

10. GORMLEY

10.1 DEVELOPMENT GOALS

The Plan is intended to promote the following goals for the Gormley Industrial Area:

10.1.1 General

To create a distinctive, industrial and commercial area which will promote the development of a “gateway” location within the Town compatible with the established land uses within the Gormley Community and the findings of the Settlement Capability Study and its location on the Oak Ridges Moraine Plan Area.

10.1.2 Land Use

To ensure the proper functioning of an integrated and cohesive planning area, through the arrangement of land uses.

To ensure that land uses develop in a manner which is compatible with adjacent land uses, including the provision of adequate separation distances between industrial/commercial and residential land uses in accordance with all applicable standards.

To encourage a broad range of dry industrial uses including related uses such as conference and training facilities that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville.

To continue to recognize the existing commercial land uses, and allow limited opportunities for infill and new commercial development that services the needs of the employees of the Gormley Industrial Area and the residents of the Gormley Community.

To continue to recognize the existing industrial land uses and allow opportunities for expansions and redevelopment.

To create an attractive streetscape for the Town by ensuring a high quality of land uses, building design, and on-site amenities of properties with frontage or exposure along major roads.

To permit limited outdoor storage in conjunction with industrial operations, at appropriate locations, subject to provisions related to separation distances, height, buffering and screening of outdoor storage.

10.1.3 Environment

To maintain and, where feasible, enhance natural features and existing vegetation considered worthy of protection or conservation as identified through completion of the studies described in Section 10.6.1 i) a).

To ensure that the servicing of the community minimizes impacts on the natural environment and the water supply systems on adjacent lands and is undertaken in accordance with the findings of the Settlement Capability Study.

To maintain and, where feasible, enhance the fishery resources of the Rouge River and its tributaries.

To minimize any negative impacts on the existing or future residential land uses.

To reflect the objectives of the *Oak Ridges Moraine Conservation Act* as referenced in Appendix ORM Objectives to the Official Plan.

10.1.4 Transportation

To develop an efficient road and traffic system which properly meets the needs of the existing and future uses of the area.

To ensure that any necessary improvements to the road system occur at a rate and scale commensurate with the demands placed upon the system by the development of the industrial area.

10.1.5 Servicing

To ensure the provision of adequate water, sanitary, and storm drainage facilities to meet the needs of the existing and future uses of the area.

10.2 LAND USE POLICIES

This Amendment to the Official Plan of the Town of Whitchurch-Stouffville establishes a Secondary Plan for the Gormley Industrial Area, and the following land use categories are hereby incorporated into the Secondary Plan:

- a) Prestige Industrial
- b) Industrial
- c) Community Residential
- d) General Commercial
- e) Convenience Commercial
- f) Open Space – Environmental

The general location of the land use designations, roads, and other features are depicted on Schedule “A” hereto. Those locations are diagrammatic and may be altered provided that the general intent of the Plan is maintained. Where use, and/or lot size requirements, would dictate modification of a Collector Road pattern, or deletion of these roads, such modifications may be made without Amendment to this Plan.

The following policies pertain specifically to each of the land use designations indicated on Schedule “A”, the Land Use and Roads Plan:

10.2.1 Prestige Industrial

Dry Prestige Industrial uses shall be developed on landscaped lots in a park-like setting in locations that are sensitive to the range of permitted uses due to their proximity to residential land uses or because of their exposure to major roads.

10.2.1.1 Permitted Uses

Uses permitted in Prestige Industrial Areas are:

- i) Dry Industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses.
- ii) Office uses provided that they are located on the same lot, and are related or accessory to the main permitted industrial use. Ancillary uses to the Office and permitted Industrial uses such as employee conference and training centre facilities and day care facilities shall also be permitted.
- iii) Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises.

10.2.1.2 Policies

- i) Only dry uses as defined in Section 10.4.1 ii) shall be permitted.
- ii) All permitted uses shall be carried out within enclosed buildings.
- iii) Outside storage shall be prohibited.
- iv) Uses that are likely to cause air or water pollution, odour, or a level of noise which causes an adverse impact on adjacent sensitive land uses, shall be prohibited.
- v) A high standard of building design and appearance shall be encouraged, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.
- vi) Existing vegetation and other natural features, considered worthy of protection or conservation, shall be maintained and, if possible, incorporated within the Prestige Industrial uses and between other types of uses to act as buffers and separators.
- vii) The overall density of development shall comply with the conclusions of the Settlement Capability Study. Increases to the density may be permitted subject to the review and approval of additional detailed servicing information by the

Ministry of the Environment and Energy and the Region of York. Specific by-law standards and provision shall be utilized to establish density, minimum lot sizes and other provisions as deemed necessary by the Town of Whitchurch-Stouffville. The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35%.

- viii) Specific by-law standards and provisions shall be utilized where Prestige Industrial uses are to be situated in proximity to existing or proposed residential development, in order to mitigate impacts on the amenity of the residential area.

10.2.2 Industrial

Lands designated Industrial shall be for industrial uses that may have limited outdoor storage.

10.2.2.1 Permitted Uses

Uses permitted in the Industrial Areas are:

- i) Dry Industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses.
- ii) Office uses provided that they are situated on the same lot, and are related and accessory to the main industrial use. Ancillary uses to the Office and permitted Industrial uses, such as employee conference and training centre facilities and day care facilities shall also be permitted.
- iii) Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises.

10.2.2.2 Policies

- i) Only dry uses as defined in Section 10.4.1 ii) shall be permitted.
- ii) All permitted uses shall be carried out within enclosed buildings.

- iii) Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is located only in rear yards, is effectively screened from public view, and is fenced where required to ensure safety.
- iv) Uses that are likely to cause an unacceptable measure of air or water pollution, odour, or excessive noise shall be prohibited.
- v) A minimum standard of building design and landscaped area shall be encouraged for those portions of a lot which front or flank onto a public road.
- vi) Buffering and adequate separation distances may be required to ensure visual compatibility between Industrial uses and other uses.
- vii) Existing vegetation and other natural environmental features shall be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to act as buffers and visual screens.
- viii) The overall density of development shall comply with the conclusions of the Settlement Capability Study. Increases to the density may be permitted subject to the review and approval of additional detailed servicing information by the Ministry of the Environment and Energy and the Region of York. Specific by-law standards and provisions shall be utilized to establish density, minimum lot sizes, and other provisions as deemed necessary by the Town of Whitchurch-Stouffville. The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35% which includes, for example, buildings and open storage areas.
- ix) Specific by-law standards and provisions shall be utilized to establish density, minimum lot sizes, and other provisions as deemed necessary by the Town of Whitchurch-Stouffville.
- x) Specific by-law standards and provisions shall be utilized where Industrial uses are to be situated in proximity to existing or proposed Prestige Industrial uses or other land use designations, in order to mitigate impacts on the amenity of nearby land uses.
- xi) Notwithstanding the provisions of Sections 10.2.2, 10.2.2.1, and 10.2.2.2, it is intended that existing outdoor storage uses continue to be permitted and

recognized provided that these uses are legally zoned for such use at the time of adoption of this Secondary Plan.

10.2.3 Community Residential

10.2.3.1 Policies

- i) New residential development shall be single-detached dwellings with a minimum lot size of approximately one ha (2.5 ac.). Reductions in the lot size may be permitted subject to the review and approval of additional detailed servicing information by the Ministry of the Environment and Energy and the Region of York.
- ii) Any lotting configuration and/or subdivision design for the new residential development, if proposed, shall consider the established residential uses, in order to provide for development to occur in a manner so as to minimize negative impacts on adjacent uses.
- iii) For lots of record, development will be permitted in accordance with the provisions of Section 4.2 iv) of the Town's Official Plan.

10.2.4 General Commercial

10.2.4.1 Policies

- i) Lands designated "General Commercial" shall be subject to the policies of Section 12.7.19 "Western Approach Area – Mixed Use" of the Community of Stouffville Secondary Plan except for those uses prohibited by Section 10.2.4.1 c).
- ii) Notwithstanding the policies of this Section, those lands described as part Lot 35, Concession 4, west of Woodbine Avenue, shall be used only for business offices, professional offices and an accessory dwelling unit and shall not require water for any commercial processing operation.
- iii) Commercial uses within either the General or Convenience Commercial designations which utilize or discharge significant amounts of water shall be

discouraged. Further, all proposed commercial uses will be assessed against the conclusions of the Settlement Capability Study with respect to sanitary sewage disposal to the satisfaction of the Region of York, the Town of Whitchurch-Stouffville and/or the Ministry of the Environment as appropriate. Prohibited Uses within the General or Convenience Commercial designations include: Accessory Dwelling Units; Clinics, Dwelling Units above other permitted uses; Hotels; Personal Service Establishments, which discharge significant amounts of water; Printing Establishments; Undertaking Establishments; and Dental Offices or Dental Clinics; and residential uses.

10.2.5 Convenience Commercial

10.2.5.1 Policies

- i) The lands designated Convenience Commercial shall be limited in size and scale in order to service the needs of the business and employees of the adjacent industrial areas, the residents of the Gormley Community, and, to a limited extent, the travelling public, on approved sewage systems acceptable to the Region of York.
- ii) High standards of design and landscape requirements shall be required for Convenience Commercial uses, to ensure adequate screening and buffering from the adjacent industrial area.
- iii) Adequate provision shall be made for use, access, off-street parking, landscaping, buffering and sign control through specific by-law standards and the site plan approval processes.

10.2.6 Other Permitted Land Uses

10.2.6.1 Policies

This Plan recognizes agricultural uses such as cash cropping as an interim use, and shall allow the continued use of the land for agricultural production pending development in accordance with the relevant land use designation. The following additional uses may be permitted in Industrial, Residential and Commercial

designations as an interim use, or with the exception of agricultural uses, as permitted uses:

- i) Fish, wildlife and forest management;
- ii) Conservation projects and flood and erosion control projects;
- iii) Agricultural uses, with the exception that new agricultural uses shall not be permitted in areas identified as Key Natural Heritage or Hydrologically Sensitive Features or their associated Minimum Vegetation Protection Zones identified on Schedule "H";
- iv) Transportation, infrastructure and utilities in accordance with the provisions of Section 3.2.5 of the Official Plan;
- v) Home occupations in any legally established residential unit, subject to the regulations of the Zoning By-law;
- vi) Home industries in association with any legally established use, subject to the regulations of the Zoning By-law;
- vii) Bed and breakfast establishments in any legally established residential unit, subject to the regulations of the Zoning By-law;
- viii) Low intensity recreational uses in accordance with the provisions of Section 3.2.6 of the Official Plan;
- ix) Unserviced parks;
- x) Recreational trails in accordance with the provisions of Section 3.2.7 of the Official Plan;
- xi) Legally existing uses in accordance with the provisions of Section 3.2.4 of the Official Plan;
- xii) Accessory uses.

10.2.7 Cemeteries

This plan recognizes land uses such as cemeteries and related uses as being compatible with the Industrial land use designations contemplated under this amendment. However, cemeteries shall not be permitted within the Secondary Plan area.

10.3 TRANSPORTATION

- i) A hierarchy of roads has been established based on a classification of street functions as defined within Section 5.2 Transportation of the Town's Official Plan.

The road system shall consist of:

- a) Controlled Access Roads (Highway 404)
 - b) Arterial Roads
 - c) Collector Roads
- ii) The overall plan for the Secondary Plan, as shown on Schedule "A", is diagrammatic in its indication of Collector roads and the location of intersection points with the arterial system. The overall road plan should provide for the protection of rights-of-way for possible future road connection to the adjacent lands. In the event that the land requirements of industrial users are such that the road pattern on Schedule "A" cannot be achieved, portions of these roads may be altered or deleted without amendment to this Plan, with the consent of the Town and the Region of York.
 - iii) Prestige Industrial development along Highway 404 shall be subject to the setback and noise control requirements of the Ministry of Transportation and the Ministry of the Environment.
 - iv) Stouffville Road and Woodbine Avenue are Regional Arterial roads that bisect the Secondary Plan Area. The right-of-way width for Arterial Roads shall be consistent with the requirements of the Region of York. The location of intersection points of Collector Roads with Arterial Roads shall be subject to approval of the Regional Municipality of York.
 - v) Collector Roads are intended to connect local traffic to Arterial roads and may provide access to individual properties. Right-of-way widths for Local and Collector Roads shall be a minimum of 23 m. Right-of-way widths of 26 m for a distance of 60 m from the intersection of a Collector Road and Arterial Road shall be required.

Where practical, all lots shall have direct access to the collector road system. Access to Regional Roads from individual sites shall be restricted.

- vi) The Town of Whitchurch-Stouffville will take into account the possibility of a future local public transit system within the Secondary Plan Area and ensure that subdivision designs facilitate local transit movements.
- vii) Notwithstanding the foregoing, roads shall be subject to the relevant provisions of Section 3.2 of the Official Plan.

10.4 SERVICING

10.4.1 Water Supply

- i) There is no municipal water supply system in the Gormley Community. Industrial uses within this Secondary Plan Area will be restricted to dry industry as defined in Section 10.4.1 ii) recognizing that in order to conform with the Moraine Plan this will also require the development of a communal sewage system.

The establishment of one communal ground water system shall be the long term objective for the Secondary Plan Area. In the interim, each quadrant may be individually serviced by a single groundwater supply system for each quadrant. Such groundwater supply systems shall be supported by a hydrogeological study to the satisfaction of the Region of York, the Ministry of Natural Resources, and the Ministry of Environment and Energy.

- ii) Only dry uses shall be permitted. Dry uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.
- iii) Design of the individual groundwater supply systems and associated distribution system for each quadrant shall allow for possible interconnection with the other quadrants to facilitate the objective of establishing a single communal water supply for the entire amendment area in the long term and the policies of the Moraine Plan particularly Part IV, Sections 43 and 44 (Refer to Appendix ORM IV).
- iv) Notwithstanding the policy provisions as set out in Section 10.4.1 of this Secondary Plan, uses or lots within a registered plan of subdivision which existed at the time of approval of this Secondary Plan may continue to be serviced by private wells.

10.4.2 Sewage Disposal

10.4.2.1 Policies

- i) Only dry uses shall be permitted. Dry uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing,

processing, assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.

- ii) Development proposed by way of plan of subdivision, consent, or site plan approval within the Secondary Plan Area shall not be permitted unless it is demonstrated through appropriate studies, satisfactory to the Ministry of Environment and Energy, the Ministry of Natural Resources, and the Region of York, that the land can be adequately serviced by an individual sewage disposal system.

Residential and small scale commercial/industrial development may proceed on the basis of either private or communal sewage disposal systems, subject to appropriate studies and the approval of the Ministry of Environment and Energy, the Ministry of Natural Resources, and the Regional Municipality of York. Small scale is defined as any use which generates less than 4,500 L/day per lot for the sanitary needs of its employees.

Small scale commercial/industrial development to be serviced on the basis of private sewage disposal systems, shall be required to conduct an annual maintenance inspection, by a qualified professional. The findings of this maintenance inspection of the private sewage disposal system shall be submitted to the Region of York. Any deficiencies found as part of the maintenance inspection shall be remedied by the owner, failing which, the Region of York may exercise any of its powers as may be appropriate under Part VIII of the *Environmental Protection Act*.

Large scale and multi-unit commercial/industrial development may proceed on the basis of private or communal sewage systems, subject to appropriate studies and the approval of the Ministry of Environment and Energy, the Ministry of Natural Resources, and the Region of York. Large scale and multi-unit commercial/industrial development is defined as any use which generates greater than 4,500 L/day from the sanitary needs of its employees. Communal sewage disposal systems may be either publicly or privately owned subject to the policies of the Moraine Plan particularly Part IV, Sections 43 and 44 (Refer to Appendix ORM IV).

- iii) Developments proposed on a communal sewage disposal system will be required as a condition of approval to guarantee by way of agreement, registered on title, and, if necessary, the posting of securities, which ensure

that studies addressing the technical, financial, and legal aspects of implementing, operating, and maintaining such communal sanitary system are completed by qualified professionals, to the satisfaction of the Ministry of Environment and Energy, the Ministry of Natural Resources, and the Region of York.

- iv) Notwithstanding the policy provisions as set out in Section 10.4.2 of this Secondary Plan, uses or lots within a registered plan of subdivision which existed at the time of approval of this Amendment may continue to be serviced by private sewage disposal systems.

10.4.3 Floodplain and Stormwater Management

10.4.3.1 Policies

- i) Prior to the review of plans of subdivision or other development applications within the Secondary Plan Area, with the exception of individual development proposals on existing lots, the Town of Whitchurch-Stouffville, the Toronto Region Conservation Authority, the Ministry of Natural Resources, and the Ministry of Environment and Energy shall have approved a Master Drainage Plan for the Secondary Plan Area.
- ii) The Master Drainage Plan shall consist of a strategic approach which addresses both on-site and downstream issues related to flood and erosion control, quality and quantity of groundwater and surface water resources, fisheries resources, riparian habitat, and terrestrial habitat.
- iii) Based on the recommendations of the Master Drainage Plan, the Toronto Region Conservation Authority may require a contribution from all developing landowners towards the costs on downstream remedial works to address the impact of increased stormwater run-off.
- iv) Notwithstanding any other policies of this Section, stormwater management shall conform to the policies of the Moraine Plan, particularly Sections 45 and 46 (Refer to Appendix ORM IV). The policies of Section 8.16 of the Official Plan with respect to Watershed Plans shall also apply.

10.4.4 Utilities

Hydroelectric, telephone service, and other required utilities shall be permitted in all land use designations and shall be installed underground within public road allowances or within appropriate easements subject to the policies of Section 3.2.5 of the Official Plan.

10.5 ENVIRONMENT

10.5.1 Open Space – Environmental

10.5.1.1 Policies

- i) Lands designated “Open Space-Environmental” shall be subject to the “Significant Environmental Area” provisions of Section 4.5 of the Official Plan.
- ii) Watercourses traversing the Secondary Plan area shall be protected by establishing a maximum of a 30 m vegetative buffer zone along both streambanks, unless otherwise approved as part of the Master Drainage Plan or site specific studies identified in Section 10.5.2.
- iii) Development adjacent to watercourses shall occur in such a manner as to maintain and, where feasible, enhance the fisheries resource.
- iv) Appropriate setbacks of proposed development adjacent to lands which are subject to erosion, slope instability, and flooding shall be determined by the proponent through necessary study to the satisfaction of the Toronto Region Conservation Authority, at the time of review of a particular development application(s).
- v) Where lands designated “Open Space Environmental” are privately owned, it is not intended that these lands be necessarily free and open to the public, nor that they will be acquired by the municipality or the Toronto Region Conservation Authority. However, if proposals are made to develop within, or in proximity to, such land in private ownership, the Town of Whitchurch-Stouffville, or the Toronto Region Conservation Authority may request the conveyance of the said lands. If the said lands are conveyed to the Town of Whitchurch-Stouffville, they will generally not constitute part of the required parkland dedication.

10.5.2 Oak Ridges Moraine Conservation Plan

10.5.2.1 Applicability

All development and site alteration in the Gormley Secondary Plan Area shall be subject to the provisions of the Oak Ridges Moraine Conservation Plan. For reference purposes the policies of Parts I, II, III and IV are found in Appendices ORM I, ORM II, ORM III and ORMIV to the Official Plan.

10.5.2.2 Related Schedules

Decisions under the *Planning Act* and *Condominium Act* shall conform to the following Schedules and policies of Sections 3.2, 5.8.3, 5.10 and 8.16 of the Official Plan and Part III of the Oak Ridges Moraine Conservation Plan. Also, no amendments shall be required to Schedule “H” where minor changes are proposed based on studies carried out in accordance with the Oak Ridges Moraine Conservation Plan or new information provided by the Province:

- i) Schedule “H”, Oak Ridges Moraine Conservation Plan Area Key Natural Heritage and Hydrologically Sensitive Features and Section 3.2.9 of the Official Plan;
- ii) Schedule “I”, Oak Ridges Moraine Conservation Plan Area Areas of High Aquifer Vulnerability and Section 3.2.9 of the Official Plan;
- iii) Schedule “J”, Oak Ridges Moraine Conservation Plan Area Landform Conservation Areas and Section 3.2.9 of the Official Plan; and
- iv) Schedule “K”, Oak Ridges Moraine Conservation Plan Area Wellhead Protection Areas and Section 5.10 of the Official Plan.

10.5.2.3 Existing Uses

Notwithstanding any other policies of this plan, existing uses are permitted and may be recognized in the Zoning By-law as permitted uses. Changes to existing uses shall conform with the policies of Part 1, Section 3.2.9, 5.8.3 and 5.10 of this Plan and Sections 6, 7, 8 and 9 of the Moraine Plan (See Appendix ORM I to the Official Plan). Notwithstanding the foregoing:

- i) expansions to existing buildings and structures may be permitted without amendment to the Zoning By-law provided that the addition does not intrude

into any area identified as Areas of Natural or Scientific Interest, Wetlands, Woodlands, Kettle Lakes, Stream or Minimum Vegetation Protection Zone on Schedule “H” and the expansion complies with all the other applicable policies of this Plan and the regulations of the Zoning By-law; and the use, building and structure complies with all the other applicable policies of this Plan and the regulations of the Zoning By-law, and,

- ii) new accessory uses, buildings and structures, including swimming pools, related to existing uses may be permitted in accordance with the regulations of the Zoning By-law and provided that the use, building or structure does not intrude into any area identified as Areas of Natural or Scientific Interest, Kettle Lakes, Wetlands, Woodlands, Stream or Minimum Vegetation Protection Zone on Schedule “H”.

10.5.3 Land Use Compatibility

- i) In order to minimize impacts on the existing and future residential uses within the Secondary Plan Area, building orientation, site amenities, landscaping, limitation on uses, and outdoor storage shall be considered during the development application review process. The proponents of such development shall be required to provide adequate buffering and noise attenuating devices in accordance with all applicable standards in order to ameliorate any adverse impact on dwellings in the Gormley Community.
- ii) In order to provide an effective, year round visual screen, lands designated Open Space Environmental, situated between the planned industrial land uses and existing and planned residential land uses, south of Stouffville Road and west of Woodbine Avenue, shall be landscaped in accordance with the provisions of Section 10.6.4.

10.5.4 Water Supply

Development applications, either by Agreement and/or Study or both, shall be required to ensure that the existing residential and other land uses within the Secondary Plan Area will continue to be provided with acceptable quantities and quality of potable water.

10.5.5 Water Conservation

It is the intent of Council to encourage water conservation practices for this Secondary Plan Area. To this end, Council shall prohibit industries that rely on the use of water in their processes and will encourage, through site plan approval and other means, the incorporation of water conservation practices in construction techniques and through employee education programs. Furthermore, future development applications may require the provision of features that assist in maintaining the water budget for the area by attenuation, dispersion, and dilution of natural rainfall by means of local detention areas, ditching, and storage.

10.6 IMPLEMENTATION

10.6.1 Implementation

- i) The many elements necessary to provide for an integrated and adequately serviced Secondary Plan require that certain services be provided and lands set aside for such things as communal well, and sewage disposal systems, stormwater management facilities, noise attenuation and buffering, setbacks and buffering, major roads and similar works, without regard to the location thereof and irrespective of property ownership boundaries. In order to ensure that property owners contribute their pro rata share of these major community facilities owners shall be required to enter into one or more Agreements as a condition of approval for development of their lands, in order to ensure the equitable distribution of the costs (including that of land) of the aforementioned community facilities. There may be established by the Town, local improvement areas or other funding means to provide services, subject to any applicable legislation.

Implementation of development within the Gormley Industrial Area will entail some or all of the following steps, following Provincial approval of this Secondary Plan by the Ministry of Municipal Affairs. Such steps need not occur in the order outlined, and individual developments may be permitted to proceed where the proposal takes into account the overall pattern of roads and municipal services. The steps are as follows:

- a) Approval by the appropriate authorities of the following studies or any other studies required to conform with the Oak Ridges Moraine Conservation Plan:
 - i) A Hydrogeological Study
 - ii) A Surface Water Management Study
 - iii) A Fisheries Resource Management Study

These studies must be consistent with the strategy outlined within the approved Master Drainage Plan, except where the development proposed is exempt from the requirements of the Master Drainage Plan, as per Section 10.4.3.1 i).

Development within the Secondary Plan Area shall be in accordance with the conclusions of the Settlement Capability Study, as approved by the Region of York Council.

- b) The processing of individual plans of subdivision under Section 51 of the *Planning Act* in accordance with the policies set forth in this Secondary Plan.
- c) Construction of public works and other facilities in accordance with the policies set forth in this Secondary Plan, under the direction of the Town of Whitchurch-Stouffville, Regional Municipality of York, or other appropriate authority.
- d) The processing of Zoning By-law Amendments and Site Plan Agreements pursuant to the *Planning Act*.

In addition, site plans will conform with the policies of the Secondary Plan, and, notwithstanding the provisions of Section 10.6.1 i) of this Secondary Plan, the policies of the Community Design Strategy in Section 6.5 and Section 8.6, Site Plan Control, of the Official Plan.

10.6.2 Parkland Conveyance

Subject to the approval of the Regional Municipality of York as a delegated approval authority for the Minister of Municipal Affairs, the Municipality may accept the conveyance of land for park purposes or, alternatively, cash-in-lieu of parkland under Sections 42 and 51 of the *Planning Act*.

10.6.3 Cost Sharing Agreements

Council may initiate appropriate means whereby the external costs of major road improvements, storm water storage, trunk water and sanitary sewage, and other public facilities servicing the entire Secondary Plan Area shall be shared on an equitable basis by all developments requiring or benefitting from such services. The costs of such works shall be secured through subdivision agreements or development agreements forming part of development approvals, and other means available to the Town under prevailing Provincial legislation, including the *Development Charges Act*.

10.6.4 Landscape Buffering

The lands designated Open Space–Environmental situated between planned industrial land uses and existing and planned residential land uses, south of Stouffville Road and west of Woodbine Avenue, shall be landscaped, as a condition of site plan approval to provide, in an appropriate manner, effective screening on the basis of a twelve (12) month period. Details pertaining to the species of trees and/or shrubs which is to include coniferous plant material shall be approved by the Town in consultation with the Toronto Region Conservation Authority.

10.6.5 Development Application Pre-Consultation and Submission Requirements

Notwithstanding the provisions of Section 10.6.1 i), all development applications in the Gormley Industrial Area shall be subject to review in accordance with the policies of Section 7 of the Official Plan, including pre-consultation, the submission of required information and materials, and the complete application requirements, as well as the other applicable policies of this Secondary Plan. In addition, the Town may require development to be subject to the site plan control provisions of the *Planning Act*.

10.6.6 Employment Land Conversion

Notwithstanding any other provisions of this Secondary Plan, the conversion of lands in the “Prestige Industrial” and “Industrial” designations to non-employment uses, including residential, major retail, and other retail and commercial uses which are non-ancillary to employment uses, is not permitted. Notwithstanding this prohibition, the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review in accordance with the provisions of Section 8.3.2, Employment Land Conversion, of the Official Plan.

10.7 INTERPRETATION

10.7.1 Boundaries

The location of roads is approximate. The boundaries between land use designations shown on Schedule “A” – Land Use and Roads Plan are approximate except where they coincide with existing arterial roads, Provincial highways, or other clearly defined physical features. Minor adjustments will not require amendment to this Plan as long as the intent of its policies is maintained.

10.7.2 Definitions in the Oak Ridges Moraine Plan Area

The Oak Ridges Moraine Conservation Plan includes extensive definitions of terms which are found throughout the documents. For reference purposes, the main definitions which are found in Part I, Section 3 of the Moraine Plan, are found in Appendix ORM I to the Official Plan. However, where questions of interpretation arise, regard should be had to the Oak Ridges Moraine Conservation Plan itself.