, stations and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in (a) to (f) in subsection 10.15 i. and
 - h. Rights of way required for the facilities listed in clauses (a) to (g) in subsection 10.15 i.
- ii. All new undertakings for transportation, infrastructure and utilities shall address the provisions in 10.15 of this Plan,
- iii. In the "Natural Linkage Area", an application for a transportation, infrastructure or utilities use shall not be approved unless:
- a. The need for the project has been demonstrated and there is no reasonable alternative; and
 - b. The applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:
 - 1. The area of construction disturbance is kept to a minimum;
 - 2. Right-of-way widths will be kept to the minimum that is consistent with meeting other objectives such as stormwater management and with locating as many transportation, infrastructure, and utility uses within a single corridor as possible;
 - 3. The project will allow for wildlife movement;
 - 4. Lighting will be focused downwards and away from Natural Core Areas;
 - 5. The planning, design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area* to a minimum.
- iv. In the "Natural Core Area" an application for a transportation, infrastructure or utilities use, shall not be approved unless the applicant demonstrates that:
- a. The requirements of subsection 10.15 ii and iii have been met;
 - b. The project does not include and will not in the future require a highway interchange or a transit or railway station in a "Natural Core Area"; and
 - c. The project is located as close to the edge of the "Natural Core Area" as possible;

- v. On lands designated "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area", all new transportation, infrastructure and utilities uses and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance such as Kirby Road and Teston Road, but not including a *storm water management pond*, may be permitted to cross a *key natural heritage feature* or a *hydrologically sensitive feature* only if the applicant demonstrates that:
- a. The need for the project has been demonstrated and there is no reasonable alternative;
 - b. The planning, and design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the *Oak Ridges Moraine Conservation Plan Area* to a minimum;
 - c. The design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system in subsection 10.13.3 of this Plan.
 - d. The landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights of way; and
 - e. The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and connectivity of the *key natural heritage feature* or *hydrologically sensitive feature*.
- vi. On lands designated "Natural Core Area", "Natural Linkage Area" and "Countryside Area" on Schedules C1 and F1, service and utility trenches for transportation, infrastructure and utilities where permitted in accordance with 10.15 ii, iii, iv and v, shall be planned, designed and constructed so as to keep disruption of the natural groundwater to a minimum.

10.16 Sewage and Water Services

- i. Subsection 10.16 shall apply to applications in the area designated "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area" on Schedules C1 and F1.
- ii. An application for *major development* shall be accompanied by a sewage and water system plan that demonstrates:
- a. That the *ecological integrity of hydrological and key natural heritage features* will be maintained;
 - b. That the quantity and quality of groundwater and surface water will be maintained;
 - c. That stream baseflows will be maintained;
 - d. That the project will comply with the applicable watershed plan and water budget and conservation plan to be prepared by the Region of York in accordance with sections 24 and 25 of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02; and

- e. That the water use projected for the development will be sustainable.
- iii. Water and sewer service trenches shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.
- iv. The construction or expansion of *partial services* are prohibited except where the construction or expansion of *partial services* where the construction or expansion is necessary to address a serious health concern or environmental concern.
- v. Subsection 10.16 iv. does not apply to prevent the connection to municipal water for existing *lots* and for lots in plan of subdivision applications which received draft plan approval prior to November 16, 2001 in the Woodland Acres Area, where the lots have been approved for development on the basis of private sewage disposal systems and a municipal water supply.

10.17 Stormwater Management

- i. Subsection 10.18 shall apply to applications in the area designated "Natural Core Area", "Natural Linkage Area", "Countryside Area" and "Settlement Area" on Schedules C1 and F1.
- ii. An application for *major development* as defined in subsection 10.8 of this Plan, shall be accompanied by a stormwater management plan which shall:
 - a. Have the following objectives:
 - 1. Maintain groundwater quantity and flow and stream base flow;
 - 2. Protect groundwater quality;
 - 3. Protect aquatic species and their habitat;
 - 4. Prevent increases in stream channel erosion; and
 - 5. Prevent any increase in flood risk.
 - b. Provide for an integrated treatment train approach that uses a planned sequence of methods of controlling stormwater in keeping its impact to a minimum by techniques including, without limitation:
 - 1. Lot level controls such as devices and designs that direct roof discharge to rear yard ponding areas;
 - 2. Conveyance controls such as grassed swales;
 - 3. End-of-pipe controls such as wet ponds at the final discharge stage.
 - c. Be prepared in accordance with the applicable watershed plan prepared by the Region of York in accordance with Section 24 of the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02, if one exists.

**Official Plan Amendment 604 Amending OPA 600
Oak Ridges Moraine Conformity Official Plan Amendment
Final Provincial Approval October 2004**

iii Every application for *development* or *site alteration* shall demonstrate that planning, design and construction practices that protect water resources will be used, including:

- a) Keeping the removal of vegetation, grading and soil compaction to a minimum;
- b) Keeping all sediment that is eroded during construction within the *site*;
- c) Seeding or sodding exposed soils as soon as possible after construction; and
- d) Keeping chemical applications to suppress dust and control pests and vegetation to a minimum.

iv. In considering an application for *development* or *site alteration*, the municipality shall seek to reduce areas with *impervious surfaces* and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads.

v. Municipal development standards shall incorporate planning, design and construction practices that will:

- a. reduce the portions of *lots* and *sites* that have impervious surfaces; and
- b. provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales.

vi. Subsections 10.17 iii., 10.17iv., 10.17 v. do not apply to applications for *mineral aggregate operations*.

vii. For the purposes of stormwater management, the minimum standard for water quality is that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average.

viii. Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.

ix. Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in *key natural heritage features* and *hydrologically sensitive features*.

x. Despite anything else in this Plan and the "Oak Ridges Moraine Conservation Plan," new *rapid infiltration basins* and new *rapid infiltration columns* are prohibited in the Natural Core, Natural Linkage, Countryside and Urban Areas in the *Oak Ridges Moraine Conservation Plan Area*.

44. Renumbering Section 10 Implementation and all references to Section 10, to Section 11 Implementation;

45. Amending the renumbered Section 11.3 Detailed Implementation to add the following paragraphs:

- "viii. Where a holding symbol is applied after November 16, 2001 to lands located on the Oak Ridges Moraine, it shall not be removed

Modification 14
Section 10.18 Wellhead
Protection Areas was
deleted in its entirety.

until conformity with the Oak Ridges Moraine Conservation Plan has been demonstrated to the satisfaction of the City of Vaughan.

- ix. The City will give consideration to the use of a Development Permit System to implement the Oak Ridges Moraine Conservation Plan.”

46. Renumbering Section 11 Non-Conforming Uses and all references to Section 11, to Section 12 Non-Conforming Uses;

47. Amending the renumbered Section 12.0 Non-Conforming Uses, iii to add the following:

- “c) that the policies of subsection 10.1.1 ii. of this Plan are satisfied for lands located on the Oak Ridges Moraine.”

48. Amending the renumbered Section 12 Non-Conforming Uses, add the following section

- vi. For the lands on the Oak Ridges Moraine, the policies of Section 12 of this Plan shall apply only in so far as the expansion of a building or structure on the same lot. Any expansion of a legal non-conforming building or structure shall be subject to the policies of subsection 10.1.1 of this Plan.

49. Renumbering Section 12 Interpretation and all references to Section 12, to Section 13 Interpretation.

50. Amending the renumbered Section 13 Interpretation, to add the following:

- “iv. Where words are italicized in Section 10 of this Plan, reference should be made to the definitions included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.

- v. Where there is a conflict in the policies in Section 10 of this Plan and the balance of this Plan, the more restrictive policies shall apply. **With the exception of policies that pertain to agricultural uses, mineral aggregate and wayside pits on the Oak Ridges Moraine. In such cases, the policies in the Oak Ridges Moraine Conservation Plan shall prevail.**

- vi. For lands located on the Oak Ridges Moraine where there is a conflict between this Plan and the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02 the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02, prevails to the extent of the conflict. For purposes of clarification, this Plan does not conflict with the Oak Ridges Moraine Conservation Plan where this Plan is more restrictive than the Oak Ridges Moraine Conservation Plan.

- vii. With respect to lands located on the Oak Ridges Moraine, the Province of Ontario has prepared technical papers to provide guidance on the interpretation and application of the provisions in the Oak Ridges Moraine Conservation Plan. The technical papers prepared by the Province are to be consulted and used where

Modification 15.1.
Addition of text in bold

applicable in the interpretation of the policies contained in Section 10 of this Plan. These papers may be amended from time to time by the Province of Ontario to incorporate new information and improved approaches as they are developed."

viii. Notwithstanding 13 i., the boundary of the Oak Ridges Moraine as defined in Ontario Regulation 01/02 and shown on the Schedules to this Plan and the "Natural Core Area" and "Natural Linkage Area" land use designations on Schedules C1 and F1 to this Plan shall not be further defined. The "Countryside Area" and "Settlement Area" designations on Schedules C1 and F1 may be further defined in a manner that is consistent with the policies of the land use designations based on the results of the Province of Ontario's ten year review of the Oak Ridges Moraine Conservation Plan and the review of the Region of York and City of Vaughan Official Plans".

Modification 15.ii.
Addition of text in bold

ix. **Despite the policies of this Plan, and the Oak Ridges Moraine Conservation Plan the lands located on the Oak Ridges Moraine are also subject to the policies in both the Region of York Official Plan and the Provincial Policy Statement where there is no conflict.**

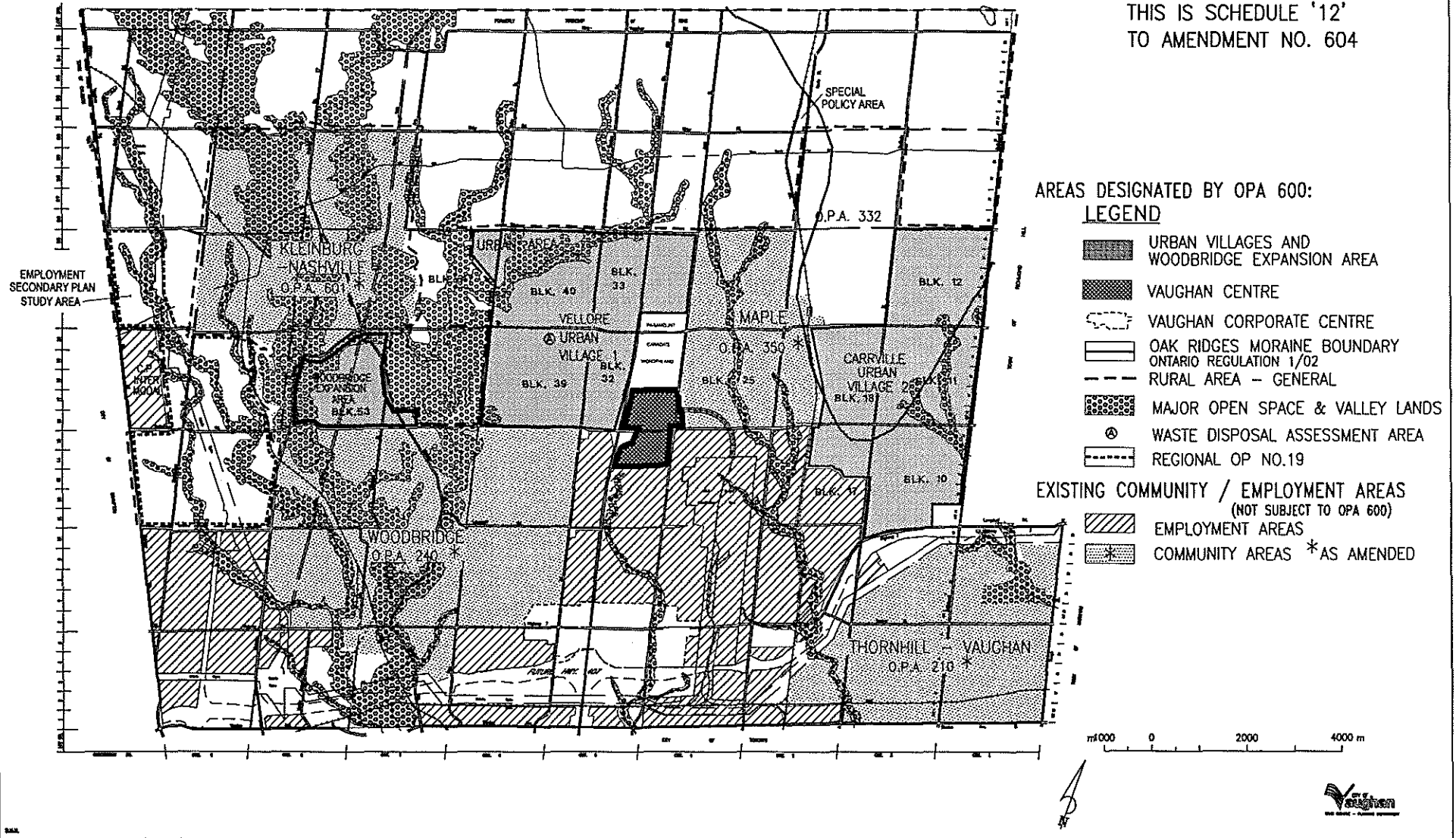
Modification 15.iii.
Addition of text in bold

x. **For the lands on the Oak Ridges Moraine, the City shall undertake, in partnership with the Province, the Region and other stakeholders:**

a. The development and administration of effective and accessible data management systems for natural heritage and hydrological information by the City circulating approved Natural Heritage and Hydrological Evaluations reflecting amendments to natural heritage and hydrological data to the Ministry of Municipal Affairs .
















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TO AMENDMENT NO. 600

THIS IS SCHEDULE '12'
TO AMENDMENT NO. 604

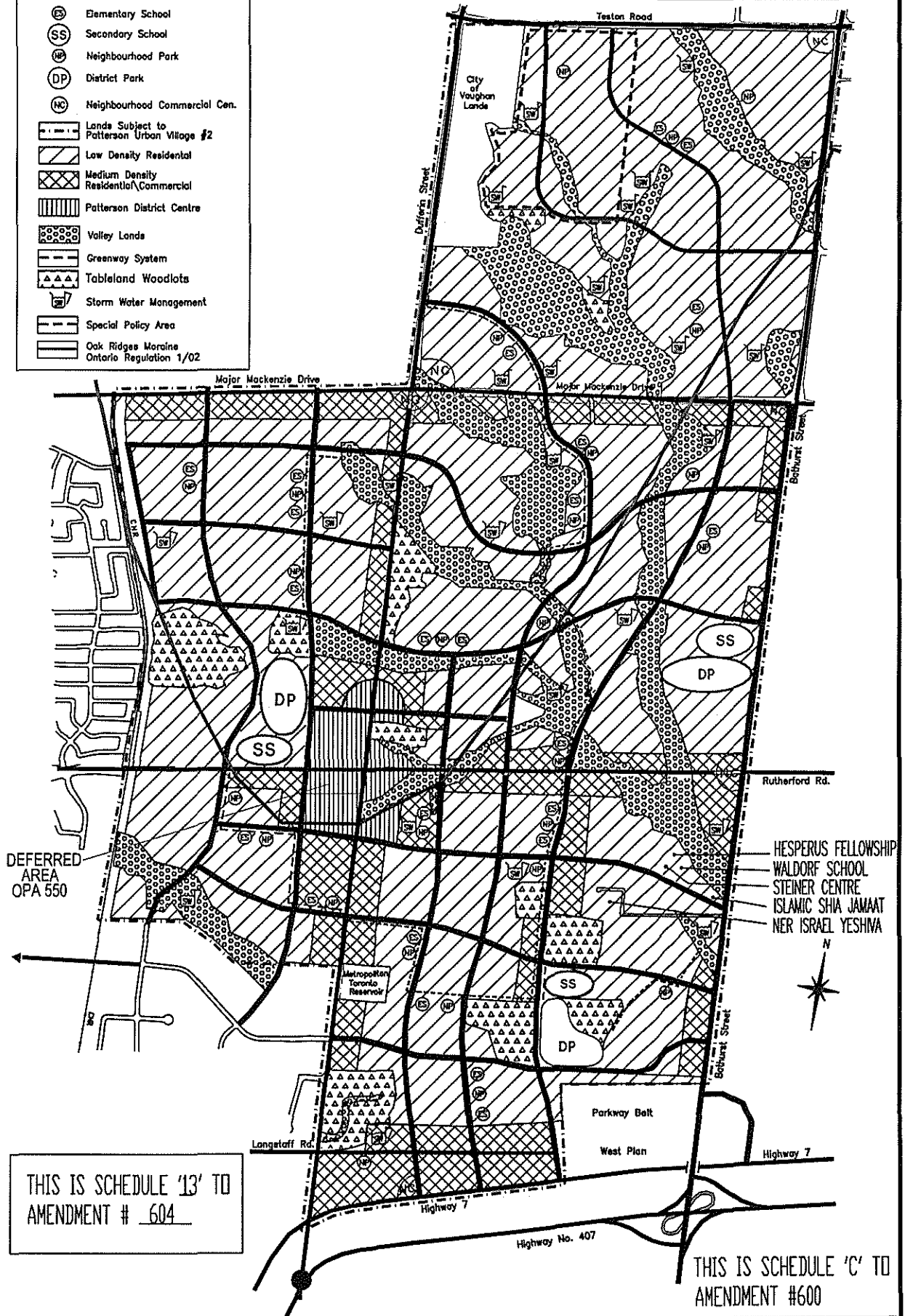


CARRVILLE - URBAN VILLAGE 2

LEGEND

-  Elementary School
-  Secondary School
-  Neighbourhood Park
-  District Park
-  Neighbourhood Commercial Cen.
-  Lands Subject to Patterson Urban Village #2
-  Low Density Residential
-  Medium Density Residential/Commercial
-  Patterson District Centre
-  Valley Lands
-  Greenway System
-  Tableland Woodlots
-  Storm Water Management
-  Special Policy Area
-  Oak Ridges Moraine Ontario Regulation 1/02

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

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THIS IS SCHEDULE 'C' TO AMENDMENT #600

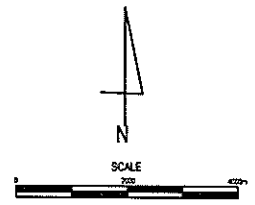


THIS IS SCHEDULE '14'
TO AMENDMENT NO. 604

LEGEND

-  NATURAL CORE AREA
-  SETTLEMENT AREA
-  LANDS SUBJECT TO OAK RIDGES MORaine
CARRVILLE URBAN VILLAGE 2
-  OAK RIDGES MORaine
ONTARIO REG 102

THIS IS SCHEDULE C1 TO AMENDMENT NO. 600
OAK RIDGES MORaine - CARRVILLE URBAN VILLAGE 2



TOWNSHIP OF KING

THIS IS SCHEDULE '15' TO
AMENDMENT NO. 604

THIS IS SCHEDULE 'E'
TO AMENDMENT #600

**HYDROGEOLOGICALLY
SENSITIVE AREAS**

LEGEND

----- DEVELOPMENT AREAS

==== OPA 600 AREA

— SAN ROSS MORANE
ONTARIO REGULATION 1/32

● WATER WELL LOCATIONS
(Agency of the Environment and
Energy) - well showing sand/gravel
within 3 metres of surface

▲ SOIL OBSERVATION LOCATION
(Dr. David Brink, Ontario Geological
Survey) - location showing sand/gravel
within 1.5 metres of surface

▨ HIGHLY SENSITIVE (MORANE AND FRINGE
AREAS) - regional ground water
recharge area

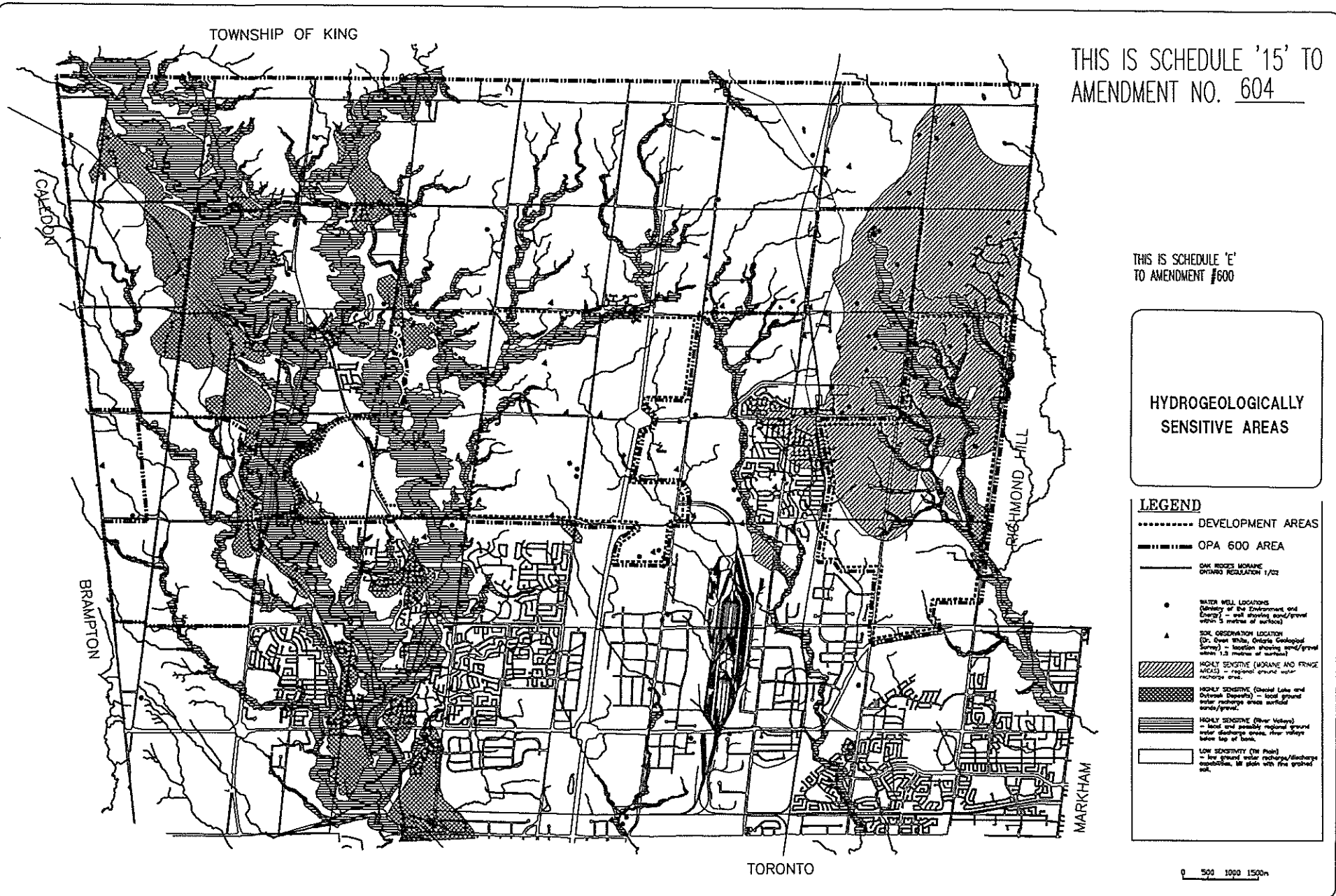
▩ HIGHLY SENSITIVE (Shield Lake and
Ottawa River) - local ground
water recharge areas surface
sand/gravel

▧ HIGHLY SENSITIVE (River Valleys)
- local and possibly regional ground
water discharge areas, river valleys
below top of bank

□ LOW SENSITIVITY (ON Plain)
- low ground water recharge/discharge
capabilities, fit plan with the ground
net

0 500 1000 1500m

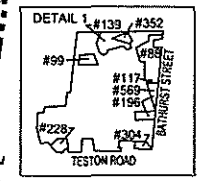
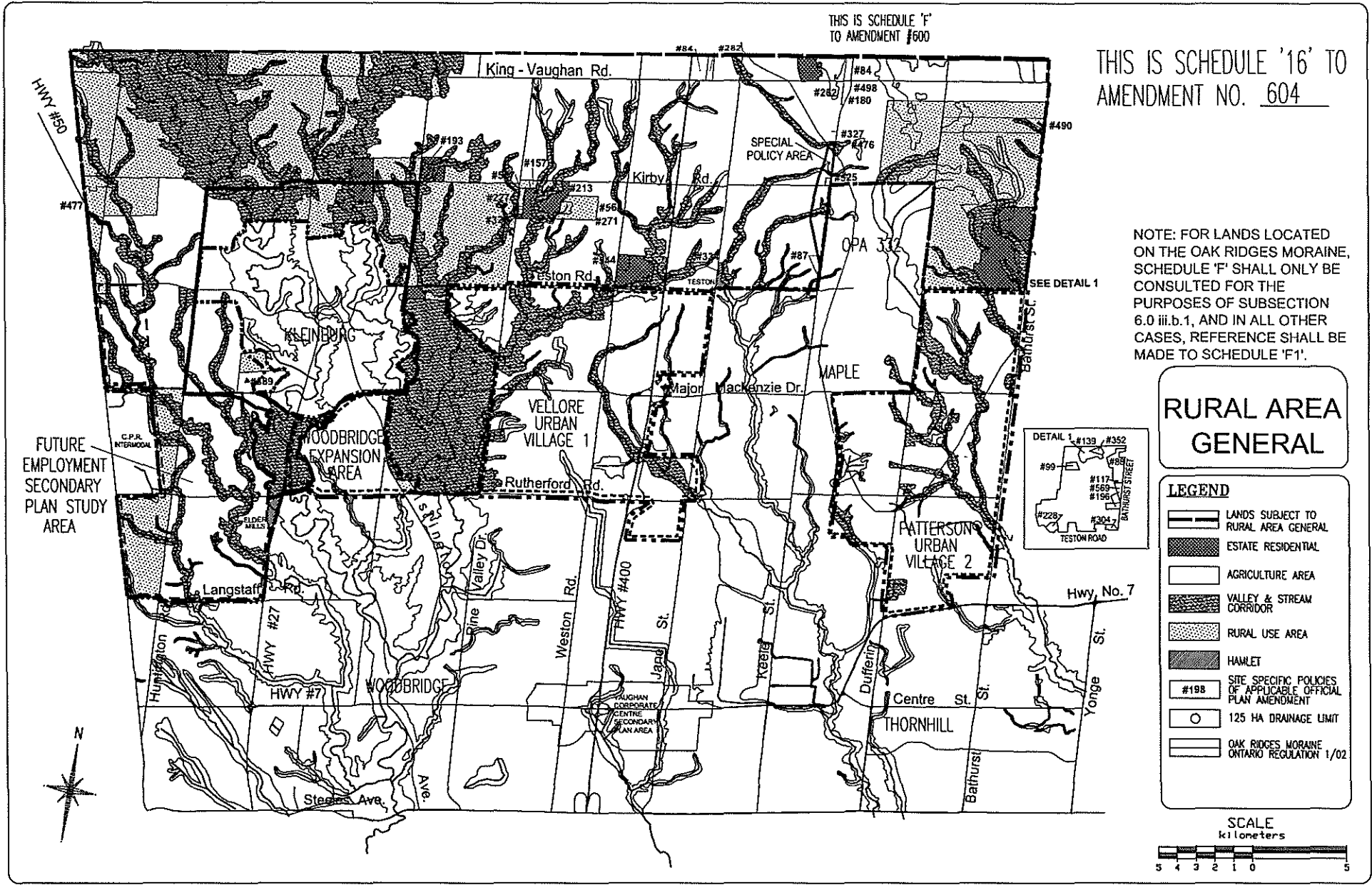
TORONTO



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TO AMENDMENT #600

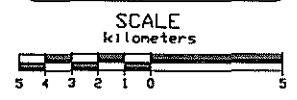
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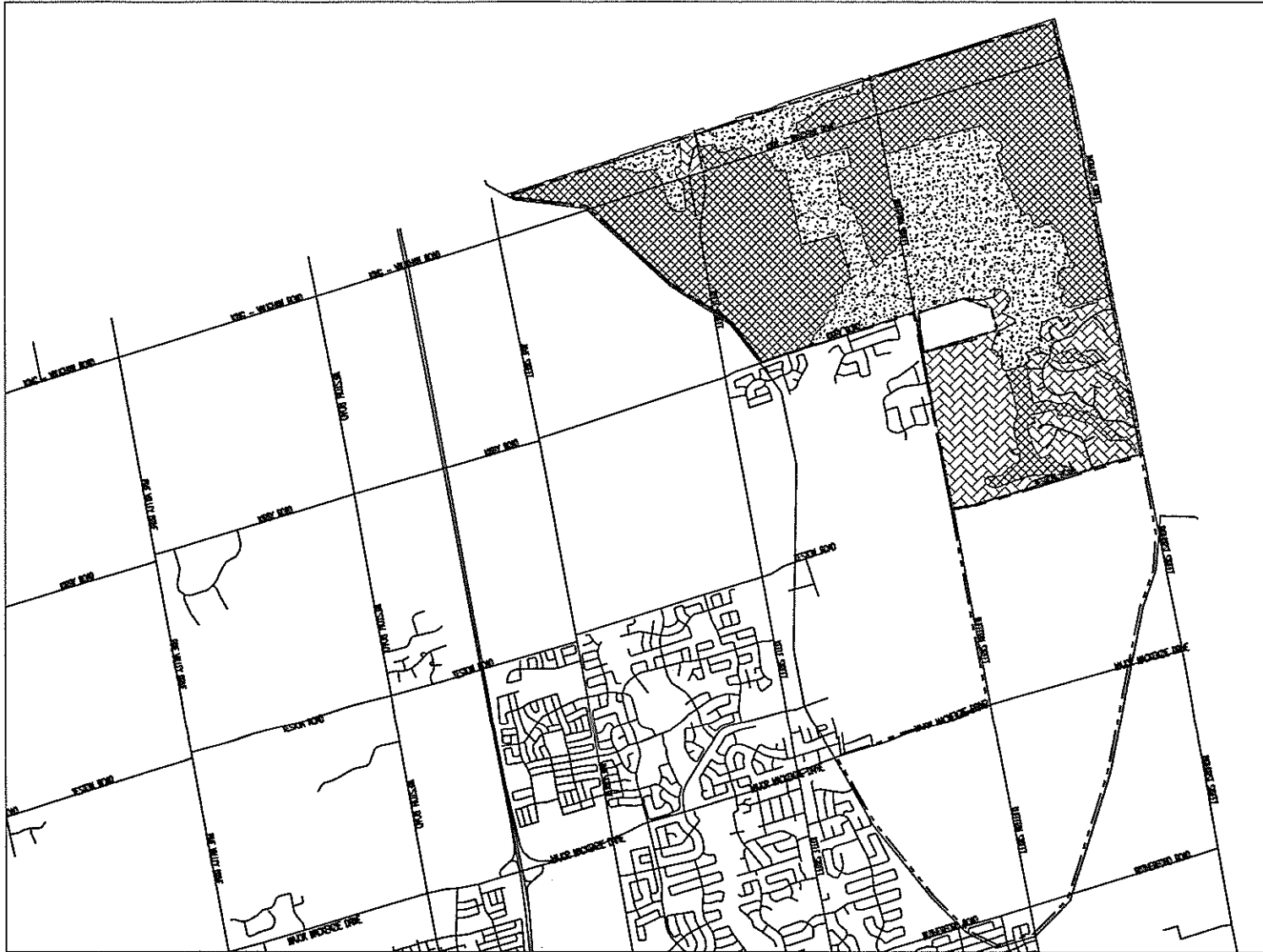
NOTE: FOR LANDS LOCATED ON THE OAK RIDGES MORAIN, SCHEDULE 'F' SHALL ONLY BE CONSULTED FOR THE PURPOSES OF SUBSECTION 6.0 iii.b.1, AND IN ALL OTHER CASES, REFERENCE SHALL BE MADE TO SCHEDULE 'F1'.



RURAL AREA GENERAL







- LEGEND**
- LANDS SUBJECT TO RURAL AREA GENERAL
 - ESTATE RESIDENTIAL
 - AGRICULTURE AREA
 - VALLEY & STREAM CORRIDOR
 - RURAL USE AREA
 - HAMLET
 - #198 SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT
 - 125 HA DRAINAGE LIMIT
 - OAK RIDGES MORAIN ONTARIO REGULATION 1/02



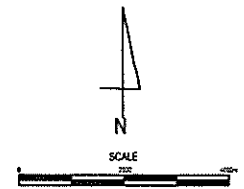


THIS IS SCHEDULE '17'
TO AMENDMENT NO. 604

LEGEND

-  NATURAL CORE AREA
-  NATURAL LINKAGE AREA
-  COUNTRYSIDE AREA
-  LANDS SUBJECT TO OAK RIDGES MORaine
RURAL AREA GENERAL
-  OAK RIDGES MORaine
ONTARIO REG 1802
-  REFER TO
MINISTER'S DECISION

THIS IS SCHEDULE F1 TO AMENDMENT NO. 600
OAK RIDGES MORaine - RURAL AREA GENERAL



TOWNSHIP OF KING

THIS IS SCHEDULE '18' TO
AMENDMENT NO. 604

FOR LANDS LOCATED ON
THE OAK RIDGES
MORaine, REFER TO
SCHEDULE G1-ORM

THIS IS SCHEDULE 'G1'
TO AMENDMENT #600

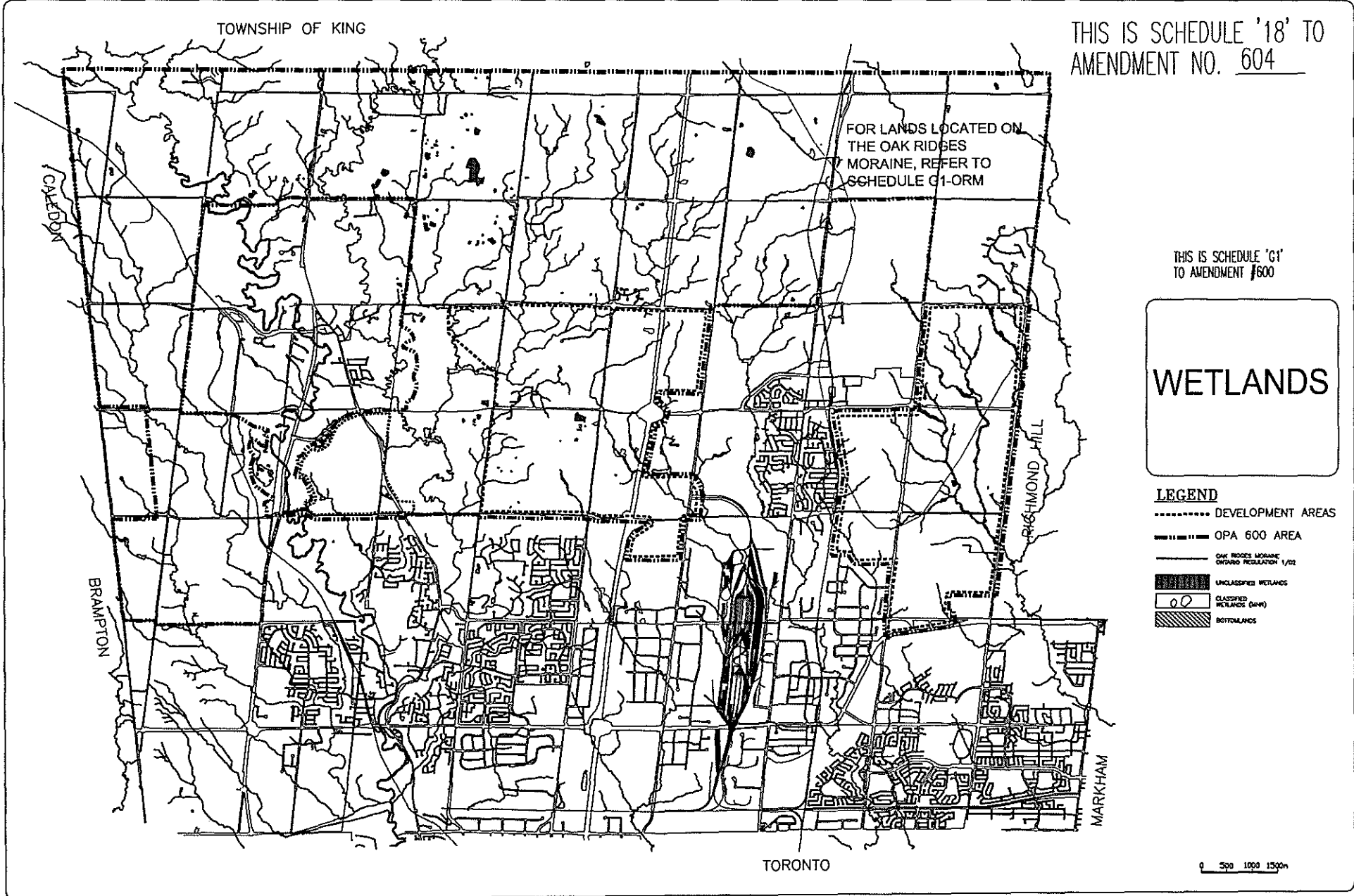
WETLANDS

LEGEND

- DEVELOPMENT AREAS
- OPA 600 AREA
- OAK RIDGES MORaine
ONLAND REGULATION 1/02
- UNCLASSIFIED WETLANDS
- CLASSIFIED WETLANDS (G1)
- BOTTOMLANDS

TORONTO





0 500 1000 1500m



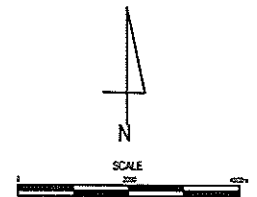


THIS IS SCHEDULE '19'
TO AMENDMENT NO. 604

LEGEND

-  LANDS SUBJECT TO OAK RIDGES MORaine - WETLANDS
-  WETLANDS
-  CARRVILLE URBAN VILLAGE 2
-  OAK RIDGES MORaine
ONTARIO REG 1802

THIS IS SCHEDULE G1 - ORM TO AMENDMENT NO. 600
OAK RIDGES MORaine - WETLANDS



TOWNSHIP OF KING

THIS IS SCHEDULE '20' TO
AMENDMENT NO. 604

THIS IS SCHEDULE 'G2'
TO AMENDMENT #604

ENVIRONMENTALLY
SIGNIFICANT AREAS

LEGEND

----- DEVELOPMENT AREAS

===== OPA 600 AREA

----- OAK RIDGES MORNING
ONTARIO REGULATION 1/02

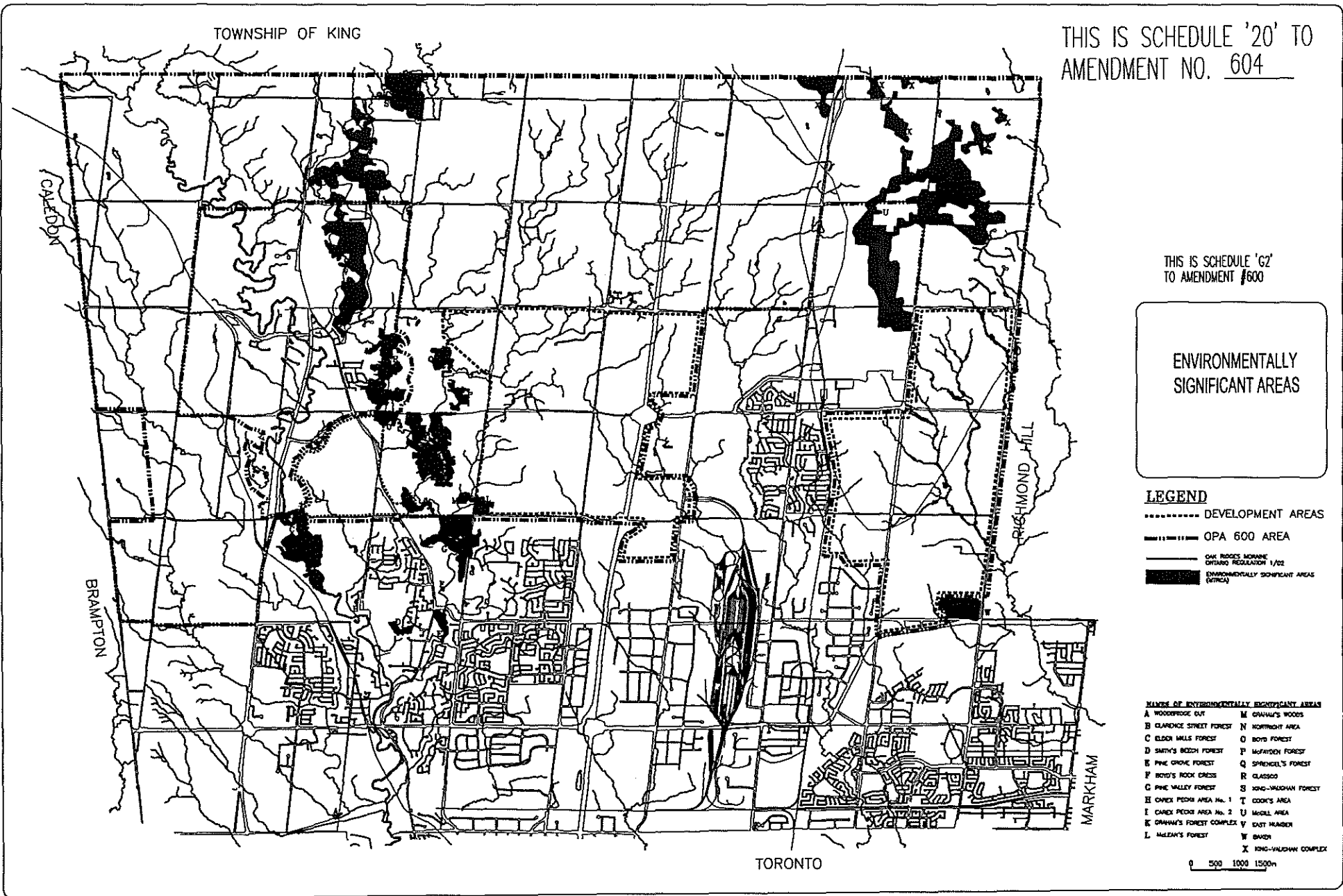
■ ENVIRONMENTALLY SIGNIFICANT AREAS
(OTICA)

MAPS OF ENVIRONMENTALLY SIGNIFICANT AREAS

- | | |
|---------------------------|------------------------|
| A WOODBRIDGE CUT | M GRAHAM'S WOODS |
| B CLARENCE STREET FOREST | N NORTHWICH AREA |
| C ELDER HILLS FOREST | O BOYS FOREST |
| D SARTY'S BEZZI FOREST | P MARYDEN FOREST |
| E PINE CROCK FOREST | Q SPINKELL'S FOREST |
| F KING'S ROCK CROSS | R GLASSCO |
| G PINE VALLEY FOREST | S KING-WALSHAM FOREST |
| H CHICK PEEDE AREA No. 1 | T COOK'S AREA |
| I CHICK PEEDE AREA No. 2 | U MOBLE AREA |
| K GRAHAM'S FOREST COMPLEX | V EAST HANSEN |
| L MCALEER'S FOREST | W BAKER |
| | X KING-WALSHAM COMPLEX |

0 500 1000 1500m

TORONTO



TOWNSHIP OF KING

THIS IS SCHEDULE '21' TO
AMENDMENT NO. 604

FOR LANDS LOCATED ON
THE OAK RIDGES
MORAINE, REFER TO
SCHEDULE 'G3-ORM'
AND SCHEDULE 'O'





THIS IS SCHEDULE 'G3'
TO AMENDMENT #600

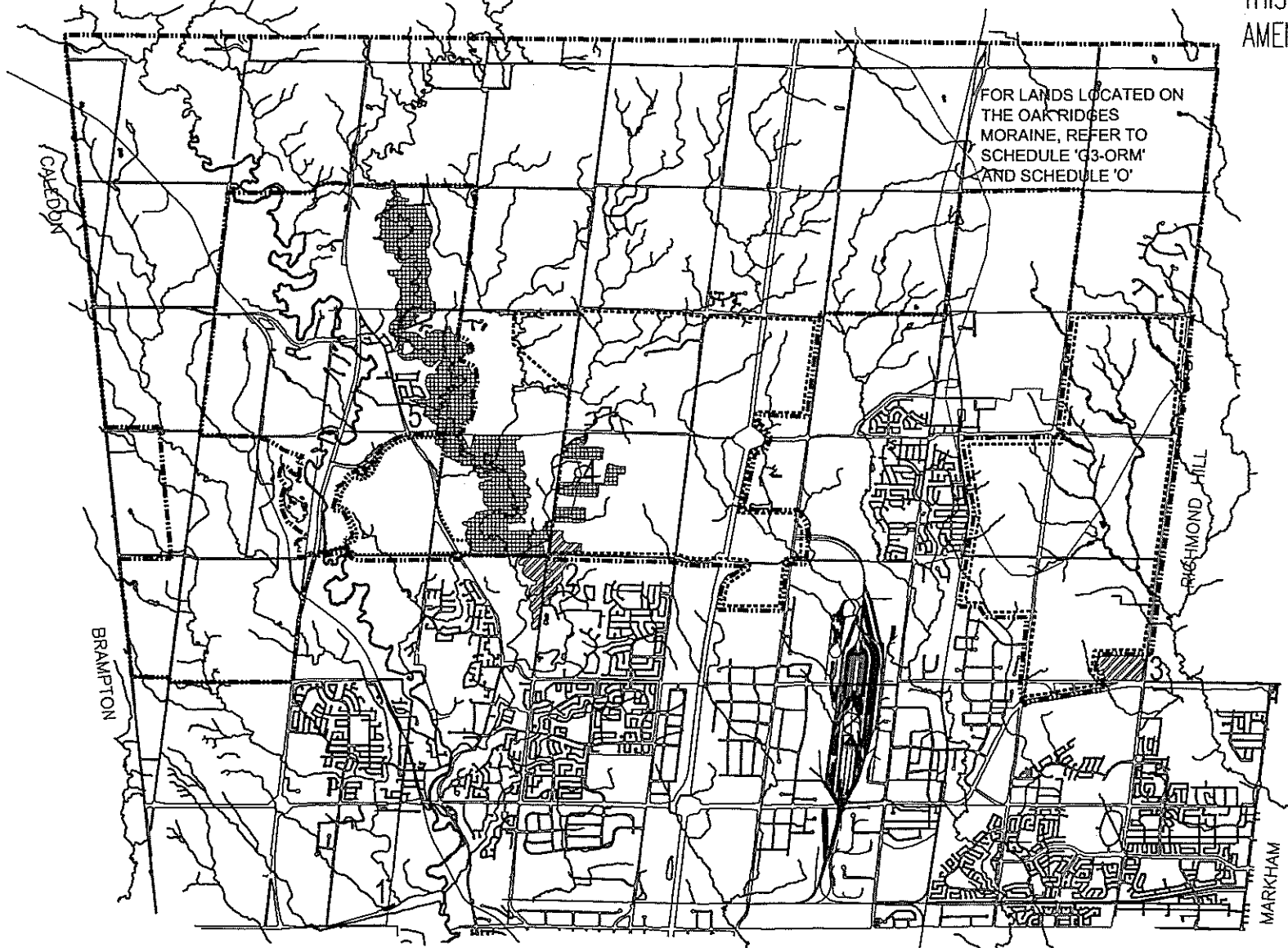
**AREAS OF
NATURAL AND
SCIENTIFIC
INTEREST**

LEGEND

- DEVELOPMENT AREAS
- ==== OPA 600 AREA
- OAK RIDGES MORAINE
ORDNANCE REGULATION 1/22

AREAS OF NATURAL AND SCIENTIFIC INTEREST

-  PROVINCIALY SIGNIFICANT (ES)
- 1. WOODBRIDGE CUT
-  PROVINCIALY SIGNIFICANT (LS)
- 2. BOYD CONSERVATION AREA AND ADJACENT LANDS
- 3. BAKERS WOOD
-  REGIONALLY SIGNIFICANT (LS)
- 4. KLEINBURG WOODLOTS
- 5. HUMBER RIVER
- 6. MAPLE UPLANDS AND KETTLE WETLANDS
-  REGIONALLY SIGNIFICANT (ES)
- 7. OAK RIDGES MORAINE MAPLE SPUR



CALEDON

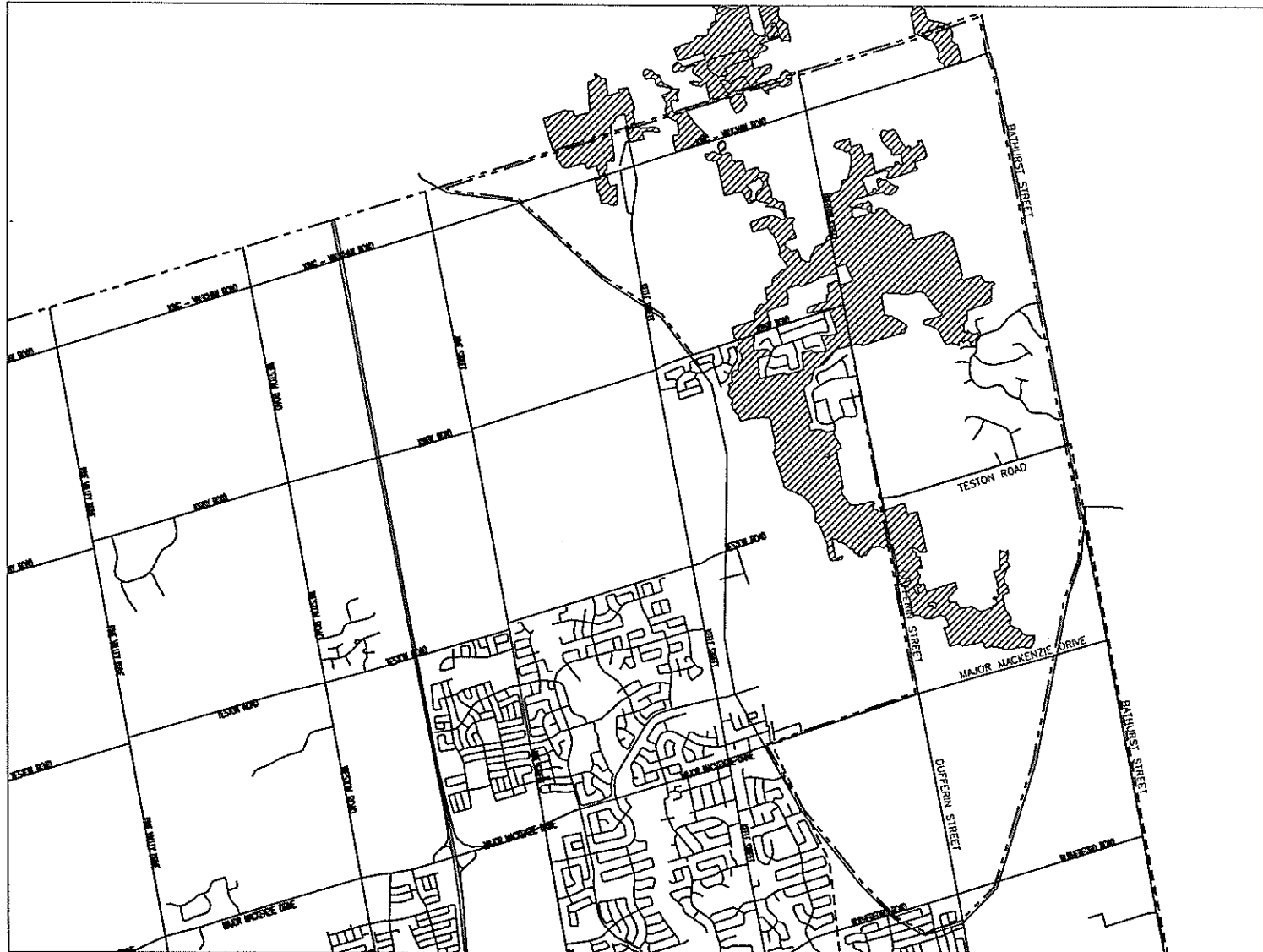
BRAMPTON

RICHMOND HILL






MARKHAM

TORONTO

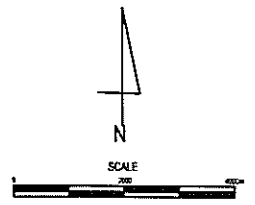
0 500 1000 1500m



THIS IS SCHEDULE '22'
TO AMENDMENT NO. 604

- LEGEND
-  LANDS SUBJECT TO OAK RIDGES MORaine
 -  AREAS OF NATURAL SCIENTIFIC INTEREST (LIFE SCIENCE)
 -  AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)
 -  CARRVILLE URBAN VILLAGE 2
 -  OAK RIDGES MORaine ONTARIO REG 102

THIS IS SCHEDULE G3 - ORM TO AMENDMENT NO. 600
OAK RIDGES MORaine - AREAS OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)



TOWNSHIP OF KING

THIS IS SCHEDULE '23' TO AMENDMENT NO. 604

THIS IS SCHEDULE 'H' TO AMENDMENT #600

TERRESTRIAL RESOURCES

LEGEND

----- DEVELOPMENT AREAS

==== OPA 600 AREA

— OAK RIDGE MORNING STAR REGULATION 1/32

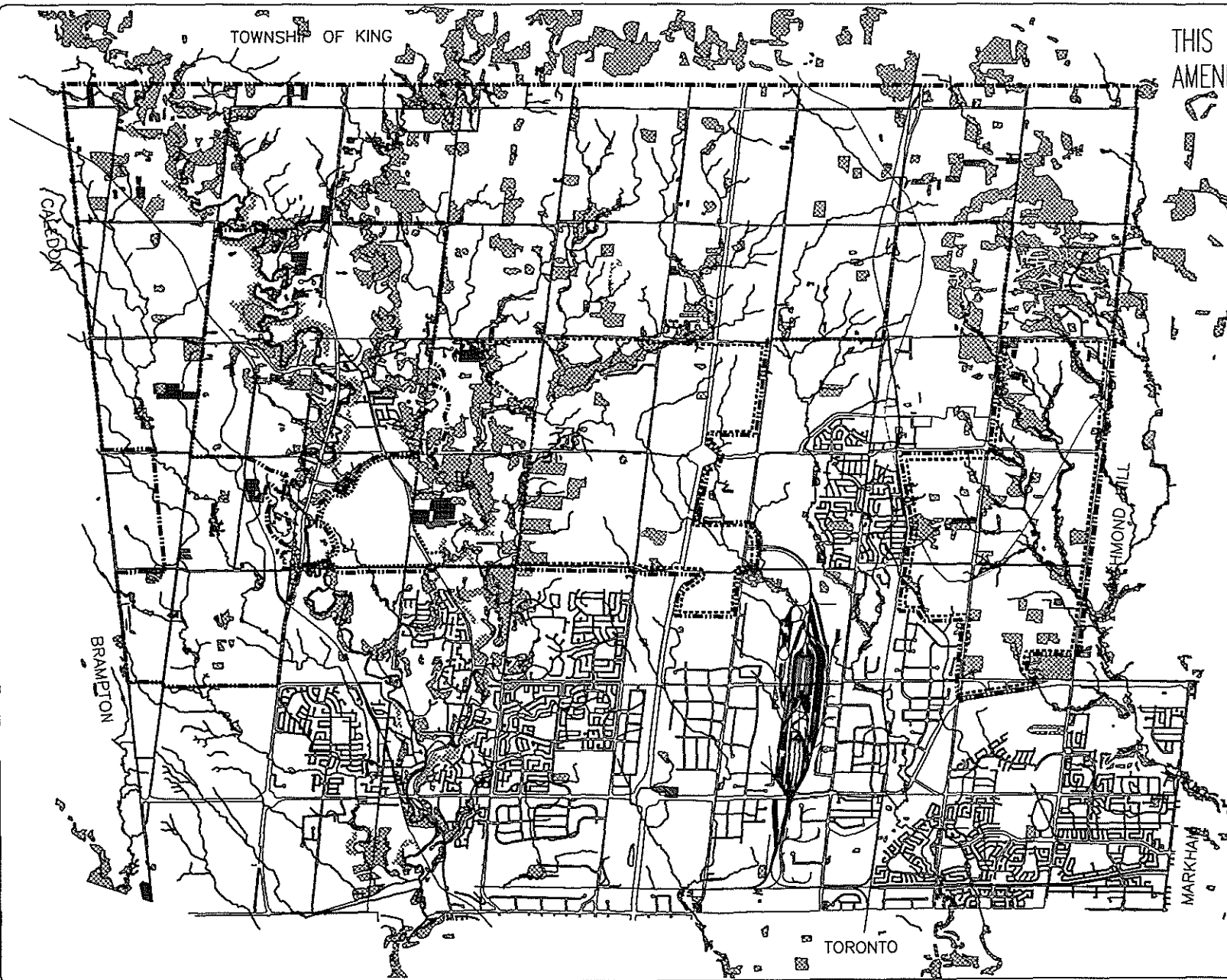
 WOODLAND AREA

 MIDDROW, SCRUB

 YOUNG PLANTATION

 MATURE PLANTATION

0 500 1000 1500m



TORONTO

MARKHAM




THIMOND HILL

CALDON

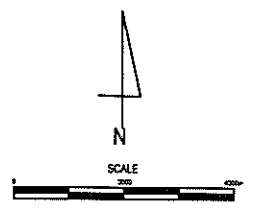
BRAMPTON



THIS IS SCHEDULE '24'
TO AMENDMENT NO. 604

- LEGEND
-  LANDS SUBJECT TO OAK RIDGES MORaine - SIGNIFICANT WOODLANDS
 -  SIGNIFICANT WOODLANDS
 -  OAK RIDGES MORaine ONTARIO REG 1102

THIS IS SCHEDULE H1 - ORM TO AMENDMENT NO. 600
OAK RIDGES MORaine - SIGNIFICANT WOODLANDS



THIS IS SCHEDULE '25' TO
AMENDMENT NO. 604

TRANSPORTATION -
REGIONAL ROAD NETWORK
(& MTO RECOMMENDED
IMPROVEMENTS)

MODIFICATION
No. 232
UNDER SECTION 17(9)
OF THE PLANNING ACT

- 30M
- 36M
- 45M

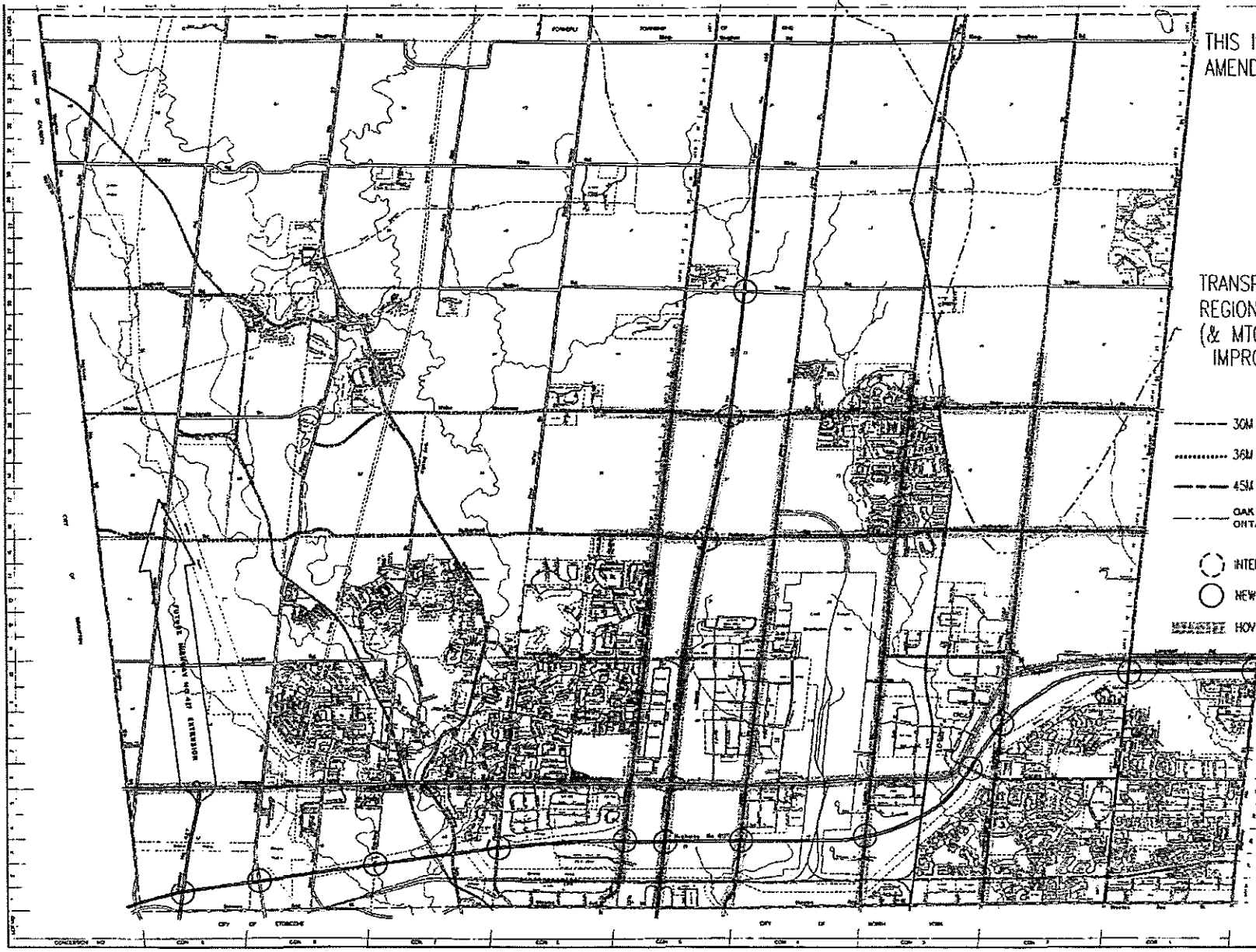
OAK RIDGES MORAYNE
ONTARIO REGULATION 102

- INTERCHANGE IMPROVEMENTS
- NEW INTERCHANGE

HOV LANES

THIS IS SCHEDULE '1' TO
AMENDMENT NO. 600

"The Ministry of Transportation consideration and approval is required to implement the following initiatives: HOV lanes on Highway 400 and 7; the new intersection of Highway 400 and Teston Road; the modification to the existing Highway 400 and Major Mackenzie Interchange; and the extension of Highway 427."



THIS IS SCHEDULE 26 TO
AMENDMENT NO. 604

OAK RIDGES MORARIE
ONTARIO REGULATION 102

MODIFICATION
No. 231
UNDER SECTION 17(1) OF
THE PLANNING ACT

TRANSPORTATION - CITY ROAD NETWORK

LEGEND

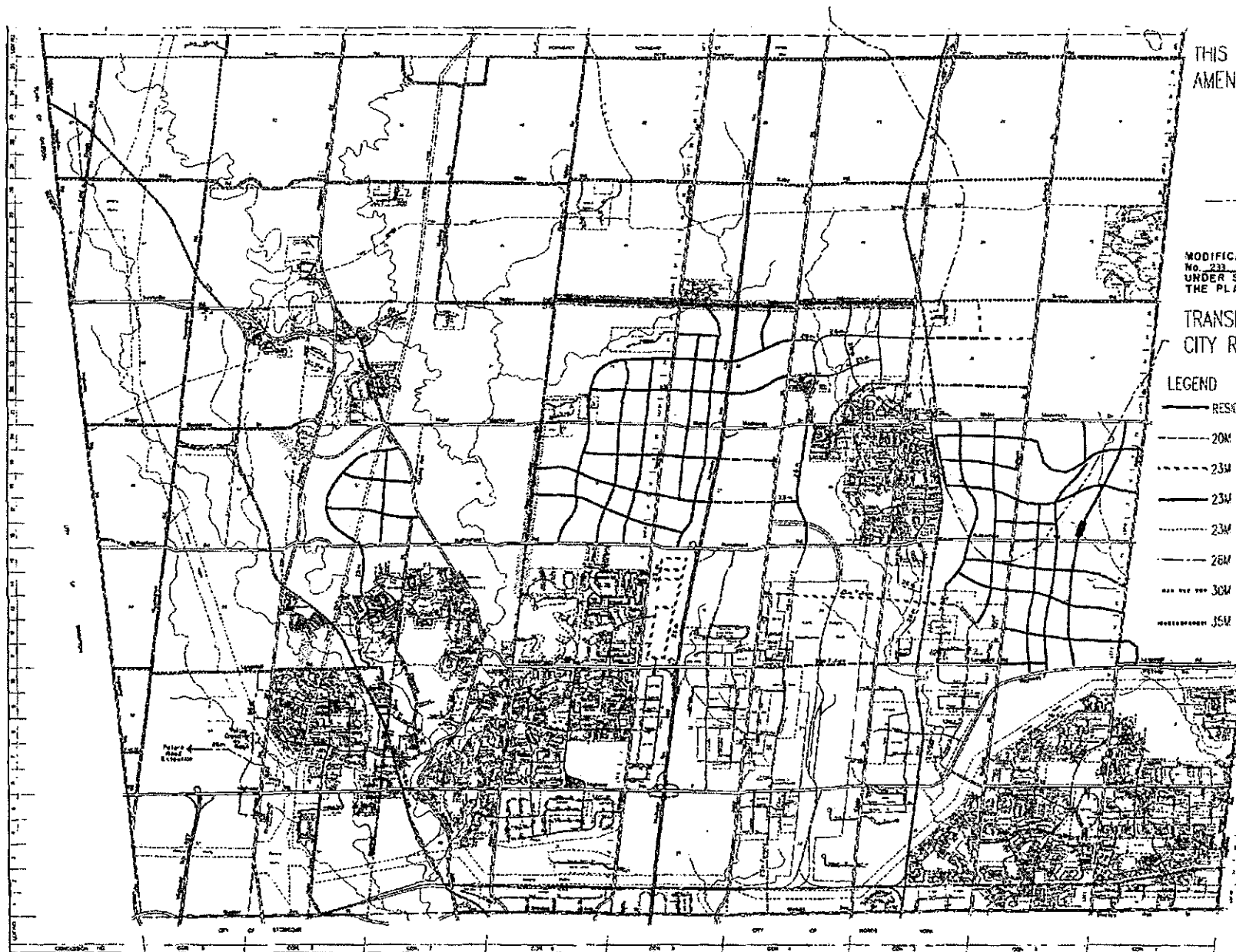
- RESIDENTIAL LOCAL
- - - 20M INDUSTRIAL
- - - 23M
- 23M PRIMARY (PLANNED)
- - - 23M RESIDENTIAL FEEDER
- - - 26M COLLECTOR
- - - 30M
- - - 35M
- PARTIAL HIGHWAY 400 INTERCHANGE
- - - 23M PRIMARY (FUTURE)

IMPROVEMENTS
(AS PER CITY WIDE
TRANSPORTATION STUDY):

■ NEW LINKS





The Ministry of Transportation consideration and approval is required to implement the following initiatives: several overpasses of Highway 400 in Urtina Village; the re-routes of Highway 407 for the Creditstone Road extension; the new link immediately west of Highway 400 as the location relates to the proximity of the ramps at Major Mackenzie interchange; and three proposed routes in the Urban Village 2 Vistas along with Highway 7.

THIS IS SCHEDULE 26 TO
AMENDMENT NO. 600

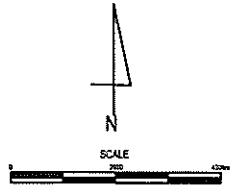




THIS IS SCHEDULE '27'
TO AMENDMENT NO. 604







- LEGEND
-  LANDS SUBJECT TO OAK RIDGES MORaine - KETTLE LAKES AND PERMANENT AND INTERMITTENT STREAMS
 -  KETTLE LAKES AND PERMANENT AND INTERMITTENT STREAMS
 -  CARRVILLE URBAN VILLAGE 2
 -  OAK RIDGES MORaine ONTARIO REG 102

THIS IS SCHEDULE I TO AMENDMENT NO. 600
OAK RIDGES MORaine - KETTLE LAKES AND
PERMANENT AND INTERMITTENT STREAMS

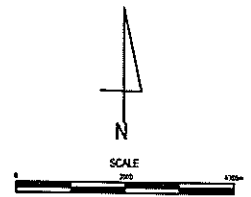




THIS IS SCHEDULE '28'
TO AMENDMENT NO. 604





- LEGEND
-  LANDS SUBJECT TO OAK RIDGES MORaine
 -  AREAS OF HIGH AQUIFER VULNERABILITY
 -  AREAS OF HIGH AQUIFER VULNERABILITY
 -  CARRVILLE URBAN VILLAGE 2
 -  OAK RIDGES MORaine
 -  ONTARIO REG 102

THIS IS SCHEDULE M - ORM TO AMENDMENT NO. 600
OAK RIDGES MORaine - AREAS OF HIGH
AQUIFER VULNERABILITY

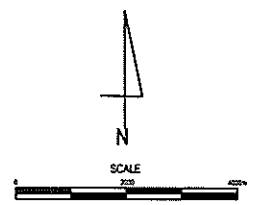




**THIS IS SCHEDULE '29'
TO AMENDMENT NO. 604**






- LEGEND**
-  LANDS SUBJECT TO OAK RIDGES MORaine - LANDFORM CONSERVATION AREAS
 -  LANDFORM CONSERVATION AREA - CATEGORY 1
 -  LANDFORM CONSERVATION AREA - CATEGORY 2
 -  OAK RIDGES MORaine ONTARIO REG 102

THIS IS SCHEDULE N TO AMENDMENT NO. 600
OAK RIDGES MORaine - LANDFORM CONSERVATION AREAS





THIS IS SCHEDULE '30'
TO AMENDMENT NO. 604

- LEGEND
-  LANDS SUBJECT TO OAK RIDGES MORaine
 -  AREAS OF NATURAL SCIENTIFIC INTEREST (EARTH SCIENCE)
 -  AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)
 -  CARRVILLE URBAN VILLAGE 2
 -  OAK RIDGES MORaine ONTARIO REG 102

THIS IS SCHEDULE O - ORM TO AMENDMENT NO. 600
OAK RIDGES MORaine - AREAS OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)

