

4. HEALTHY COMMUNITIES

4.1 HEALTHY COMMUNITIES

- 4.1.1 A healthy community is one which is continually creating and improving the physical and social environments, and expanding the community resources that enable people to mutually support each other in performing all the functions of life and developing to their maximum potential. Healthy communities evolve in a way that preserves the natural environment and heritage, encourages community spirit and participation in decision-making, provides easy access to a range of services and leisure opportunities, provides efficient and safe traffic flow and encourages social diversity and respect for a variety of life styles.
- 4.1.2 There is a connection between the physical design of communities and health and the quality of life. Policies throughout the Official Plan promote healthy communities by providing for employment opportunities, protecting the natural environment, improving access throughout our communities, improving community consultation and monitoring the success of these initiatives.

4.2 GOAL

- 4.2.1 To improve the health and well-being of the people who live and work in the Township, to foster strong communities and to create environments that support independence and personal development by planning and developing healthy communities.

4.3 OBJECTIVES

- 4.3.1 To develop communities where people of all ages, backgrounds and capabilities can meet their individual needs for human development throughout the various stages in their lives by providing opportunities for employment, learning, culture, recreation and

spiritual, emotional, physical and social well being.

- 4.3.2 To ensure that the level of community services provided by the various levels of government and other relevant agencies address the needs of the existing residents and the new growth in a financially sound and efficient manner.
- 4.3.3 To recognize, conserve and promote cultural heritage resources and perpetuate their value and benefit to the community;
- 4.3.4 To ensure that all new development is planned in a manner that preserves and enhances the context in which the heritage resources are located.
- 4.3.5 To promote an integrated community structure and design that ensure a broad mix and range of unit sizes, housing forms, types and tenures that will satisfy the needs of the residents.
- 4.3.6 To promote, encourage, and provide an accessible community which ensures equality for all in the Township.

4.4 HOUSING

- 4.4.1 The Township will encourage the residential development in Settlement Areas to be compact so that the use of existing and new infrastructure is optimized. Innovative approaches to effectively manage growth and the use of resources are encouraged.
- 4.4.2 Strong, healthy, inclusive communities have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all residents. The Township shall encourage the provision of a full range of housing types, including affordable housing and densities to meet the projected demographic and market requirements of current and future residents within the Settlement Areas.
- 4.4.3 Intensification and redevelopment within the existing Settlement Areas can meet the needs of the population at different stages of their lives. Intensification can be achieved through accessory apartments, the redevelopment of underutilized sites in the existing built-up area and through increasing the diversity of permitted uses.

- 4.4.4 The Provincial Growth Plan requires the preparation of housing growth and intensification targets. Council will consider the update of the Municipal Housing Statement in the review of these targets. Such growth and residential intensification targets for the three Urban Areas will be developed in consultation with the Region of Durham.
- 4.4.5 All three Urban Areas are to be developed on municipal piped water and sanitary sewerage facilities. All three centres are required to develop within their existing urban areas and residential development is promoted in all three centres. The provision of municipal piped water and sanitary sewerage facilities on lands designated for residential development shall be in accordance with the provisions of the Durham Regional Official Plan. The Region is encouraged to address the servicing deficiencies specifically in Cannington and Sunderland so that these Urban Areas can continue to develop to their full potential within the existing urban area boundaries.
- 4.4.6 It is recognized that single detached dwellings will remain the predominate form of housing in the Township. Council shall specifically encourage the development of higher density residential forms in appropriate locations in order to reduce the share of single detached dwellings relative to the total number of dwellings within the municipality.
- 4.4.7 Higher density residential development shall be encouraged to locate in areas having adequate municipal services, commercial amenities as well as health care, recreational areas together with adequate pedestrian linkages and appropriate transportation routes. Adequate off-street parking shall also be provided. In addition, higher density residential development shall not have an undue impact on the physical and built form of existing residential neighbourhoods.
- 4.4.8 Council shall prepare an annual report to evaluate residential development within the municipality to determine whether the Township's housing objectives as contained in the Official Plan are being addressed.

4.5 RECREATION AND OPEN SPACE

- 4.5.1 Open space, for the purposes of this Plan, is defined as outdoor space which serves the following functions:
- a) enhancement and provision of opportunities for recreation;
 - b) creation and reinforcement of physical and social spaces; and,
 - c) preservation and protection of natural features and functions, hazard lands and man-made environments.
- 4.5.2 A multi-use trail system within the Township, both within and linking the Settlement Areas shall be developed in consultation with groups such as the Region of Durham. The development of the trail system shall have regard to the following objectives:
- a) the trail should be designed to accommodate various modes of usage, in appropriate locations to ensure safety of the users of the trail system;
 - b) the trail should be developed in areas with interesting physical features and terrain which appeals to potential users;
 - c) the trail should be developed with destination points in mind together with appropriate signage;
 - d) the trail should be developed for year-round use, while recognizing different use requirements;
 - e) the maintenance of the trails system shall be provided with the assistance of the various community agencies and user groups;
 - e) there should be an attempt to link existing trails with those which may be developed in order to provide for a comprehensive network; and,
 - f) potential trails shall have regard for those physical constraints which would preclude construction of roads and/or trails.

4.5.3 Development of any recreation and open space uses shall be designed to enhance the natural environment wherever possible, to maintain the character of the landscape and to minimize disruption to surrounding existing land uses, particularly agricultural operations and residential uses.

4.5.4 The extent of the flood plain in the urban areas is indicated on Maps 1-A, 2-A, and 3-A. It is recognized that there is existing residential and commercial development within the floodplain in the Residential and Regional Centre designations. Existing development subject to riverine or lake flood or erosion hazards may be considered for **{redevelopment - DEFERRAL # 4}**, replacements or additions provided that the effects to public safety and property damage can be managed or mitigated. In the event of any redevelopment or new construction of buildings within the floodplain in these designations the following will be required:

- a) prior to any filling, construction or site alteration, a permit shall be obtained from the Lake Simcoe Region Conservation Authority;
- b) all new buildings where permitted shall be floodproofed to the Regulatory flood level;
- c) any new building or structure shall be designed such that its structural integrity is maintained during a Regulatory Flood;
- d) vehicles and people will have safe access to habitable buildings during times of flooding; and,
- e) there shall be no significant increase in either upstream or downstream flooding, taking into account cumulative impacts.

4.6 COMMUNITY IMPROVEMENT

4.6.1 The Urban Areas of Beaverton, Cannington and Sunderland are designated as Community Improvement Project Areas. In addition, other areas may be designated by the Township, if the municipality deems the area, due to age, condition of lands and buildings or for other reasons consistent with Section 28 of the Planning Act, to require improvement.

4.6.2 In the pursuit of community improvement, the Township shall encourage:

- a) the preservation of the character of the community;
- b) the efficient utilization of the existing public infrastructure;
- c) the provision of the necessary public services and utilities in existing developed areas;
- d) the preservation and enhancement of the viability of existing commercial and employment areas; and,
- e) the participation in projects and programs which will improve and expand the Township's physical, economic and social well-being.

4.6.3 The Township may prepare a Community Improvement Plan for the whole or any part of a designated project area and will undertake a range of activities in support of the goals of the plan. Such plans will address deficiencies, detail works necessary to improve such areas, and specify means of implementation.

4.6.4 The Regional Centres shall be given priority for plan preparation and implementation of financial incentive programs.

4.6.5 Where a Community Improvement Plan includes improvements to water, sewer and other services and where all or part of the services are under the jurisdiction of the Region of Durham, the Township shall consult with and obtain concurrence of the Region prior to approval of the plan.

4.6.6 Financial Incentive Programs may be included in a Community Improvement Plan and implemented by the Township to encourage private investment in the project area. Programs will support the goals of the plan. Funding for such programs may be provided through any combination of grants or loans as described in the Community Improvement Plan.

4.6.7 The Township shall determine the financial capacity of the municipality to offer such programs as part of its annual budget process.

4.7 ACCESSIBILITY

- 4.7.1 The Township is committed to continued improvement of accessibility to its facilities and services for staff, residents and visitors with disabilities and to the participation of persons with disabilities in the development and review of its annual Accessibility Plan.
- 4.7.2 All new public buildings and facilities shall be located and designed to be accessible to all. All site plans and drawings prepared for municipal buildings and structures shall be reviewed to ensure accessibility within:
- parking and loading space areas;
 - access ramps, curbing and directional signage;
 - walkways and walkway ramps;
 - appropriate egress in accordance with the municipal emergency measures plan;
 - lighting facilities; and,
 - grading and elevation.

4.8 CULTURAL HERITAGE CONSERVATION

- 4.8.1 Cultural Heritage Resources, whether they are historical, cultural, geological, archaeological, cultural landscapes, buildings or structures, or sites of significance, will be protected and/or conserved.
- 4.8.2 All new development permitted in accordance with the provisions of this Plan, shall have regard for Cultural Heritage Resources and shall, where appropriate, incorporate these resources into the proposal. In addition, all new development shall be planned in a manner that preserves and enhances the context in which Cultural Heritage Resources are situated.

4.8.3 Cultural Heritage Resources include:

- a) archaeological sites;
- b) cemeteries and burial grounds;
- c) buildings and structural remains of historic and architectural value; and,
- d) man-made rural, village or landscapes of historic interest.

4.8.4 Council shall ensure that the Cultural Heritage Resources in the Township, in partnership with the respective Historical Societies, are managed in a manner that perpetuates their functional use while maintaining their heritage value and benefit to the community. In order to achieve this goal, Council will:

- a) limit the demolition, destruction or inappropriate alteration of Cultural Heritage Resources;
- b) encourage development adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character;
- c) require the preparation, by a qualified heritage consultant, of a Cultural Heritage Impact Assessment when development proposals affect a significant Cultural Heritage Resource or areas containing archaeological potential;
- d) encourage and foster public awareness, participation and involvement in the conservation of Cultural Heritage Resources;
- e) support and maintain the existing Cultural Heritage resource information base, resulting in comprehensive Heritage site inventories; and,
- f) facilitate research into the Cultural Heritage of the Township and identify methods of its conservation and enhancement.

- 4.8.5 The historical downtown cores of Beaverton, Cannington and Sunderland have traditionally fulfilled the retail, commercial and government functions for the municipality. These areas have been identified by the community as consisting of significant Cultural Heritage Resources and worthy of special consideration.
- 4.8.6 In the implementation of these policies, Council shall review available technical assistance that may include:
- a) technical assistance from other levels of government, other municipalities or private agencies, community organizations or individuals;
 - b) designation of lands and buildings of historical and/or architectural interest pursuant to the provisions of the Ontario Heritage Act, as amended;
 - c) taking advantage of programs such as the Municipal Heritage Incentive program; and,
 - d) municipal tax incentives as may be approved and supported by provincial legislation.
- 4.8.7 Council may from time to time adopt guidelines to elaborate on the policies of this section. These guidelines shall not form part of this Plan.

4.9 COMMUNITY DESIGN

- 4.9.1 Council shall promote gateways at major entry points into the Township and at strategic locations adjacent to Beaverton, Cannington and Sunderland. These gateways may incorporate appropriate signage, public information kiosks or community facilities. These gateways will be designed to:
- a) provide a sense of welcome and arrival;
 - b) assist in orientation;
 - c) create a memorable image; and,

- d) contribute to the social, cultural, historic or thematic character of the area being defined.

4.9.2 Council shall ensure that a proposed development or infrastructure undertaking enhances the image of the Township, its urban areas, hamlets, shoreline residential and rural areas by complementing and contributing to:

- a) the activity and character of the area;
- b) the landmarks in the area;
- c) the consistency and continuity of the area with its surroundings;
- d) the edges of the area; and,
- e) linkages within, and to and from the area.

4.9.3 Council shall ensure that significant views and vistas or landmarks and features, such as Lake Simcoe and the Beaver River, are not obstructed, dominated or marred by a proposed development or infrastructure undertaking.

4.9.4 Within Settlement Areas, Council shall;

- a) take a comprehensive approach to community design that will result in appropriate development and redevelopment that will occur over a significant period of time;
- b) encourage buildings and spaces that establish a pedestrian scale by providing open spaces and/or walkways through the development and connecting with the community;
- c) incorporate design features in the building that replicate familiar features found in the general area and through appropriate landscape treatments;
- d) support the provision of art, furniture, stairs, walls and benches in public spaces that provide comfortable rest areas for pedestrians, provided that such elements do not obstruct pedestrian movement;

- e) require the replacement of trees along municipal streets that are aging or that are impacted by development;
- e) encourage that barrier-free features are well integrated within existing and proposed pedestrian networks; and,
- f) ensure that the design of new development is complementary to adjacent development in terms of its building design, overall massing, orientation and setbacks and maintains and enhances the surrounding valued cultural and heritage resources and natural features and functions.

4.10 SIGNAGE AND ENVIRONMENTAL LIGHTING

4.10.1 Signage can provide information on local history and architectural heritage, as well as direction to visitors and through traffic. The following guidelines are provided for consideration of development applications.

- a) signs which obscure architectural elements on heritage buildings will not be permitted;
- b) signs which are not permitted within the Regional Centres include animated, portable or roof signs, as well as commercial billboards;
- c) street signs which promote a “sense of place” are encouraged; and,
- d) signage can be incorporated at strategic points, such as gateways and interesting natural and cultural features;

4.10.2 Appropriate signage can provide informational and education material in all areas of the Township. Requirements can vary depending on the area where the sign is to be located, whether it is in an Employment Area, the Regional Centre or in a gateway location. Council shall consider the preparation of a Township Sign By-law.

4.10.3 Outdoor lighting and light pollution has an impact on the natural environment and the general quality of life. Certain lighting is

required for the safety of vehicles, pedestrians and recreational activities. However, glare from lights can have a detrimental effect on motorists and pedestrians and light trespass to adjacent properties can be a nuisance. The impact of lighting should be assessed and measures implemented to mitigate against detrimental impacts on natural features and functions.

4.10.4 The height of street lights in residential neighbourhoods should be limited to reflect a pedestrian scale and spaced appropriately. Within the Commercial Areas and especially along the main streets, street lights should be of a consistent design and should be placed close together.

4.10.5 The night sky is considered a natural resource that is impacted by emissions of light rays which can have a detrimental impact on astronomical observation. In order to reduce the amount of light pollution and the impact of lighting on adjacent properties, Council shall consider the enactment of a light pollution by-law. This by-law shall address the use of full cut-off luminaries for street lighting and outdoor lighting in recreation areas, commercial and employment areas.

4.11 COMMUNITY FACILITIES

4.11.1 Community facilities include facilities designed to meet the recreational, social and cultural needs of the residents, including places of worship, schools, daycare centres, museums, cultural centres or other similar uses. The Township will work with the community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.

4.11.2 In determining appropriate locations for community facilities, the Township shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Township, as well as tourists and other visitors.

4.11.3 Deferral # 3	The Greenbelt Plan supports the location of recreational, tourism and institutional uses within the Rural System. Council may consider the development of a recreational community facility in a central location within the Rural System. This facility will be
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	linked to the Settlement Areas with roads and the proposed trail system. This facility would be located in accordance with the General Policies and Natural Heritage Policies of the Greenbelt Plan.}
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4.11.4 The Township will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and related community facilities throughout the municipality to accommodate the needs of the residents. These site and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the School Boards.

4.11.5 The community use of schools in the Township is encouraged.

5. SETTLEMENT AREAS

5.1 STRUCTURE and GROWTH MANAGEMENT

5.1.1 The growth in the Township will be focused on and directed to the Settlement Areas to promote their vitality and diversification.

5.1.2 The designated Settlement Areas include the following:

- a) the Urban Areas of Beaverton, Cannington and Sunderland;
- b) the Hamlets of Gamebridge, Manilla, Port Bolster, Sonya and Wilfrid;
- c) the Shoreline Residential Areas along the shores of Lake Simcoe.

5.1.3 Beaverton, Cannington and Sunderland have been designated as Urban Areas in the Durham Regional Official Plan. The detailed structure of these Urban Areas is designated on Map 1-A - Beaverton, Map 2-A - Cannington and Map 3-A - Sunderland as:

- a) Residential Areas
- b) Commercial Areas
- d) Mixed Use Corridors
- e) Employment Areas
- f) Open Space Areas
- g) Beaverton Harbour Area
- h) Utilities

- 5.1.4 The Hamlets and Shoreline Residential Areas are designated on Schedule A-1, Regional Structure, in the Durham Regional Official Plan. The details of the Shoreline Residential Areas are identified on Maps 4-A, 4-B, 4-C, and 4-D.

5.2 RESIDENTIAL AREAS

5.2.1 Goal

- 5.2.1.1 To provide a wide variety of housing types, densities and tenure to satisfy the socioeconomic needs of existing and future residents.

5.2.2 Objectives

- 5.2.2.1 The Township will ensure an adequate housing supply by:
- a) encouraging new development in the Residential, Regional Centres and the Mixed Use Corridors;
 - b) encouraging housing intensification in Residential and Regional Centres;
 - c) ensuring that the densities proposed are an efficient use of land and resources, have a compact form and are appropriate for the efficient use of infrastructure and public service facilities and will maintain the quality of life;
- 5.2.2.2 To provide a range of housing types and tenure on all lands designated residential so as to provide accommodation for differing social and economic levels, which shall include new residential development, residential infilling and residential intensification.
- 5.2.2.3 To establish an effective monitoring procedure to assess residential development within the municipality as part of Council's commitment to the provision of adequate and affordable accommodation for the existing and future residents of the Township.

5.2.3 Policies

5.2.3.1 The Residential Areas in Beaverton, Cannington and Sunderland are designated on Maps 1-A, 2-A, and 3-A.

5.2.3.2 Development in the Residential Areas of Beaverton, Cannington and Sunderland shall be permitted in accordance with the applicable provisions of the Durham Regional Official Plan and the more detailed policies of this Plan.

5.2.3.3 The uses permitted in the Residential Areas shall be in accordance with the applicable provisions of the Durham Regional Official Plan and may include, but not be limited to single-detached dwellings, semi-detached/linked dwellings, duplexes, townhouses, as well as accessory apartments, boarding and lodging houses and garden suites in certain locations to provide for an appropriate mix, built forms, and tenure which is consistent with the physical and built form of the existing area.

{5.2.3.4 Deferral # 5	Residential development may be permitted with a maximum density of 20 units per gross hectare and with a maximum height of 5 storeys above grade.}
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5.2.3.5 The development of more intensive residential uses through infilling, intensification, redevelopment and new residential development shall meet the following criteria, in addition to any other requirements set forth in this Plan:

- a) adequate capacity of the municipal water and sewer services are available to the site;
- b) satisfactory arrangements have been made between the Region and the developer to provide adequate municipal water and sewer services in the event that they are not adjacent to the site;
- c) the developer has entered into any necessary agreements with the Township and the Region;
- d) the proposed use is complementary with the physical and built form of the surrounding areas;

- e) the impact of traffic generated does not have an undue impact on the existing roads and surrounding uses; and,
- f) adequate off-street parking shall be provided.

5.2.3.6 Due to servicing constraints, the densities of residential development requiring municipal water supply or sanitary sewers shall be governed by the area designated for residential use, the population forecasts in the Durham Regional Official Plan and the capacity of the municipal water and sewer system. In this regard, Council may permit the development proposals of various densities provided that municipal services are or will be available and that appropriate development elsewhere in accordance with the provisions and designations of this Plan will not be precluded.

5.2.3.7 Municipal sewage services and municipal water systems are the preferred form of servicing for the Urban Areas. The capacity of the municipal sewage system in Cannington and Sunderland to accommodate additional residential growth is extremely limited. The Region of Durham is requested to expedite the necessary studies required to upgrade the sewage treatment facility in Cannington and Sunderland. Until such time that the sewage system is expanded in Cannington, residential development will be permitted in the urban area on partial/private services in accordance with the relevant provisions of the Durham Regional Official Plan.

5.2.3.8 When considering residential development by plan of subdivision, regard shall be had to Section 51(17) of the Planning Act, RSO 1990 as amended, and, in addition:

- a) the provision of phasing of the development and connections with trails and walkways to ensure the harmonious integration of new development with existing development;
- b) the provision of street trees;
- c) a mix of housing forms throughout the proposed plan of subdivision;
- d) the provision of distinctive housing forms and innovative housing arrangements that foster neighbourhoods and communities;

- e) the need for noise and vibration attenuation measures for lands in proximity of railway lines, major roads and highways;
- f) the need for buffers to separate residential uses from non-residential uses for the purposes of reducing or eliminating conflicts;
- g) the consideration of the Provincial Minimum Distance formulae for developments adjacent to existing agricultural operations; and,
- h) ensuring the subject lands meet Provincial standards for site contamination.

5.2.3.9 The development of a wide range of housing opportunities for rental and ownership tenure which is available to all socio-economic levels shall be encouraged. Uses such as group homes, transitional housing and crisis care facilities shall be permitted in Residential Areas.

5.2.3.10 Council shall encourage the development of affordable accommodation through assisted housing facilities, transitional housing, co-operatives and not-for-profit housing corporations.

5.2.3.11 Residential intensification of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the Township's housing needs. Residential intensification may include the following:

- a) multiple residential units such as accessory apartments, and boarding and lodging houses created from an existing or proposed single detached dwelling;
- b) infilling development and residential development of vacant land or underutilized land in existing neighbourhoods; or,
- c) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a higher density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.

5.2.3.12 Residential intensification shall only be permitted subject to compliance with the following criteria:

- a) the physical potential of the existing building stock can accommodate such forms of intensification;
- b) adequate municipal services are available to support the creation of intensive residential forms;
- c) the road network can accommodate the traffic generated;
- d) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood;
- e) appropriate signage, parking and landscaping is provided; and,
- f) the proposed development is consistent with the policies of the land use designation associated with the land.

5.2.3.13 The Township may undertake a residential intensification study to assess the potential for increasing the housing supply within the designated Urban Areas. Such a study would investigate matters such as potential land use conflicts, availability of vacant land for infill development, adequacy of municipal services, condition of the housing stock and significant physical constraints.

5.2.3.14 Accessory apartments shall be permitted in all Residential Areas subject to the following criteria:

- a) only one accessory apartment per single detached dwelling unit shall be permitted;
- b) adequate parking shall be provided for the accessory apartment and the host dwelling;
- c) the suitability of the lot to accommodate an accessory apartment in terms of landscaped open space, screening, setbacks, yard requirements, lot size and building coverage;
- d) written compliance from the Region of Durham Works Department that adequate municipal services exist or the

Health Department for private services, in order to accommodate the additional unit;

- e) written compliance from the Chief Building Official and Fire Chief that the accessory apartment unit and single detached dwelling meet all requirements of the Building Code and Fire Code;
- f) any exterior changes to the structure shall be minimal and the physical and built form of the existing residential area shall not be unduly affected; and,
- g) the impact of traffic generated as a result shall not adversely impact existing roads and surrounding land uses.

5.2.3.15 Accessory apartments shall also be encouraged in new development areas and shall be considered in the preparation of house design and lot layouts to facilitate their creation.

5.2.3.16 Boarding and lodging houses shall be permitted in existing and/or proposed single detached dwellings subject to those provisions contained in Sections 5.2.3.12 and 5.2.3.14 with necessary modifications.

5.2.3.17 A garden suite is defined as an independent building or structure designed to be portable and which is developed on the same lot as an existing single-detached dwelling and which is intended for residential purposes containing a separate bathroom and kitchen facilities and does not include a trailer/mobile home. Garden suites may be permitted in all Residential Areas, subject to a temporary use zoning by-law and in accordance with the following criteria:

- a) only one garden suite shall be permitted per lot where an existing single-detached dwelling exists;
- b) adequate parking shall be provided for the garden suite in addition to the existing single detached dwelling;
- c) regard shall be had for the suitability of the garden suite in terms of landscaped open space, screening, appropriate setbacks and yard requirements, lot size and total lot coverage;
- d) written compliance from the Region of Durham Works Department that adequate municipal services exist or the

Health Department for private services, to accommodate the garden suite;

- e) written compliance from the Chief Building Official and Fire Chief that the garden suite meets all requirements of the Building Code and Fire Code;
- f) the physical and built form of existing residential areas shall not be unduly affected;
- g) the impact of traffic generated shall not have a negative impact on existing roads and surrounding land uses;
- h) appropriate measures shall be undertaken to prevent the shadowing of adjacent properties; and
- i) in the case of the development of a garden suite, an accessory apartment shall not be permitted on the same lot.

5.2.3.18 The conversion of existing residential rental housing to condominium tenure is generally discouraged. However, the Township may consider such conversion provided the requirements of the Durham Regional Official Plan are met.

5.3 COMMERCIAL AREAS

5.3.1 Regional Centres

5.3.1.1 Objectives

- a) to maintain and enhance the historic character of Beaverton, Cannington and Sunderland;
- b) to provide a variety of commercial goods and services to the entire population of the Township and visitors;
- c) to preserve the traditional main street character and mix of residential, commercial, institutional, community and parkland uses; and,
- d) to foster the economic viability of Urban Areas.

5.3.1.2 The Regional Centres are people-oriented places that are the focus of community life in the Township. With a dynamic mix of commercial, residential, institutional and community uses, the Regional Centres of Beaverton, Cannington and Sunderland serve both residents and visitors.

5.3.1.3 The boundaries of the Regional Centres are designated on Map 1-B - Beaverton, Map 2-B - Cannington and Map 3-B - Sunderland.

5.3.1.4 The Regional Centres are composed of three components: commercial (retail, office and personal services); residential of a higher density; and, community (open space, institutions, recreational, cultural and tourism facilities), as designated on Maps 1-B, 2-B and 3-B. Each component has a specific function, however, development of other uses and mixed use developments are permitted provided that the development does not significantly alter the function of the particular component.

5.3.1.5 Development in the Regional Centres shall include:

- The main concentration of activities at the highest densities in the Urban Areas;
- The focal point of culture, art, entertainment and assembly through the provision of public spaces and facilities; and,
- Preservation and enhancement of cultural heritage resources.

5.3.1.6 More specifically, each component of the Regional Centres:

a) Commercial

The predominate function of lands shall be for retail, office and personal service uses. In conjunction with such uses, residential uses may be permitted provided that the residential use is compatible with the surrounding uses, does not interfere with the commercial streetscape and the design maintains the commercial character of the component.

b) Residential

The predominate function of lands shall be for higher density residential uses such as semi-detached/link, duplex, row and apartment.

c) Community

The predominate function of lands shall be public space including parkland, institutions, recreational, cultural and tourism facilities.

5.3.1.7 Development in the Regional Centres is encouraged subject to:

- a) An assessment of water and wastewater needs and availability of municipal service capacity to accommodate the development; and,
- b) Preparation of studies and designs to address development matters including but not limited to: off-street parking, compatibility with and impact on cultural heritage resources, design standards and the entering of a site plan agreement.

5.3.1.8 The Township may undertake development of a number of studies and standards to guide Regional Centre development in partnership with the respective historical societies:

- a) Cultural Heritage Inventory;
- b) Urban Design Guidelines

5.3.1.9 The Township may undertake community improvement planning for the Regional Centres and, as financially feasible, offer financial incentive programs to encourage private investment.

5.3.1.10 Development in Regional Centres shall provide its own off-street parking. However, Council may exempt development from parking requirements if it is satisfied that the necessary parking can be provided elsewhere. In such cases, cash-in-lieu of parking will be required.

5.3.1.11 Where practical, off-street parking areas shall be located in the rear yard of properties so that continuous street facades are maintained.

5.4 MIXED USE CORRIDORS

5.4.1 Objectives

- a) to recognize a diversity of uses within specific portions of the Urban Areas along major corridors;
- b) to provide for the appropriate integration of uses and to ensure that new development is compatible with existing uses;
- c) to maintain the commercial function and character of the Regional Centres; and,
- d) to promote transit supportive uses and high quality urban design.

5.4.1.1 Mixed Use Corridors are intended to recognize existing uses such as: residential development; business and professional and medical uses; commercial and employment uses, community facilities and recreational uses and to encourage continuation of the diversity of uses.

5.4.1.2 Mixed Use Corridors will be zoned for a variety of land uses, with the predominant use being commercial.

5.4.1.3 Performance standards, restrictions and provisions for Mixed Use Areas will be developed having regard for:

- a) encouraging development in an integrated manner for a wide variety of uses and purposes;
- b) encouraging intensification over time; and,
- c) addressing such matters as urban design, integrated access, landscaping, signage, compatibility and scale of development.

5.5 NEW COMMERCIAL DEVELOPMENT

5.5.1.1 New commercial development, inclusive of retail warehousing and retail outlets of a format and size not compatible with Regional Centres and Mixed Use Corridors, may be permitted by amendment to this Official Plan subject to the satisfaction of the following criteria:

- a) the location is adjacent to either an arterial road or a provincial highway;
- b) a traffic impact study that addresses the cumulative impact on the road system and identifies mitigating measures;
- c) a retail market study which demonstrates that the proposed retail uses and the cumulative amount of floorspace will not unduly impact the Regional Centres and Mixed Use Corridors in Beaverton, Cannington and Sunderland;
- d) adequacy of the site design: to provide adequate paved, off-street parking and loading facilities, preferably in the side or rear yards; for vehicular entrances/exits and the provision of common traffic circulation to optimize efficiency and safety; and, for use of fences, screens, landscaped areas, lighting and signage; and,
- e) compatibility with surrounding land uses;
- f) the site is zoned in an appropriate commercial category; and,
- g) all of the above standards shall be established in an implementing amendment to the Zoning By-Law.

5.5.1.2 Development within the Regional Centres and Mixed Use Corridors shall be serviced by municipal water and sewer systems. Any development proposal shall be reviewed with the Region of Durham to ensure the availability of adequate services.

5.6 EMPLOYMENT AREAS

5.6.1 Goal

5.6.1.1 Council is committed to the long term development of an adequate supply of employment lands that offer a range of suitable sites for future industrial and business uses.

5.6.2 Objectives

5.6.2.1 Council will identify and designate lands, having a high degree of exposure and good access to major transportation routes, for employment purposes.

5.6.3 Policies

5.6.3.1 The Employment Areas are designated within the Urban Areas on Maps 1-A, 2-A and 3-A, respectively. Generally, Employment Areas will develop on lands having municipal water and sewage services.

5.6.3.2 Permitted uses in Employment Areas are: manufacturing, assembly and processing of goods, service industries, research and development facilities, warehousing, business parks, limited personal service uses, hotels, storage of goods and materials, and freight transfer and transportation facilities. Uses declared to be obnoxious under the provisions of any applicable statute, regulation or guideline shall not be permitted.

5.6.3.3 Adequate off-street loading and parking facilities shall be provided for all employment uses.

5.6.3.4 Council shall encourage the location of employment uses such as truck and/or transportation terminals having significant transportation requirements within industrial areas adjacent to Regional roads or Provincial highways.

5.6.3.5 Adequate buffers shall be provided to separate employment uses from residential areas in order to reduce conflicts. Buffers may include such features as setbacks, berms, walls, fences and landscape strips.

<p>{5.6.3.6 Deferral # 6</p>	<p>The reuse and/or redesignation of existing vacant Employment Lands that are deemed unsuitable for industrial use to due location and/or are subject to significant development constraints is encouraged.}</p>
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5.6.3.7 Regional Centre uses, as defined in Section 5.3, will be discouraged in Employment Areas.

5.6.3.8 When considering the designation of a new Employment Area, Council shall consider:

- a) Regional policies as set out in the Durham Regional Official Plan;
- b) access and visibility to major provincial and regional transportation routes;
- c) compatibility of the proposed use with the surrounding uses and the impact of traffic generated by the use on existing roads and surrounding uses;
- d) adequacy of the site design: to provide adequate vehicular entrances/exits, off-street parking and loading facilities, preferably in the side or rear yards; the provision of common traffic circulation to optimize efficiency and safety; and, for use of fences, screens, landscaped areas and other buffers, lighting and signage; and,
- e) all of the above standards shall be established in an implementing amendment to the Zoning By-Law.

5.6.3.9 The lands north east of the Beaver Avenue Employment Area are designated as Open Space. Prior to the approval of new development, a detailed Environmental Impact Assessment and Hydrogeological Study will be required to be conducted to the satisfaction of the Township and the Lake Simcoe Region Conservation Authority to determine the limits of the Open Space area, the required setbacks for development, and mitigative measures. The Environmental Impact Assessment and Hydrogeological Study shall determine:

- a) the location and significance of the key natural heritage features;

- b) the location and significance of the key hydrologic features;
- c) that there will be no negative effects on the key natural heritage features or key hydrologic features;
- d) connectivity along the system and between the key natural heritage features and key hydrologic features is maintained, or where possible, enhanced;
- e) the identification of appropriate buffers to mitigate the impacts of development.

5.6.4 Special Provisions - Employment Areas

5.6.4.1 Special provisions shall apply to the following:

- a) Notwithstanding any other provisions in this Plan to the contrary, a commercial food supermarket may be developed on the property within Part of Lot 13, Concession 6, in the former Township of Brock, identified in the Assessment Roll as No. 18-39-050-005-17400, subject to the development of the appropriate access to industrial lands behind the above identified lands.
- b) That until such time as a municipal water supply is provided, only “dry industrial uses” shall be permitted on the lands designated as “Industrial-Developable on Private Wells and Municipal Sewer Systems” on the east side of the Beaver River, generally described as Part of Lot 22, Concession 12, in the former Township of Brock. Upon provision of a municipal water supply, this restriction shall cease to apply without amendment to this Plan.

5.7 OPEN SPACE AREAS

5.7.1 Objectives

- 5.7.1.1 a) to create a linked urban open space system that connects parkland and valleylands;
- b) to provide for a continuous trail and integrated park system within each of the Urban Areas and with an emphasis on the Lake Simcoe waterfront and river valleys;

- c) to protect and expand the existing tree coverage within the Settlement Areas;
- d) to provide for a continuous trail and integrated park system that links the settlement areas of the Township;
- e) to provide for sufficient lands to meet the recreational needs of the residents;
- f) to protect sensitive environments within the Settlement Areas;
- g) to prevent development on lands which are hazardous due to flooding, steepness of slope or deep organic soils; and,
- h) to improve water quality and quantity in streams, rivers and Lake Simcoe.

5.7.2 Policies

5.7.2.1 The Open Space areas designated on Maps 1-A, 2-A and 3-A are comprised of parks, valley lands and hazard lands. These areas may be used for passive and/or active recreational uses.

5.7.2.2 The intent of the Open Space designation is to establish an identifiable and continuous open space network through the Settlement Areas. The open space network is intended to integrate, wherever possible, natural features and stormwater management facilities with parks and trails to provide opportunities for active and passive recreation. This network will connect the Settlement Areas.

5.7.2.3 Council shall endeavour, wherever possible, to develop through the acquisition of property, easements, development agreements and subdivision agreements, access along valley lands to link Open Space Areas with other areas and, in the case of Beaverton, the Regional Centre with the harbour area. To assist in the appropriate acquisition of land, Council may consider the preparation of a Parks and Trails Master Plan.

5.7.2.4 Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:

- a) using monies allocated in the Municipal Budget;

- b) using donations, gifts, and bequests from individuals or corporations; and,
- c) using monies allocated by any authority having jurisdiction. As an alternative to parkland conveyance, Council may require the payment of money in lieu of such conveyance.

5.7.2.5 All lands dedicated to the Township shall be conveyed in a physical condition acceptable to Council. When an open watercourse is involved in an area to be dedicated, Council may require that easements for access to and maintenance of watercourses be dedicated to the Township as a condition of approval.

5.7.2.6 Parks or portions thereof may be designed to include stormwater quality/quantity control features. Where stormwater quality/quantity control features are included in parks, the design of such features will be subject to the approval of the Township, in consultation with the Conservation Authority. In instances where grading or the presence of water precludes the use of a portion of park area for the required park purposes, the stormwater control features portion of the park shall not be included as part of the parkland dedication.

5.7.2.7 Trees and woodlots within the Settlement Areas enhance the character of the area and quality of life for the residents. Council may consider undertaking an urban tree strategy. Such a strategy would identify areas that are best suited for enhanced tree coverage. In addition, direction would be provided for municipal requirements for tree coverage/replacement within proposed plans of subdivision/condominium.

5.7.2.8 Where development is proposed on a site, part of which is indicated as Hazard Lands, such Hazard Lands shall not be acceptable as part of the dedication for park purposes as required under the Planning Act. However, the Township will encourage the transfer of these lands to a public authority.

5.7.2.9 The boundaries of natural hazard lands are intended to reflect the limits of flooding as well as the erosion hazard for the adjacent stream or Lake Simcoe. These areas are identified in the Zoning By-law. When proposing development, precise boundaries will be

established through a survey wherever development occurs adjacent to such lands, subject to the approval of the Conservation Authority.

- 5.7.2.10 Where any lands included within the Open Space designation are under private ownership, it shall not be construed that these sites are free and open to the public, nor that they will be acquired by the municipality or any other authority.

5.8 BEAVERTON HARBOUR AREA

5.8.1 Objectives

- 5.8.1.1 The Beaverton Harbour Area, designated on Map 1-A, is intended to be a focal point of the community, a people place for residents and visitors alike, providing a variety of uses that complement the natural features of the area and enhance the water oriented opportunities in this portion of the community.

5.8.2 Policies

- 5.8.2.1 The Beaverton Harbour is a diverse mixed use area that provides active and passive recreational activities, tourist oriented commercial uses and residential uses while protecting and enhancing the natural features of the area. The Harbour Area plays a major role in providing services year-round to tourists and residents alike.
- 5.8.2.2 The Beaverton Harbour is located 5 km south of the Trent-Severn Waterway and has the potential to attract additional boating traffic. Future harbour activities, opportunities, and capital works projects shall be explored to enhance the area's ability to attract tourists. Specifically, the development of additional marinas in the Harbour area will be examined by the Township and participation by the private sector will be encouraged in the development of a marina at the mouth of the Beaver River.
- 5.8.2.3 The Beaverton Harbour Area is a destination and access point of the trail system that links the communities in the Township.
- 5.8.2.4 The health and safety of all residents and visitors to the Beaverton Harbour Area is of paramount concern. Any development within the area will be planned in such a manner that it does not pose a threat to

the health of residents and visitors. In addition, the harbour area should be perceived as an area which is safe and can be visited by all persons without their safety being compromised.

5.8.2.5 The ongoing beautification of the harbour shall be an important consideration in future improvements. Development in the Beaverton Harbour Area will incorporate measures which serve to complement and beautify its scenic locations to assist in the promotion of the area as an attractive destination point. The quality of the natural environment will be improved and enhanced.

5.8.2.6 The promotion of the Beaverton Harbour Area, in partnership with the Beaverton Chamber of Commerce, will be achieved through:

- a) signage;
- b) inclusion in Township and Region tourist brochures; and,
- c) establishment of special events and festivals;

5.8.2.7 The design and massing of new development will reflect and complement the character of the harbour.

5.9 HAMLETS

5.9.1 Objectives

5.9.1.1 Hamlets are to be a focus of limited development outside of the Urban Areas. The residential character and cultural heritage that is unique to each hamlet is to be preserved and enhanced.

5.9.2 Policies

5.9.2.1 The five hamlets: Gamebridge, Manilla, Port Bolster, Sonya, and Wilfrid, are designated in the Durham Regional Official Plan. The limit of existing development for each hamlet is detailed in the Zoning By-law.

5.9.2.2 Development in Hamlets is to be compatible with the surrounding uses and may consist of a variety of uses including: residential uses; community facilities; employment uses and commercial uses that

meet the immediate needs of the residents of the hamlets and the surrounding rural area.

5.9.2.3 Development in Hamlets is to be in a compact manner, in depth rather than strips, utilize a grid system of local roads and make every effort to preserve their historic characteristics by requiring new development to complement existing building types. Development is to be individually serviced with private drilled wells and private sewage disposal systems that satisfy the requirements of the Region of Durham.

5.9.2.4 In accordance with the provisions of the Greenbelt Plan, minor rounding out of the hamlet that is in keeping with the character of the hamlet is permitted at the time of municipal conformity. An amendment to this Plan will be required to identify the ultimate boundary for each hamlet. The establishment of the boundary will be subject to the completion of the studies identified in Section 5.9.2.6.

5.9.2.5 Deferral # 2	The growth of each hamlet will be capped at approximately 25 percent of the number of existing units in the individual hamlets (2005). In the case of hamlets split by municipal boundaries the size of the entire hamlet shall be considered in determining the ultimate size of the respective hamlets.}
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5.9.2.6 Residential development shall be by plan of subdivision. Development proposals shall be accompanied by:

- a) an analysis of the hydrogeological regime to determine the availability and quality of groundwater on a long-term basis;
- b) an assessment of the impact of future development on existing groundwater quality and quality and on existing sources of drinking water;
- c) an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems; and
- d) other studies required in the Durham Regional Official Plan.

5.9.2.7 Infilling or minor expansions in Hamlets, through the creation of lots by severance, may be permitted subject to the approval of private wells and septic systems by the Region of Durham Health

Department.

5.10 SHORELINE RESIDENTIAL AREAS

5.10.1 Objectives

5.10.1.1 The lands designated as Shoreline Residential Areas in the Durham Regional Official Plan recognize the existing residential development along the lakeshore. The cultural heritage and rural residential character that is unique to the Shoreline Residential Areas is to be preserved and enhanced. Maps 4-A, 4-B, 4-C and 4-D identify the existing development with each of the four Shoreline Residential Areas.

5.10.2 Policies

5.10.2.1 Limited development is permitted in the Shoreline Residential Areas. Development is to be individually serviced with private drilled wells and private sewage disposal systems that satisfy the requirements of the Region of Durham. Such development may include minor rounding out, infill development, redevelopment and resort development subject to the following considerations:

- a) the development is integrated with existing or proposed parks and trails and does not constrain ongoing or planned stewardship and remediation efforts;
- b) there is no negative impact on the features and functions of significant natural features;
- c) to the extent possible, the development enhances the ecological features and functions of shorelines;
- d) the maximum height of any proposed building is 3 storeys; and,
- e) the use of tertiary sewage treatment systems/facilities where appropriate.

5.10.2.2 Residential development may occur as infilling between two existing residences. Where this form of development occurs, lot frontages

and the density of development shall be in keeping with the development of adjacent lands subject to the ability of the land to accommodate private sewage and water services.

5.10.2.3 Proposals for land use conversions, redevelopments and/or resort development within the Shoreline Residential Areas shall:

- a) establish or increase the extent and width of a vegetation protection zone along a shoreline to a minimum of 30 metres;
- b) increase or expand the extent of fish habitat in the littoral zone;
- c) minimize erosion, sedimentation and the introduction of nutrient or other pollutants and promote planning, design and construction practices that maintain or improve water quality;
- d) improve the efficiency of sewage disposal facilities in order to reduce nutrient inputs to groundwater and the lake; and,
- e) Integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the shoreline as both wildlife habitat and a movement corridor.