

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. At least 25% of all new residential units produced will be affordable to low and moderate income households.
- 4.4.3 Maps 1-C Beaverton Urban Area, 2-C Cannington Urban Area and 3-C Sunderland Urban Area designate the Built-up Area and the Greenfield Area as prepared by the Province. The Built Boundary depicts the limits of the developed urban area. The areas outside of the developed urban area and within the urban boundary are referred to as the Greenfield Areas.
- 4.4.4 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 in a number of ways, including but not limited to:
- the conversion of single-family dwelling for commercial purposes with residential apartments above the first floor;
 - the rezoning of low density residential properties to permit duplexes, semi-detached, triplex and four-plex housing forms;

- the addition of secondary units within residential buildings and accessory buildings or structures;
- the conversion of institutional uses to residential apartment units; and,
- the development or redevelopment of vacant land for higher density residential units.

4.4.5 Council will consider the update of the Municipal Housing Statement in the review of the growth and residential intensification targets for the three Urban Areas. Such targets will be developed in consultation with the Region of Durham.

4.4.6 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.

4.4.7 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. The intensification or redevelopment of a property that is privately-serviced shall require an assessment of the private sewage system by the Region of Durham Health Department prior to approval.

4.4.8 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.

4.4.9 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 Floodplain

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 of a similar scale and type of use, 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 these designations the following shall 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 shall 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.

4.5.5 The general location of key natural heritage features and/or hydrologic features are shown on Schedule 'B' - Map 'B1' of the Regional Official Plan. Development or site alteration in proximity to these features is subject to the requirements of Section 2 of the Regional Official Plan and Section 7.3.2 of this Plan.

4.5.6 Urban Areas and Shoreline Residential Areas

The Urban Areas and Shoreline Residential Areas are within the Lake Simcoe watershed and any development or redevelopment is subject to the provisions of the Lake Simcoe Protection Plan. In the event of any development or site alteration within the area regulated by the Lake Simcoe Region Conservation Authority, the following shall be required:

- a) The preparation of an Environmental Impact Assessment that shall address the following:
 - i) the increase or improvement of fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
 - ii) landscaping and habitat restoration that will increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;
 - iii) the avoidance, minimization and/or mitigation of impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and,
 - iv) the establishment or increase of the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.
- b) Prior to any filling, construction or site alteration, a permit shall be obtained from the Lake Simcoe Region Conservation Authority;
- c) All new buildings where permitted shall be floodproofed to the Regulatory Flood level;
- d) Any new building or structure shall be designed such that its structural integrity is maintained during a Regulatory Flood;
- e) Vehicles and people will have safe access to habitable buildings during times of flooding; and,
- f) There shall be no significant increase in either upstream or downstream flooding, taking into account cumulative impacts.

Where, through an application for development or site alteration, a buffer is required to be established, the buffer shall be composed of and maintained as natural self-sustaining vegetation.

4.5.7 Existing Use Provisions/Existing Lots of Record

Development on existing lots of record, expansions to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with the Lake Simcoe Protection Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion

shall be limited in scope and kept within close geographical proximity to the existing structure.

4.5.8 An application to establish or expand a major recreational use within the Lake Simcoe Watershed shall be accompanied by a recreation water use plan that demonstrates:

- a) water use for maintenance or snow-making or both are kept to a minimum;
- b) grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;
- c) crossings of intermittent and permanent streams are kept to a minimum;
- d) water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
- e) other water conservation technologies will be used to reduce water use; and,
- f) stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.

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 luminaires 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 Council may consider the development of a community recreational use in a central location within the Major Open Space Area designation in the Durham Regional Official Plan in accordance with the requirements of Section 2 and Section 10A of that Official Plan. This facility may consist of large-scale buildings or structures and serviced playing fields. The proposed development may be permitted subject to the demonstration that:

- a) there will be no negative effects on key natural heritage or hydrologic features or their functions;
- b) connectivity between key natural heritage or hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
- c) the removal of other natural features not identified as key natural heritage or hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and,
- d) the requirements of the Durham Regional Official Plan with regard to the location of non-agricultural uses in the Major Open Space System have been addressed to the satisfaction of the Region of Durham and the Township of Brock.

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. The Built-up Areas and Greenfield Areas are designated on Maps 1-C, 2-C and 3-C.

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 secondary units, 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 The Built-up Areas contain a potential of 350 units of intensification to be developed by the year 2031 as follows:

Low Density 208 units	Medium Density 90 units	High Density 52 units
--------------------------	----------------------------	--------------------------

The Greenfield Areas contain a potential of 900 residential units as follows:

Low Density 827 units	Medium Density 60 units	High Density 13 units
--------------------------	----------------------------	--------------------------

The residential intensification target for the Township of Brock as determined by the Region of Durham is 23%. At the present time, the maximum building height is limited to 5 storeys above grade. Incentives to encourage and support medium and high density forms of housing shall be explored by the Council. Such incentives may include tax incentives, the implementation of Community Improvement Plans, targeted public infrastructure investment and revised approaches to development charges.

Within the Greenfield Areas, residential development may be permitted with a minimum density of 15 units per net hectare, with an average density of 20 – 25 units per net hectare. In addition, a maximum of 90% low density housing will be permitted.

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 secondary units, 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;
- 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;
- d) the conversion of single-family dwellings for commercial purposes with residential apartments above the first floor; or,
- e) the development of vacant land for higher density residential units.

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 In support of residential intensification and the diversification of housing tenure, secondary units shall be permitted in existing and new permanent dwelling houses, semi-detached dwelling houses, row townhouses or accessory buildings of structures. Secondary units have the potential to contribute to the supply of rental housing and affordable housing choices within the Township. Secondary units shall be permitted in all Residential Areas, Mixed Use Corridors, Hamlets, and Shoreline Residential Areas of the Township, provided such secondary units are developed in accordance with the following criteria:

- a) Adequate parking shall be provided for the secondary unit and the primary dwelling which may include tandem parking;
- b) the impact of traffic generated as a result shall not adversely impact existing roads and surrounding land uses.

- c) 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;
- d) the suitability of the lot to accommodate a secondary unit in terms of landscaped open space, screening, setbacks, yard requirements, lot and building coverage;
- e) 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 secondary unit; and,
- f) written compliance from the Chief Building Official and Fire Chief that the secondary unit and primary dwelling meet all requirements of the Building Code and Fire Code;

5.2.3.15 Secondary units 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, a secondary unit 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 which should support an overall, long-term density target of 15 residential units per gross hectare in Beaverton, Cannington and Sunderland. The maximum amount of low density residential development will be limited to 40 % of any new development;
- 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 that should support an overall, long-term density target of 30 residential units per gross hectare and a floor space index of 2.0. A floor space index is the total floor area of the building or buildings to the gross area of the lot on which the building or buildings are located. For example, a floor space index of 2.0 would indicate that the gross floor area of a building could be up to two times the gross area of the lot on which it is located. The built form should be a wide variety of building forms with mid-rise predominating; 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 of a proposed major retail development with a gross leasable area of 2,000 square metres or greater is not within a designated Employment Area;
- b) the location is adjacent to either an arterial road or a provincial highway;
- c) a traffic impact study that addresses the cumulative impact on the road system and identifies mitigating measures;
- d) 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;
- e) 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,
- f) compatibility with surrounding land uses;
- g) the site is zoned in an appropriate commercial category; and,
- h) 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.

Limited personal service and retail uses, serving the Employment Area may be permitted up to 10 % of the aggregate gross floor area of the permitted uses. Major retail use with a gross leasable area of 2,000 square metres or greater or any single retail use greater than 500 sq. metres that is not ancillary to employment uses shall not be permitted within Employment Areas.

5.6.3.3 The employment growth forecast for 2006-2031 is 1,687 jobs. This is based on a growth rate of 44 jobs per year, 39% of which are anticipated to be located on designated Employment Lands. The present employment activity rate for Brock Township is 30.8%. In addition, the employment density is presently 12 employees per net hectare. While the objective across the Region is 50 jobs/hectare, it is recognized that it is more difficult to achieve this density in Brock Township. The existing employment density of 12 employees per hectare shall be the minimum density permitted in the Employment Areas and higher density development shall be encouraged.

5.6.3.4 Based on the present employment density, a deficit of 8 gross hectares of employment lands in Brock Township is projected by 2031. If the employment lands constrained by bedrock, environmental sensitivity, well head protection and location are removed from the equation, the deficit increases to a total of approximately 64 hectares. This deficit may occur earlier than 2031 since 1/3 of the existing designated employment lands are severely constrained in some manner. Council shall work with the Province and the Region to address methods to increase the amount of designated Employment Areas in the Township. The Greenbelt Plan provides for the

review of the Urban Area boundaries at the time of the ten year review, in 2015.

- 5.6.3.5 Adequate off-street loading and parking facilities shall be provided for all employment uses.
- 5.6.3.6 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.
- 5.6.3.7 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.
- 5.6.3.8 The conversion of existing vacant Employment Areas that are deemed unsuitable for employment uses due to location and/or are subject to significant development constraints shall only be considered at the time of a comprehensive review of the Official Plan initiated by the Township of Brock or the Region of Durham. Additionally, the municipal comprehensive review must demonstrate that:
 - a) there is a need for the conversion;
 - b) the Township will meet the employment forecasts allocated by the Regional Official Plan;
 - c) the conversion will not adversely affect the overall viability of the employment area, and the achievement of intensification targets and density targets;
 - d) there is existing or planned infrastructure to accommodate the proposed conversion;
 - e) the lands are not required over the long term for employment purposes for which they are designated; or,
 - f) alternatively, employment lands to be converted shall be replaced through the designation of more suitably located lands for the development of employment uses; and,
 - g) cross-jurisdictional issues have been considered.

5.6.3.9 Regional Centre uses, as defined in Section 5.3, will be discouraged in Employment Areas.

5.6.3.10 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.

5.6.3.11 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.

5.6.3.12 Decisions of Council to refuse an application, or non-decisions of Council on applications for the conversion of Employment Areas, shall not be subject to appeal to the Ontario Municipal Board, pursuant to the Planning Act.

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 shall be subject to the approval of the Township, in consultation with the Conservation Authority. For proposals within the Lake Simcoe Watershed, the requirements of the Lake Simcoe Protection Plan shall be satisfied. In instances where grading or the presence of water precludes the use of a portion of the 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 boundaries for the hamlets are shown in Maps 6-A to 6-E.

5.9.2.2 Development in Hamlets is to be compatible with the surrounding land 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 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 adhere to current Regulations.

5.9.2.4 The existing residential development in Hamlets is on relatively small lots. To preserve this character of hamlet development, the use of individual private

tertiary treatment systems that utilize a smaller area of the lot for disposal beds will be encouraged.

5.9.2.5 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 and surface water quality and quantity, on the existing sources of drinking water and stormwater management;
- c) an assessment of the long-term suitability of the soil and groundwater conditions for the effective operation of private sewage disposal systems;
- d) other studies required in the Durham Regional Official Plan; and,
- e) new residential development within the Hamlets of Gamebridge, Manilla, and Sonya must demonstrate conformity to the Minimum Distance Separation formulae.

5.9.2.6 Infilling in Hamlets, through the creation of lots by severance, may be permitted.

5.9.2.7 Lot size in Hamlets shall meet the Region of Durham Drilled Wells and Lot Sizing Policies as applied to Consents (severances) and Draft Plans of subdivision. Lot creation may be subject to other studies as required by the Township and Region and requires support by the Township of Brock.

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 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.

5.10.2.4 Any application for development or site alteration within 120 metres of the Lake Simcoe shoreline shall be accompanied by a natural heritage evaluation that satisfies the requirements of the Lake Simcoe Protection Plan unless the application is in relation to the following:

- a) forest, fish and wildlife management;
- b) stewardship, conservation, restoration and remediation undertakings;
- c) existing uses;
- d) flood or erosion control projects that are necessary in the public interest;
- e) retrofits of existing stormwater management works but does not include the establishment of new stormwater management works;
- f) infrastructure if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative; and,
- g) low-intensity recreational uses including access to the lake that require very little terrain or vegetation modification and few, if any buildings or structures, including but not limited to the following:
 - i) non-motorized trail use;
 - ii) natural heritage appreciation;
 - iii) unserviced camping on public and institutional land; and,
 - iv) accessory uses to existing buildings or structures.

5.10.2.5 The minimum vegetation protection zone in the existing settlements and shoreline built-up areas is 30 metres, or greater if determined appropriate by a natural heritage evaluation.

6. SERVICING AND INFRASTRUCTURE

6.1 UTILITIES

- 6.1.1 The lands designated as Utilities on Maps 1-A, 2-A, and 3-A, recognize existing water and sewage treatment facilities owned and operated by the Region of Durham. The use of such facilities is to be in accordance with the provisions of the Durham Regional Official Plan.
- 6.1.2 Utilities, telephone exchanges and cable services serving their immediate surroundings, fire halls, water supply and water pollution control plants, pumping stations, and municipal works facilities operated by public agencies, and pipeline rights-of-way may be allowed in any designation without amendment to this Plan.
- 6.1.3 No new municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless:
- a) the new plant is intended to replace an existing municipal sewage treatment plant; or
 - b) the new sewage treatment plan will provide sewage services to:
 - 1. development that is on partial services, or
 - 2. a development where one or more subsurface sewage works or on-site sewage systems are failing.
- 6.1.4 In accordance with the provisions of the Lake Simcoe Protection Plan, no new on-site sewage system or subsurface sewage works shall be permitted within 100 metres of the Lake Simcoe shoreline, other lakes or any permanent stream within the Lake Simcoe Watershed, except in the following circumstances:
- a) a proposal for an on-site sewage system or subsurface sewage works that would serve an agricultural use, an agricultural-related use or a public open space;
 - b) a proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an existing on-site sewage system or subsurface sewage works that will serve a use that would be been permitted by the Zoning By-law as of June 2, 2009.

- c) a proposal for an on-site sewage system or subsurface sewage works that relates to a development proposal for only one dwelling, where the proposal would have been permitted by the Zoning By-law as of June 2, 2009.

6.2 LANDFILL SITES

- 6.2.1 Existing and former landfill are indicated on Map 5. These sites and their assessments areas (or lands within a 500 metre radius of the sites, where no site-related environmental information is available) shall be zoned in an appropriate zoning category permitting only agricultural uses (except for farm dwellings, other buildings and wells) and uses in existence on December 19, 1985. Prior to the Township rezoning to permit additional uses, the proponents shall:
- a) carry out such studies, to the satisfaction of the Ministry of the Environment and the Township, as they may require, to show that the proposed development can safely take place. Studies of gas, leachate and hydrogeology shall be carried out by a qualified professional; and,
 - b) obtain the written approval of the Ministry of the Environment indicating that the development satisfies the provisions of the Environmental Protection Act as amended.
- 6.2.2 The construction and phasing of all development shall coincide with the control of any problem identified by the engineering studies.
- 6.2.3 Residential development shall not be permitted on areas identified as containing organic or chemical waste.

6.3 TRANSPORTATION

6.3.1 Transportation System

- 6.3.1.1 The Transportation System shown on Maps 1-A, 2-A and 3-A has been classified on the basis of function and design, comprising arterial roads, collector roads and local roads. The transit priority network and the strategic goods movement network are identified on Schedule C Map C3 and Map C4 respectively of the Durham Regional Official Plan.

6.3.1.2 Arterial Roads

- a) Arterial roads are those under the jurisdiction of the Ministry of Transportation, the Region of Durham or the Township. Reference shall be made to the appropriate Section of the Durham Regional Official Plan for policies applicable to arterial roads under the jurisdiction of the Region of Durham. Schedule 'C', Map 'C1' of the Durham Regional Official Plan illustrates the hierarchy of roads.
- b) Type A arterial roads are designed to accommodate the movement of large volumes of traffic at moderate to high speeds over relatively long distances and shall have a right-of-way width of 36-45 metres.
- c) Type B arterial roads are designed to accommodate the movement of moderate volumes of traffic at moderate to high speeds and shall have a right-of-way width of 30-36 metres.
- d) Type C arterial roads are designed to accommodate the movement of lower volumes of traffic at slower speeds for predominantly intra-municipal trips and shall have a right-of-way width of 26-30 metres.
- e) Any development adjacent to a Provincial highway shall be subject to the geometric and safety requirements as well as the permit control of the Ministry of Transportation in accordance with the Public Transportation and Highway Improvement Act.

6.3.1.3 Collector Roads:

- a) Collector roads are intended to connect local roads to arterial roads as well as to provide access to abutting properties.
- b) Right-of-way widths for collector roads shall be 20 - 26 metres (66 - 86 feet)

6.3.1.4 Local Roads:

- a) Local roads are shown on Maps 1-A, 2-A and 3-A for information purposes only and do not form part of this Plan.
- b) Local roads are intended to provide access to land uses. They shall generally move low volumes of traffic.
- c) Local roads shall be designed to discourage through traffic but shall continue to reinforce the existing grid pattern to complement the established character of the respective Settlement Area.

d) Right-of-way widths for local roads shall be 20 metres (66 feet).

6.3.1.5 In conjunction with the implementation of the road system and the approval of development proposals, Council shall consider improvements to intersections where there are potential traffic hazards. This may include geometric changes, ancillary lands, the provision of sidewalks and traffic control changes, if warranted.

6.3.1.6 The Township, as a condition of development or redevelopment, may require lands for the purposes of road widening or extensions to be dedicated to the appropriate authority having jurisdiction. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut-fill operations, intersection improvements, bridges, sight triangles, grade separations with a railway, and drainage and buffering improvements. Where additional land is required for widening and extensions, such land shall be obtained in accordance with the provisions of the Planning Act.

6.3.1.7 Any new road access must be designed in such a manner that no traffic hazard is created by reason of concealment of such access by a curve or grade. Access points should be limited, especially in respect to arterial roads. Comments from the appropriate engineering department in respect to development proposals will be sought and carefully considered. Approval will be granted only if the access is found to be adequate.

6.3.1.8 It is intended that level railroad crossings in the Township will be improved by means of grade separations or provided with other protective measures, such as signals and/or gates.

6.3.1.9 Construction of new roads and bridges and the reconstruction of existing facilities will be undertaken in a manner to minimize the impact on significant natural and cultural features. Accordingly, when such construction or reconstruction is considered, Council will consult with appropriate Regional and Provincial agencies.

6.3.1.10 The future extension of Highway 404 into the Township from the Region of York is supported. The final alignment of this freeway will be determined following the completion of the required route planning and preliminary design studies, pursuant to the Environmental Assessment Act.

6.3.1.11 In order to preserve and complement the historical characteristics of the Regional Centres, the required road right-of-way widths within the Regional

Centres may be reduced to reflect the existing road right-of-way widths subject to the approval of the Region of Durham or the Township of Brock.

6.3.2 Transit

6.3.2.1 The Township shall work with the Greater Toronto Transit Authority and the Region of Durham to maintain and enhance GO Bus and Durham Region transit services within the Township.

6.3.2.2 The Township shall work with the Region of Durham to develop a regional transit system in accordance with the needs of the Township and the policies of the Durham Regional Official Plan. In particular, the Township shall ensure that the regional transit system will link the Settlement Areas in the Township and with other communities in the Region.

6.3.2.3 The Township shall support transit supportive community design measures through the consideration of development applications abutting arterial roads and shall ensure that:

- a) arterial and collector roads are designed to accommodate transit facilities;
- b) the amount of reverse lot frontage along the arterial road is minimized;
- c) alternatives to reverse lot frontage such as window streets and cul-de-sacs adjacent to the arterial road are promoted;
- d) noise attenuation walls or fencing, where applicable, along the sideyard of lots adjacent to the arterial road are provided; and
- e) direct visual and pedestrian connections from proposed land uses and/or local streets are provided to the arterial road.

6.3.2.4 The Township shall require, as a condition of development or redevelopment, that adequate off-street parking and loading facilities be provided in accordance with the regulations in the Zoning By-law. However, and notwithstanding the foregoing, the Township shall encourage the retention and expansion of on-street parking in areas where it will not interfere with the efficient movement of traffic.

6.4 SOURCE WATER PROTECTION

6.4.1 The Ontario *Clean Water Act* requires that municipalities, with the assistance of

Conservation Authorities, develop policies to prevent or manage significant drinking water threats to municipally maintained water systems. The South Georgian Bay Lake Simcoe (SGBLS) Source Water Protection Area was created by the Province in order to administer these policies. As such, a Source Protection Plan was developed by the SGBLS Source Protection Committee, in conjunction with other Conservation Authorities, municipalities and stakeholders within the SGBLS Source Water Protection Area.

Policies related to the protection of source water resources are found in both this Plan and the Durham Regional Official Plan. Therefore, the Source Water Protection policies of the Durham Regional Official Plan should also be consulted when considering development that may impact source water protection areas. Furthermore, the SGBLS Source Water Protection Plan should also be consulted when conducting certain uses and activities within these source water protection areas. Where there is a conflict between the policies of this Plan, the Durham Regional Official Plan, and the SGBLS Source Water Protection Plan, the more restrictive policy shall apply.

6.4.2 Municipal Wellhead Protection Areas and Intake Protection Zones

- 6.4.2.1 Wellhead Protection Areas (WHPAs) are areas in the vicinity of municipal wellheads where groundwater drawn for municipal servicing is most vulnerable to impacts from land uses.
- 6.4.2.2 Intake Protection Zones (IPZs) are areas of land and water immediately surrounding a surface water intake where surface water and groundwater is most vulnerable to impacts from land uses. The vulnerable area is determined based on the minimum response time for the water treatment plant operator to respond to adverse conditions or emergencies. Although surface water is drawn for treatment, groundwater on lands in the vicinity of the surface water source of an IPZ must also be protected from land uses which may impact the quality and quantity of surface water.
- 6.4.2.3 Within WHPAs and IPZs, it may be necessary to restrict or even prohibit certain land uses and activities due to their potential to negatively impact groundwater and surface water quality and drinking water quantity.
- 6.4.2.4 The Urban Areas of Cannington and Sunderland both utilize municipal wells to supply municipal drinking water to residents. The Urban Area of Beaverton utilizes surface water drawn from Lake Simcoe that is treated at the Beaverton Water Treatment Plant.

Lands that are located within the WHPAs for Cannington and Sunderland are identified on Schedules 2-D and 3-D, respectively, while lands that are located

within the Beaverton IPZs are identified on Schedule 1-D.

6.4.2.5 The following land uses that include one or more of the following activities are prohibited in vulnerable areas where the activity is or would be a Significant Drinking Water Threat:

- a) Waste disposal sites within the meaning of Part V of the Environmental Protection Act within a WHPA with a vulnerability score of 8 – 10 or within an IPZ-1.
- b) Large (more than 10,000 litres) on-site sewage systems within a WHPA with a vulnerability score of 10.

6.4.2.6 Land uses associated with the following activities are prohibited, unless it has been demonstrated that the activity does not constitute a Significant Drinking Water Threat:

- a) Agricultural source material storage facilities within a WHPA with a vulnerability score of 10 or within IPZ-1;
- b) Non-agricultural source material storage facilities within a WHPA with a vulnerability score of 10 or within IPZ-1;
- c) Commercial fertilizer storage facilities within a WHPA with a vulnerability score of 10;
- d) Pesticide storage facilities within a WHPA with a vulnerability score of 10 or within IPZ-1;
- e) Road salt storage facilities within a WHPA with a vulnerability score of 10 or within IPZ-1;
- f) Snow storage facilities within a WHPA with a vulnerability score of 10 or within IPZ-1;
- g) Fuel storage within a WHPA with a vulnerability score of 10;
- h) The storage of dense non-aqueous phase liquids (DNAPLS) within a WHPA-A, B, or C;
- i) Organic solvent storage within a WHPA with a vulnerability score of 10; and,
- j) Outdoor confinement or a farm animal yard within a WHPA-A or IPZ-1.

6.4.3 Policies for Cannington and Sunderland WHPAs

- 6.4.3.1 The Wellhead Protection Areas for Cannington and Sunderland, as identified on Schedules 2-D and 3-D, respectively, are based on the “time-of-travel” for groundwater to reach the wellhead. The lands within 100 metres of the wellhead are considered the most vulnerable. The time-of-travel zones (vulnerable areas) are as follows:
- a) The area within a 100 metre radius from each municipal wellhead has been identified as WHPA-A
 - b) The area subject to a 2 year time of travel to the wellhead has been identified as WHPA-B
 - c) The area subject to a 5 year time of travel to the wellhead has been identified as WHPA-C
 - d) The area subject to a 25 year time of travel to the wellhead has been identified as WHPA-D
 - e) The area where a well is influenced by surface water has been identified as WHPA-E (Cannington and Sunderland). Within Cannington there is also an Issues Contributing Area (ICA) as shown on Map 2-D.
- 6.4.3.2 New private or municipal sewage system infrastructure in areas within the WHPAs with vulnerability scores of 8-10, as indicated on Schedules 2-D and 3-D, are considered Significant Drinking Water Threats (SDWT). New systems that must be located within these areas must be developed in accordance with the policies set out in the South Georgian Bay/Lake Simcoe Source Protection Plan.
- 6.4.3.3 Where a future small on-site sewage system is considered a SDWT on lots within the WHPAs, new development may only be permitted where the lot is of a sufficient size to accommodate a small, on-site sewage treatment system based on applicable provincial legislation for individual on-site servicing. Lots of record that existed as of the date of approval of the South Georgian Bay/Lake Simcoe Source Water Protection Plan are not subject to this policy.
- 6.4.3.4 All new stormwater management facilities shall direct the discharge of stormwater outside of vulnerable areas where the activity would be a significant drinking water threat.
- 6.4.3.5 For all applications made under the *Planning Act* after July 1, 2015 and within WHPA-A, WHPA-B, WHPA-C, WHPA-D, and WHPA-E, a Section 59 Notice made under the *Clean Water Act*, 2006 from the Risk Management Official shall be required for an application to be deemed complete. The Section 59 Notice is required because certain activities, as set out in the approved South Georgian

Bay/Lake Simcoe Source Protection Plan, within WHPA-A, WHPA-B, WHPA-C, WHPA-D, and WHPA-E may be prohibited or require a risk management plan. Only applications associated with activities that are not a SDWT, or for which a Risk Management Plan is established under Section 58 of the Clean Water Act, will receive a Notice.

- 6.4.3.6 For all applications made under the *Planning Act* after July 1, 2015 within WHPA-A, WHPA-B, WHPA-C, WHPA-D, and WHPA-E, a master environmental servicing plan (MESP) that addresses stormwater pond discharges and sanitary sewers and related pipes may be required at the discretion of the Township, in consultation with the Risk Management Official.

6.4.4 Policies for Beaverton IPZ

- 6.4.4.1 The Intake Protection Zone (IPZ) for Beaverton, as identified on Schedule 1-D, is based on the “time-of-travel” for contaminants within surface water to reach the water intake. The Beaverton Water Treatment Plant intake is located within Lake Simcoe. Therefore, the IPZ for the water intake encompasses an area of the open water adjacent to the Beaverton shoreline, as well as lands adjacent to the shoreline where surface runoff and existing water courses may directly affect water quality within Lake Simcoe. The area within 1 kilometre of the water intake, which includes open water and lands within 120 metres of the shoreline, are considered most vulnerable.

The travel time of contaminants within surface water is much quicker than the travel time within groundwater. Therefore, IPZs delineate areas where surface water threats are immediate. That being said, the time travel zones are as follows:

- a) The area within a 1 kilometre radius of the Beaverton surface water intake has been identified as IPZ-1
- b) The area identified as IPZ-2 includes open water and lands where the time of travel to the intake is equal to or less than the time that is sufficient to allow the operator of the water system to respond to an adverse condition impacting the quality of surface water. The area time-of-travel within IPZ-2 is 2 hours as the response time to shut-down the Beaverton Water Treatment Plant intake is 1 hour and 15 minutes.

The IPZ-2 is comprised of four areas:

1. In-lake IPZ-2: the area within each surface water body and an extension up the tributaries of Lake Simcoe that flow into IPZ-2;

2. Up-tributary: IPZ-2 is extended up tributary to the 2-hour time-of-travel limit;
 3. Inland setback: Greater of either the 120 metre setback inland along the abutted land or the regulation limit;
 4. Transport Pathways: an extension to include areas that contribute water to the IPZ-2 through a Transport Pathway.
- 6.4.4.2 New private or municipal sewage system infrastructure should be located, wherever possible, outside of the IPZs. New systems that must be located within IPZs must be developed in accordance with the policies set out in the South Georgian Bay/Lake Simcoe Source Protection Plan.
- 6.4.4.3 All new stormwater management facilities shall direct the discharge of stormwater outside of vulnerable areas where the activity would be a significant drinking water threat.
- 6.4.4.4 For all applications made under the *Planning Act* after July 1, 2015 within IPZ-1, a Section 59 Notice made under the *Clean Water Act*, 2006 from the Risk Management Official will be required for an application to be deemed complete. The Section 59 Notice is required because certain activities, as set out in the approved South Georgian Bay/Lake Simcoe Source Protection Plan, within IPZ-1 and IPZ-2, may be prohibited or require a risk management plan.
- 6.4.4.5 For all applications made under the *Planning Act* after July 1, 2015 within IPZ-1 and IPZ-2, a master environmental servicing plan (MESP) that addresses stormwater pond discharges and sanitary sewers and related pipes may be required at the discretion of the Township, in consultation with the Risk Management Official.

6.5 STORMWATER MANAGEMENT

- 6.5.1 The Township of Brock, in collaboration with the Region of Durham and the Lake Simcoe Region Conservation Authority, and with financial assistance from those agencies and the Province of Ontario, shall prepare and implement comprehensive stormwater management master plans for the urban areas of Beaverton, Sunderland and Cannington. The stormwater management master plans will be prepared in accordance with the Municipal Class Environmental Assessment and will include:
- a) a characterization of existing environmental conditions on a subwatershed basis, consistent with any relevant subwatershed evaluations, if available;

- b) an evaluation of the cumulative environmental impact of stormwater from existing and planned development;
- c) a determination of the effectiveness of existing stormwater management works at reducing the negative impacts of stormwater on the environment, including consideration of the potential impacts of climate change on the effectiveness of the works;
- d) an examination of any stormwater retrofit opportunities that have already been identified by the municipality of the Lake Simcoe Region Conservation Authority for areas where stormwater is uncontrolled or inadequately controlled;
- e) the identification of additional stormwater management retrofit opportunities or improvements to existing stormwater management works that could improve the level of treatment within a particular settlement area;
- f) a description of existing or planned programs for regular maintenance of stormwater management works;
- g) an identification of the recommended approaches for stormwater management in each settlement area; and
- h) an implementation plan for the recommended approaches.

6.5.2 The implementation plan for the comprehensive stormwater management plan for each of the urban settlements shall:

- a) encourage the implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
- b) implement innovative stormwater management measures; and
- c) consider alternative community design and stormwater techniques, such as those related to site plan design, lot grading ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;

6.5.3 Major development consists of the creation of four or more lots, the construction of a building or buildings with a ground floor area of 550 square metres or more, or the establishment of a major recreational use. An

application for major development shall be accompanied by a stormwater management plan that demonstrates:

- a) consistency with the stormwater management master plan prepared in accordance with Section 6.5.1, if available;
- b) consistency with any subwatershed evaluations and water budgets if available;
- c) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
- d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
- e) through an evaluation of anticipated changes in phosphorous loadings between pre-development and post-development, how the loadings shall be minimized.

6.5.4 Stormwater management works that are established to serve new major development shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003" as amended from time to time. This policy does not apply if the works are intended to serve an infill development or a redevelopment within a settlement area if it is demonstrated that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the development or redevelopment.

6.5.5 Every owner and operator of a new stormwater management works in the Lake Simcoe watershed shall be required to inspect and maintain the works on a periodic basis to the satisfaction of the Township of Brock.

6.5.6 Every owner and operator of a new priority stormwater management works (as defined in the Lake Simcoe Protection Plan) in the Lake Simcoe watershed shall be required to monitor the operation of works, including the quality of the effluent from the works on a periodic basis to the satisfaction of the Lake Simcoe Region Conservation Authority.

6.6 STORMWATER MANAGEMENT - LOW IMPACT DEVELOPMENT

6.6.1 Goals

- 6.6.1.1 To protect and/or enhance the quality of groundwater and surface water through stormwater management best practices.
- 6.6.1.2 To protect and/or enhance the quantity of groundwater through surface water recharge via stormwater management best practices.
- 6.6.1.3 To promote sustainability by employing Low Impact Development (LID) strategies and techniques through the Township of Brock Official Plan.

6.6.2 Objectives

- 6.6.2.1 To maintain stormwater runoff as close to pre-development conditions as possible.
- 6.6.2.2 To ensure that development within the Township contributes to the protection or enhancement of water quality and quantity through the implementation of LID techniques such as enhanced swales, rain-gardens, and permeable surfaces.
- 6.6.2.3 To minimize changes in water balance through the infiltration of clean water by utilizing infiltration galleries, soak-away-pits, and perforated pipes.
- 6.6.2.4 To ensure that development within the Township promotes a culture of water conservation including water re-use and rainwater harvesting.
- 6.6.2.5 To prevent increases in contaminant loads, including phosphorus, chlorides and suspended sediments, to Lake Simcoe and its tributaries by utilizing LID principles.
- 6.6.2.6 To promote aesthetic enhancements within the Township through the use of green-roofs and other landscape architectural practices that are integrated with LID.

6.6.3 Policies

- 6.6.3.1 An application for Site Plan Approval for a *major development* shall be accompanied by an LID Evaluation as part of an overall Stormwater Management Report. This evaluation shall be prepared by a qualified professional to the satisfaction of the Township and the local conservation authority prior to any planning approvals. For the purposes of this policy, a *major development* is defined as a proposal with a proposed impervious surface

area greater than 500 m².

6.6.3.2 The LID Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using LID techniques. The Evaluation must also demonstrate that there will be no negative impacts on the associated aquatic features and their ecological function that depend on the contributing surface water or groundwater including wetlands, watercourses, and fish habitat. The LID Evaluation shall be prepared in accordance with the following:

- a) The Township's Comprehensive Stormwater Management Master Plan, to be prepared in accordance with Section 4.5-SA of the Lake Simcoe Protection Plan (2009);
- b) Subwatershed Evaluations under Section 8.3-SA of the Lake Simcoe Protection Plan;
- c) Designated Policies 4.8 to 4.11, and 6.40 of the Lake Simcoe Protection Plan;
- d) Policy 1.6.6.7 of the Provincial Policy Statement; and
- e) LSRCA's Technical Guidelines for Stormwater Management Submissions.

6.6.3.3 In particular, the LID Evaluation shall consider the suitability of the following techniques as part of the development proposal:

- a) Rainwater harvesting to promote water re-use;
- b) infiltration galleries to maintain water balance and reduce runoff;
- c) enhanced swales to help improve water quality;
- d) green roofs to provide evapotranspiration and aesthetic benefits; and,
- e) natural landscapes to minimize water use and consumption.

6.6.3.4 The LID strategies and techniques recommended in the LID Evaluation may be included as part of a site plan agreement, plan of subdivision/condominium, or any other agreements executed under the *Planning Act*, in order to ensure that the LID stormwater measurements are installed during construction and maintained in perpetuity.

6.6.3.5 Further to Section 6.6.3.1, and prior to the preparation of any Stormwater

Management Report, the qualified professional shall consult with the municipality and conservation authority in order to establish the proper terms of reference for the Evaluation. Based on the magnitude, scale, and nature of the proposed development, the municipality in consultation with the conservation authority may scope the Evaluation.”