

13. VANDORF-PRESTON LAKE SECONDARY PLAN

13.1 INTRODUCTION

13.1.1 Purpose

The Vandorf-Preston Lake Secondary Plan establishes the principles, objectives and general policies, as well as specific strategies with respect to community structure, community improvement, servicing, land use and transportation to guide the planning of these two communities and the adjacent lands. The Plan provides a planning framework for all levels of government, as well as existing and future residents, landowners and other interested groups. This initial portion of the Plan applies to those lands in the Oak Ridges Moraine.

13.1.2 Secondary Plan Area

The Secondary Plan Area is bounded by:

- i) North Wesley Creek and Aurora Road
- ii) East Warden Avenue (Regional Road 65);
- iii) South Bloomington Road (Regional Road 40); and,
- iv) West Highway 404.

13.1.3 Secondary Plan Structure

The Secondary Plan includes:

- i) Figure 1 Concept Plan

- ii) Schedule “G” Land Use and Transportation Plan;
- iii) Schedule “G1” Trail System and Gateways;
- iv) Schedule “G2” Oak Ridges Moraine Conservation Plan Area Key Natural Heritage and Hydrological Features;
- v) Schedule “G3” Oak Ridges Moraine Conservation Plan Area Landform Conservation Areas;
- vi) Schedule “G4” Oak Ridges Moraine Conservation Plan Area Areas of High Aquifer Vulnerability; and,
- vii) Schedule “G5” Wellhead Protection Areas

The text of the Plan is structured as follows:

- i) Section 13.2 Community Vision, Principles and Objectives
- ii) Section 13.3 Community Structure
- iii) Section 13.4 Community Improvement Strategy
- iv) Section 13.5 Servicing Strategy
- v) Section 13.6 Land Use Strategy – Oak Ridges Moraine Conservation Plan Area
- vi) Section 13.7 Land Use Strategy – Lands Outside the Oak Ridges Moraine
- vii) Section 13.8 Transportation Strategy
- viii) Section 13.9 Development Review
- ix) Section 13.10 Implementation and Interpretation

13.2 COMMUNITY VISION, PRINCIPLES AND OBJECTIVES

13.2.1 Purpose

The community vision, principles and objectives upon which the Secondary Plan is based are outlined in the following sections. The vision, principles and objectives provide general guidelines for the planning of the Vandorf-Preston Secondary Plan Area, which are put into effect by the policies of the Plan.

13.2.2 Community Vision

VANDORF-PRESTON LAKE: COMMUNITY AND NATURE IN HARMONY

The Vandorf - Preston Lake Area will be a friendly and environmentally aware community which is designed to protect and enhance its natural setting, while promoting a sense of community among its residents. In particular:

- i) new development will be designed, and existing development will be maintained, in a manner which protects and enhances the natural environment, reflecting the location of this area on or in proximity to the Oak Ridges Moraine;
- ii) Vandorf will be developed as a “village” with small scale commercial, recreational and institutional facilities which will allow it to serve as a meeting place for residents and visitors;
- iii) Vandorf will also provide for the potential for additional employment development on full municipal services in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville; and,
- iv) Preston Lake will be maintained as a low-density residential community oriented to the lake.

13.2.3 Community Development Principle: Preserve and Enhance the Integrity of the Natural Environment

Principle: Any change in the Vandorf-Preston Lake Secondary Plan Area should be undertaken in a manner which will preserve and enhance the integrity of the natural environment of the area.

Objectives:

The following objectives support this community development principle:

- i) To maintain, and where possible improve or restore the ecological integrity of the Vandorf-Preston Lake Secondary Plan Area.
- ii) To maintain and enhance surface and groundwater resource quality and quantity to serve existing and future uses on a sustainable basis.
- iii) In the Oak Ridges Moraine Conservation Plan Area on Schedule “G” to:
 - a) protect the ecological and hydrological integrity of the Oak Ridges Moraine Area;
 - b) to ensure that only land and resources that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine Area are permitted;
 - b) to maintain, improve or restore all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources;
 - c) to ensure that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
 - d) to provide for land and resource uses and development that are compatible with the other objectives of the *Oak Ridges Moraine Conservation Plan*;
 - e) to recognize the existing hamlet of Vandorf and permit infill, subject to the availability of services;

- f) to provide for a continuous recreational trail through the Oak Ridges Moraine Area that is accessible to all including persons with disabilities; and,
- g) to provide for other public recreational access to the Oak Ridges Moraine Area.

13.2.4 Community Development Principle: Vandorf Village Character

Principle: To provide an opportunity for limited additional development in Vandorf, recognizing servicing constraints, which will enhance its “village” character and make it a focal point for this area.

This principle is intended to recognize that any new development in the Secondary Plan Area will be limited and to direct such development to Vandorf, provided sewer and water services can be provided. The new development should enhance Vandorf as a meeting place for residents and visitors to the area. It will also provide employment opportunities.

Objectives:

The following objectives support this community development principle:

- i) To encourage small scale development in Vandorf which is respectful of its “village” character, the heritage of the community and its relationship with the surrounding rural area provided sewer and water services can be provided,
- ii) To encourage a community form and design which provide opportunities for communication between residents, and in particular, allow for pedestrian/bicycle access via a system of trails to Vandorf from other parts of the Secondary Plan Area; and,
- iii) To support the economic health of existing businesses and encourage the location of new businesses in Vandorf, provided sewer and water services can be provided, including the potential for additional employment development on full municipal services in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville.

13.2.5 Community Development Principle: Preston Lake and Natural Area Enhancement

Principle: To enhance existing development outside Vandorf through community action.

The majority of the land in the Secondary Plan Area is located on the Oak Ridges Moraine and the potential for new development is limited. The focus must be on the enhancement of the natural environment and existing uses.

Objectives:

- i) To create a partnership between residents, the Town, Region and Province, as well as other public agencies to improve and enhance the natural environment and existing uses.
- ii) To explore creative options for the improvement of the area.

13.3 COMMUNITY STRUCTURE

13.3.1 Purpose

The structure of the Vandorf-Preston Lake Secondary Plan Area is established in the Concept Plan which is Figure 1 to this Plan. The Concept Plan employs the following organizational elements to define the fundamental arrangement of land use and activity. Each component of the Plan has its own function which is described in the following sections. All the components in combination result in an ordered community.

- i) Oak Ridges Moraine;
- ii) Vandorf Village;
- iii) Gateways; and
- iv) Natural System
- v) Preston Lake Community

13.3.2 Oak Ridges Moraine Natural Area

i) Definition

Oak Ridges Moraine includes those lands within the Oak Ridges Moraine Conservation Plan Area as identified on Schedule “G” of this Plan and within the boundaries of Ontario Regulation 01/02.

ii) Function

These designations are intended to maintain and where possible improve or restore the ecological integrity of the Moraine.

iii) Direction

New development will be restricted in these areas in accordance with the Section 13.6 of this Plan and in accordance with the Oak Ridges Moraine Conservation Plan 2001. Community action will be directed to the maintenance of these areas, and where possible their improvement or restoration, including seeking conservation easements and the creation of a trail system.

13.3.3 Vandorf Village

i) Definition

Vandorf Village includes existing and potential future development in Vandorf.

ii) Function

Vandorf Village will serve as a meeting place and service centre for the surrounding area.

iii) Direction

Vandorf Village will provide a range of small-scale commercial, recreation and institutional uses to create a “village” atmosphere and meeting place for the community. These facilities will be supported by residential and employment uses. Development will be limited to infill within the existing community until appropriate services can be provided.

iv) Areas of aquifer vulnerability

Areas of aquifer vulnerability are to be protected to ensure safe potable water quality. The following uses will be prohibited or restricted in terms of storage or generation:

- a) hazardous waste or liquid industrial waste;
- b) waste disposal sites and facilities;
- c) organic soil conditioning sites and snow storage and disposal facilities;

- d) underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and,
- e) storage of a contaminant listed in Schedules to Ontario Regulations.

13.3.4 Gateways

- i) Definition

Gateways are major entrances to the Secondary Plan Area, or to Vandorf and are found at Aurora Road and Woodbine Avenue; Vandorf Sideroad/Canadian National Railway (CNR) Bridge/Woodbine Avenue; Bloomington and Woodbine; and Warden Avenue and Bloomington.

- ii) Function

Gateways “announce” to visitors that they are entering the community and give visitors their first impressions of the Vandorf-Preston Lake Area. The design of landscaping, buildings and structures and other facilities must reflect this function.

- iii) Direction

The Gateways for Vandorf, where development is permitted, shall be subject to special design guidelines to ensure that such areas reflect the “village” character of Vandorf. In addition, in all areas, entrance features will be created in the road allowance suitable to the function of the specific gateway.

13.3.5 Natural System

- i) Definition

The Natural System includes areas of natural heritage, hydrologic and/or landform features outside the Moraine which are often functionally interrelated, and which collectively support biodiversity and overall ecological integrity. The System builds upon the Oak Ridges Moraine Natural Areas.

ii) Function

The Natural System functions to protect key natural features and water resources.

iii) Direction

The existing Natural System will be maintained in accordance with the Greenbelt Plan and, where possible improved or restored. It will be managed as a connected and integrated natural heritage system.

iv) Areas of aquifer vulnerability

Areas of aquifer vulnerability are to be protected to ensure safe potable water quality. The following uses will be prohibited or restricted in terms of storage or generation:

- a) hazardous waste or liquid industrial waste;
- b) waste disposal sites and facilities;
- c) organic soil conditioning sites and snow storage and disposal facilities;
- d) underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and,
- e) storage of a contaminant listed in Schedules to Ontario Regulations.

13.3.6 Preston Lake Community

i) Definition

The Preston Lake Community recognizes the existing residential community surrounding Preston Lake.

ii) Function

This existing community will be maintained and where possible improved with respect to issues such as mitigating environmental impacts on Preston Lake, and improving access to the lands on the north shore.

iii) Direction

The Secondary Plan will recognize the existing residential community within the context of *Oak Ridges Moraine Conservation Plan* and develop policies to provide direction with respect to the role of the Town, the residents and other levels of government in the maintaining and improving of this area.

13.4 COMMUNITY IMPROVEMENT STRATEGY

13.4.1 Purpose

In conformity with the Vision and Community Development Principles, this section establishes a program for the maintenance, and where possible the improvement or restoration of existing development and natural resources in the Vandorf-Preston Lake Secondary Plan Area. It recognizes that new development will be limited and is designed to be implemented independent of any additional development. The Strategy is intended to be implemented by the Town and local residents, landowners and other interested groups, working with public agencies such as the Province, the Region of York and the conservation authorities.

Further, it recognizes the fiscal constraints which the Town must work within and focuses on two areas:

- i) Private Management Practices; and,
- ii) Public Management Practices.

13.4.2 Private Management Practices

13.4.2.1 Purpose

The Town has limited authority to control private management practices. Therefore, the focus of any program must be the encouragement of voluntary action by individual landowners and/or community groups. Enforcement of existing regulations and the use of existing legislation are also available tools. This section outlines actions which the Town may initiate to improve private management practices.

13.4.2.2 Stewardship Program

The Town shall establish a stewardship program for the Vandorf-Preston Lake Area within a well defined terms of reference and budget which may include such a approaches as:

- i) use of available resources to develop and implement a program to educate property owners, including farmers, about the natural environment of the area they live in, and the manner in which they operate their household and work place to reduce negative impacts on natural systems, water quality and quantity;
- ii) establishment and operation of an awards program for property owners who implement measures for improving the environment;
- iii) establishment and operation of demonstration programs for environmentally sound management practices on public and/or private properties;
- iv) establishment of a program to identify priority Greenlands or environmental areas and encourage their protection through the use of conservation easements or dedication of such lands to the Town or other public agency; and,
- v) provide property owners with an information package to encourage tree planting on private properties.

13.4.2.3 Enforcement of Existing Legislation

The Town shall review available legislation with respect to matters such as the operation of septic tanks, site alteration, tree cutting and:

- i) work with the appropriate agencies to develop improved enforcement practices; and,
- ii) enact additional by-laws where appropriate.

13.4.2.4 Site Plan Control

The Town shall use the site plan control process where new development is proposed to control the quantity and quality of surface runoff on individual lots, reduce negative impacts of development and encourage tree planting and landscaping in accordance with the provisions of this Plan.

13.4.3 Public Management Practices

13.4.3.1 Purpose

The Town will initiate a number of actions to improve its own management practices and those of other public agencies. This section outlines the Town's approach to this issue.

13.4.3.2 Management Practices Audit

The Town, through its Public Works Department, shall carry out an audit of its own management practices and facilities in the Vandorf-Preston Lake Secondary Plan Area and establish a plan to minimize negative impacts on natural systems and features (e.g. road de-icing practices, street cleaning practices, reduce pesticide use).

13.4.3.3 Other Agencies

The Town shall work with other agencies, particularly the Region of York to seek:

- i) improvement in their management practices in the Vandorf-Preston Lake Secondary Plan Area;
- ii) the introduction of programs to improve the environment (e.g. tree planting programs, education programs);
- iii) improved enforcement of existing regulations and legislation; and,
- iv) direct access to the Regional and/or GO Transit systems.

- v) Coordinated improvements of the transportation network, including road and transit services.

13.4.3.4 Streetscapes

The Town recognizes that streetscape design has a significant effect on the manner in which a community is perceived and on the safety of the streets. The Town shall implement the following policies on local roads and work with the Region of York with respect to their implementation on Regional Roads:

- i) Traffic calming techniques shall be incorporated into the design of all new streets, and shall be taken into consideration when the reconstruction of existing streets is planned. In addition, consideration may also be given to the introduction of traffic calming techniques which do not require the reconstruction of the street on existing streets where concerns with the amount and speed of traffic have been identified. Such techniques shall be appropriate to the type and location of various streets;
- ii) Pavement widths and shall be kept to the minimum required in all parts of the Secondary Plan Area.
- iii) The Town shall work with the Region to develop a trail system for cyclists and pedestrians within the road right-of-ways in accordance with Schedule "G1" and to provide sidewalks on both sides of Woodbine Avenue in the Community of Vandorf.

With respect to development, particularly adjacent to arterial and collector roads, the Town shall implement the following policies and work with the Region of York with respect to their implementation on Regional Roads:

- iv) Landscaping, including regular placement of street trees shall be required to separate trails and sidewalks from the roadway.
- v) Buildings and structures in the Mixed Use Area shall be located to provide a sense of enclosure to the road.
- vi) Garages for residences shall be designed so that they are not the dominant features in the streetscape, or the lot frontage.

- vii) Parking areas for commercial and employment uses shall be screened at the street and adjacent to residential development through the use of features such as low fences, walls and landscaping, and shall be sited to reduce visibility from arterial roads.
- viii) Views of the following from arterial roads shall be preserved, enhanced and/or created:
 - a) key natural heritage and hydrological features;
 - b) public or heritage buildings; and,
 - c) public open space.
- ix) Appropriate landscaping shall be provided for new public and private development to maintain and enhance the character of the Secondary Plan Area.

13.4.3.5 Community Improvement Area

In accordance with Section 6.3 of the Official Plan, the Town shall designate the Vandorf-Preston Lake Secondary Plan Area as a Community Improvement Area. The Town intends to achieve its overall community improvement objectives as identified in Section 6.3.1 by the following means:

- i) preparation of a community improvement plan;
- ii) utilization of provincial, federal and regional funding programs;
- iii) tax incentive financing, local improvement taxes and other available funding mechanisms;
- iv) acquisition of land or conservation easements;
- v) property standards by-law enforcement;
- vi) public education on the programs and funding offered by various levels of government to private property owners;

vii) tree planting programs;

viii) encouragement of community groups involvement in improvement projects such a garbage cleanup days; and,

ix) management of heritage resources in accordance with Section 6.4 of the Official Plan.

13.4.3.6 Site Alteration and Tree Cutting By-laws

The Town shall adopt Site Alteration and Tree Cutting By-laws, particularly with respect to the lands in the Oak Ridges Moraine, in conformity with the provisions of the *Oak Ridges Moraine Conservation Act* and in accordance with the Regional Site Alteration and Tree Cutting By-laws.

13.4.3.7 Stormwater Management Practices

The Town will consider strategies to retrofit stormwater treatment technologies in existing developments in conjunction with the Conservation Authorities.

13.5 SERVICING STRATEGY

13.5.1 Purpose

Existing development in the Vandorf Secondary Plan Area is presently serviced by private septic tank and tile bed systems and private wells. Three stormwater management facilities were identified, but only one provides any enhancement of water quality. The remaining developed areas drain uncontrolled via ditches and/or storm sewers to their respective receiving drainage systems.

No major problems have been identified with the current private sewage systems. However, there are significant concerns with water quantity. There appears to be adequate water for domestic water supplies, however a number of existing private wells are vulnerable to large water takings. It would appear that any new wells would also be subject to the same well interference potential. The construction of new wells will need to be carefully considered and the potential for interference will need to be evaluated. This will require the completion of detailed hydrogeological studies, and new wells will have to be constructed to maximize the amount of hydraulic head to minimize the effects of seasonal pumping.

The Servicing Strategy is designed to provide direction with respect to servicing of the Secondary Plan Area in a manner which will ensure the health and safety of residents and the environment, and conform with Provincial and Regional policies. The Servicing Study Area on Schedule “G” - Land Use and Transportation Plan establishes the area which will require a detailed assessment of servicing options prior to permitted any significant new development.

13.5.2 Development Outside the Servicing Area

- i) All development outside the Servicing Study Area on Schedule “G” shall be serviced by private wells and sewage systems.
- ii) Approval of any new wells shall require the submission of a hydrogeological study which will evaluate the potential for well interference. Approval of a new well may

be refused if concerns with well interference are identified. In addition, new wells shall be required to be constructed to maximize hydraulic head.

- iii) Approval of new private sewage systems will require the submission of an assessment of the potential impact on the shallow soil and groundwater conditions and the susceptibility of the groundwater resource to contamination.

13.5.3 Servicing Study Area

13.5.3.1 Existing Development

Existing development, changes to those uses and new uses on a lot of record or infill lots in the Servicing Study Area on Schedule “G” shall be subject to the policies of Section 13.5.2.

13.5.3.2 New Development

Any new development in the Servicing Study Area in the “Potential Vandorf Residential Area”, “Potential Vandorf Medium Density Residential Area”, Potential Employment Area”, and “Potential Mixed Use Area” on Schedule “G” will require:

- i) The submission of a Functional Servicing Study in accordance with the provisions of Section 13.9.2.1 of this Plan, which will evaluate options for servicing the entire Servicing Study Area designated on Schedule “G”, including construction of a communal water system or connection to a municipal water system. The Functional Servicing Study shall include a water hydraulic analysis to demonstrate that the proposal will provide the required pressure/supply to service the land.

An evaluation of the feasibility of private sewage treatment facilities and individual wells requires a Settlement Capability Study carried out to the satisfaction of the Town and York Region. Terms of Reference for the Settlement Capability Study will be provided by York Region to the Town of Whitchurch-Stouffville who will administer the study. The Settlement Capability Study will reference/include a variety of groundwater investigation studies including:

- a) MOE Hydrogeological Technical Information Requirements for Land Development (1995);
 - b) Aquifer capability assessment;
 - c) Groundwater pumping tests;
 - d) Monitoring of wells in the vicinity; and,
 - e) Map of zone of influence that may extend beyond the boundaries of OPA 120.
- ii) The Functional Servicing Study will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sanitary, water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development. The submission of a Fiscal Impact Study Plan in accordance with the provisions of Section 13.9.2.1 of this Plan, which will review the financing of the recommended servicing scheme to ensure that no costs will be incurred by the Town;
 - iii) approval by the Town of a servicing and financial plan
 - iv) and completion of any required Environmental Assessment to implement the preferred servicing solution.

13.5.4 Stormwater Management

13.5.4.1 Existing Development

In accordance with the policies of Section 13.4.3.7 of this Plan, the Town will consider strategies to retrofit stormwater treatment technologies in existing developments in conjunction with the Conservation Authorities.

13.5.4.2 Servicing Study Area

The Functional Servicing Study required in Section 13.5.3, will also address stormwater management.

13.5.4.3 New Development

Stormwater from any proposed development shall generally be treated and retained on site or within a specific area approved by the Town. Water quality and quantity criteria shall be to the satisfaction of the Town, in consultation with the relevant Conservation Authority. Regard shall also be had, where applicable to, the *East Holland River Subwatershed Plan* and the *Oak Ridges Moraine Conservation Plan*.

13.5.5 Utilities

For any significant new development in the Servicing Study Area on Schedule “G”, the Town shall work with the landowners, utility providers and other agencies to:

- i) Ensure that adequate utility networks are, or will be, established to serve the planned development and that the networks can be phased in a manner which is cost-effective and efficient;
- ii) Ensure that all large, above ground utility infrastructure and utility cluster sites have been appropriately located and are designed to be compatible with surrounding development; and,
- iii) Support the coordinated planning and installation of utilities in initial common trenches, wherever possible.

13.6 LAND USE STRATEGY - OAK RIDGES MORaine CONSERVATION PLAN AREA

13.6.1 Purpose

The land use designations on Schedule “G” establish a general pattern of development for the existing and future uses of the Secondary Plan area during the planning period. A major portion of the Secondary Plan Area is located in the Oak Ridges Moraine and is subject to the policies of the *Oak Ridges Moraine Conservation Plan*. This section sets out the policies for the area in the Moraine.

13.6.2 Oak Ridges Moraine Conservation Plan

13.6.2.1 **Applicability**

All development and site alteration in the area within the Oak Ridges Moraine on Schedule “G” shall be subject to the provisions of Sections 3.2, 5.8.3, and 8.16 of this Plan and the *Oak Ridges Moraine Conservation Plan*, including the applicable provisions of Part III, Protecting Ecological and Hydrological Integrity. For reference purposes the policies of Part III are found in Appendix ORM III to the Official Plan.

13.6.2.2 **Related Schedules**

Regard should also be had to the following schedules to this Plan with respect to the interpretation of Part III of the Moraine Plan. No amendment shall be required to Schedule G2 where minor changes are proposed, based on studies carried out in accordance with the Moraine Plan:

- i) Schedule “G2” - Key Natural Heritage and Hydrological Features
- ii) Schedule “G3” - Landform Conservation Areas
- iii) Schedule “G4” - Areas of High Aquifer Vulnerability

In addition, certain lands in the Moraine are identified on Schedule “B-1” to the Official Plan as “Aggregate Resource Areas”. Such lands are also subject to the provisions of Section 4.6 of the Official Plan.

13.6.2.3 Existing Uses

Notwithstanding any other policies of this Plan, uses, buildings and structures existing prior to November 15, 2001, are permitted to continue within the Oak Ridges Moraine Conservation Plan Area. Changes to existing uses shall conform with the policies in Part I Sections 6, 7, 8 and 9 of the *Oak Ridges Moraine Conservation Plan* (See Appendix ORM I to the Official Plan). In addition, changes to existing uses shall only be permitted outside of areas which are designated as Areas of Natural or Scientific Interest, Kettle Lakes, Wetlands, Woodlands, Streams or Minimum Vegetation Protection Zone on Schedule “G2”:

- i) expansions of existing buildings and structures that legally existed prior to November 15, 2001, may be permitted in accordance with the regulations of the Zoning By-law; and,
- ii) new accessory uses, buildings and structures, including swimming pools, related to single dwellings may be permitted in accordance with the regulations of the Zoning By-law and provided that the buildings or structures do not exceed 500 m² (5382 ft².) in ground floor area.

13.6.3 ORM Natural Core Area

13.6.3.1 Purpose

Lands in the ORM Natural Core Area designation have been identified in the *Oak Ridges Moraine Conservation Plan* as areas with a high concentration of key natural heritage features, hydrologically sensitive features or landform conservation areas.

13.6.3.2 Permitted Uses

The following uses are permitted in the ORM Natural Core Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan:

- i) Fish, wildlife and forest management;
- ii) Conservation projects and flood and erosion control projects;
- iii) Agricultural uses;
- iv) Transportation, infrastructure, and utilities as described in Section 3.2.5 of this Plan, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- v) Home businesses;
- vi) Home industries;
- vii) Bed and breakfast establishments;
- viii) Farm vacation homes;
- ix) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- x) Unserviced parks;
- xi) Uses accessory to the uses in subsections i) to x); and,
- xii) Outdoor cannabis cultivation shall be permitted, subject to an amendment to the Zoning By-law, provided that new cannabis cultivation 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" and Schedule "G2".

13.6.3.3 Land Use Policies

i) Agricultural Accessory Uses

Uses accessory to agricultural uses may be permitted and shall include:

- a) the manufacture of value-added products from the produce of the farm operation;

- b) the roadside sale of produce of the farm operation; and,
- c) a second dwelling that is a temporary, mobile or portable unit, if the applicant demonstrates that the dwelling:
 - i) is required to house help that is needed on the farm operation on a seasonal or full time basis;
 - ii) does not require a consent under Section 50 or 53 of the *Planning Act*; and,
 - iii) will not adversely affect the ecological integrity of the Moraine Plan Area.

ii) Outdoor Cannabis Cultivation

The following policies shall apply to an outdoor cannabis cultivation use in the ORM Natural Core Area:

- a) Only outdoor cannabis cultivation uses licensed by Health Canada under the *Cannabis Act* shall be permitted;
- b) Indoor cannabis cultivation and cannabis processing shall be prohibited;
- c) A maximum of one accessory building that is required to support outdoor cultivation uses for the packaging, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted;
- d) The minimum separation distance between an outdoor cannabis cultivation use, and lands designated ORM Vandorf Residential Area, ORM Vandorf Mixed Use Area, ORM Park Area, Mixed Use Area, Significant Environmental Area, Potential Mixed Use Area, Existing Vandorf Residential Area, Potential Vandorf Residential Area, and Potential Vandorf Medium Density Residential Area shall be 1000.0 m, or as otherwise required by the implementing Zoning By-law;

- e) The minimum separation distance between two or more a cannabis cultivation uses and/ or cannabis processing uses use shall be 1000.0 m;
- f) Facilities shall be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential nuisance impacts such as including light emissions, air emissions, and odour;
- g) Outdoor storage shall be prohibited as accessory to a cannabis cultivation use;
- h) The Town may establish a municipal licensing framework to regulate outdoor cannabis cultivation which can further regulate land use, separation distance, and site plan control;
- i) Outdoor cannabis cultivation shall only be permitted through an amendment to the Town's Zoning By-law;
- j) The Town's Zoning By-law shall establish more detailed zoning regulations and standards regarding outdoor cannabis cultivation; and,
- k) Outdoor cannabis cultivation shall be subject to site plan control, as required under Town's Site Plan Control By-law including providing the required studies outlined in section 8.6.5.

13.6.3.4 Special Policies

13.6.3.4.1 Estate Area South Side Slater's Road

Notwithstanding any other provisions of this Plan to the contrary, on lands designated ORM Natural Core Area and symbolically shown on Schedule "G", located on the south side of Slater's Road, the existing estate residential subdivision is permitted to continue. Development and site alteration on such lands shall be subject to the relevant provisions of this Plan and the relevant provisions of the zoning by-law.

13.6.4 ORM Natural Linkage Area

13.6.4.1 Purpose

Lands in the ORM Natural Linkage Area designation have been identified in the *Oak Ridges Moraine Conservation Plan* as areas which protect critical natural and open space linkages between the ORM Natural Core Areas and along rivers and streams.

The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Moraine Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between lands in the *ORM Natural Core Area* designations and along river valleys and stream corridors.

13.6.4.2 Permitted Uses

The following uses are permitted in the ORM Natural Linkage Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan;

- ii) Fish, wildlife and forest management;
- iii) Conservation projects and flood and erosion control projects;
- iv) Agricultural uses;
- v) Transportation, infrastructure, and utilities as described in Section 3.2.5 of this Plan, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- vi) Home businesses;
- vii) Home industries;
- viii) Bed and breakfast establishments;
- ix) Farm vacation homes;

- x) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- xi) Unserviced parks;
- xii) Mineral aggregate operations in accordance with the provisions of Section 4.6.4.4 of this Plan;
- xiii) Wayside pits in accordance with the provisions of Section 4.6.4.4 of this Plan;
- xiv) Uses accessory to the uses in subsections i) to xii); and,
- xv) Outdoor cannabis cultivation shall be permitted subject to an amendment to the Zoning By-law, provided that new cannabis cultivation 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" and Schedule "G2".

13.6.4.3 Land Use Policies

i) Agricultural Accessory Uses

Uses accessory to agricultural uses shall be permitted in accordance with the policies of Section 13.6.3.3.

ii) Outdoor Cannabis Cultivation

The following policies shall apply to an outdoor cannabis cultivation use in the ORM Natural Linkage Area.

- a) Only outdoor cannabis cultivation uses licensed by Health Canada under the *Cannabis Act* shall be permitted;
- b) Indoor cannabis cultivation and cannabis processing shall be prohibited;

- c) A maximum of one accessory building that is required to support cultivation uses for the packaging, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted;
- d) The minimum separation distance between an outdoor cannabis cultivation use, and lands designated ORM Vandorf Residential Area, ORM Vandorf Mixed Use Area, ORM Park Area, Mixed Use Area, Significant Environmental Area, Potential Mixed Use Area, Existing Vandorf Residential Area, Potential Vandorf Residential Area, and Potential Vandorf Medium Density Residential Area shall be 1000.0 m, or as otherwise required by the implementing Zoning By-law;
- e) The minimum separation distance between two or more cannabis cultivation uses and/ or cannabis processing uses shall be 1000.0 m;
- f) Facilities shall be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential nuisance impacts such as including light emissions, air emissions, and odour;
- g) Outdoor storage shall be prohibited as accessory to a cannabis cultivation use;
- h) The Town may establish a municipal licensing framework to regulate outdoor cannabis cultivation which can further regulate land use, separation distance, and site plan control;
- i) Outdoor cannabis cultivation shall only be permitted through an amendment to the Town's Zoning By-law;
- j) The Town's Zoning By-law shall establish more detailed zoning regulations and standards regarding outdoor cannabis cultivation; and,
- k) Outdoor cannabis cultivation shall be subject to site plan control, as required under Town's Site Plan Control By-law including providing the required studies outlined in section 8.6.5.

13.6.4.4 Special Policies

13.6.4.4.1 Estate Area Between Woodbine Ave., and Highway 404

Notwithstanding any other provisions of this Plan to the contrary, on lands designated ORM Natural Linkage Area and symbolically shown on Schedule “G”, located between Highway 404 and Woodbine Ave., the existing estate residential subdivision is permitted to continue. Development and site alteration on such lands shall be subject to the relevant provisions of Section 13.6.4.2 and 3.2.9 of this Plan and the relevant provisions of the zoning by-law.

13.6.4.4.2 Preston Lake Community Area

Notwithstanding any other provisions of this Plan to the contrary, on lands designated ORM Natural Linkage Area and symbolically shown on Schedule “G”, located around the Key Hydrological Feature Preston Lake, the existing residential uses are permitted to continue. Development and site alteration on such lands shall be subject to the relevant provisions of Section 13.6.4.2 and 3.2.9 of this Plan and the relevant provisions of the zoning by-law.

13.6.4.4.3 Institutional Use Northwest Quadrant Bloomington and Warden

Notwithstanding any other provisions of this Plan to the contrary, on lands designated ORM Natural Linkage Area and symbolically shown on Schedule “G”, located in the northwest quadrant of Bloomington and Warden, the existing institutional use is permitted to continue. Development and site alteration on such lands shall be subject to the relevant provisions of Section 13.6.4.2 and 3.2.9 of this Plan and the relevant provisions of the zoning by-law.

13.6.5 ORM Countryside Area

13.6.5.1 Purpose

Lands in the ORM Countryside Area designation have been identified in the *Oak Ridges Moraine Conservation Plan* as areas where agricultural and other rural uses that support the Conservation Plan’s objectives will be encouraged.

The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Moraine Area, and to maintain, while providing for a range of agricultural and rural uses.

13.6.5.2 Permitted Uses

The following uses are permitted in the ORM Countryside Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan:

- i) Fish, wildlife and forest management;
- ii) Conservation projects and flood and erosion control projects;
- iii) Agricultural uses;
- iv) Transportation, infrastructure, and utilities as described in Section 3.2.5 of this Plan;
- v) Home businesses;
- vi) Home industries;
- vii) Bed and breakfast establishments;
- viii) Farm vacation homes;
- ix) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- x) Unserviced parks;
- xi) Mineral aggregate operations in accordance with the provisions of Section 4.6.4.4 of this Plan;
- xii) Wayside pits in accordance with the provisions of Section 4.6.4.4 of this Plan;
- xiii) Uses accessory to the uses in subsections i) to xii); and,

- xiv) Outdoor cannabis cultivation shall be permitted subject to an amendment to the Zoning By-law, provided that new cannabis cultivation 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" and Schedule "G2".

13.6.5.3 Land Use Policies

- i) **Agricultural Accessory Uses**

Uses accessory to agricultural uses shall be permitted in accordance with the policies of Section 13.6.3.3.

- ii) **Outdoor Cannabis Cultivation**

The following policies shall apply to an outdoor cannabis cultivation use in the ORM Countryside Area.

- a) Outdoor cannabis cultivation and indoor cannabis cultivation processing uses licensed by Health Canada under the *Cannabis Act* shall be permitted as a principal use;
- b) Cannabis processing uses licensed by Health Canada under the *Cannabis Act* shall only be permitted as an accessory use;
- c) Indoor cannabis cultivation and cannabis processing shall be prohibited;
- d) A maximum of one accessory building that is required to support cultivation uses for the packaging, labelling, storage, sampling, disposing, and testing for pesticides shall be permitted; The minimum separation distance between an outdoor cannabis cultivation use, and lands designated ORM Vandorf Residential Area, ORM Vandorf Mixed Use Area, ORM Park Area, Mixed Use Area, Significant Environmental Area, Potential Mixed Use Area, Existing Vandorf Residential Area, Potential Vandorf Residential Area, and Potential Vandorf Medium Density Residential Area shall

be 1000.0 m, or as otherwise required by the implementing Zoning By-law;

- e) The minimum separation distance between two or more cannabis cultivation uses and/ or cannabis processing uses use shall be 1000.0 m;
- f) Facilities shall be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential nuisance impacts such as including light emissions, air emissions, and odour;
- g) Outdoor storage shall be prohibited as accessory to a cannabis cultivation use;
- h) The Town may establish a municipal licensing framework to regulate outdoor cannabis cultivation which can further regulate land use, separation distance, and site plan control;
- i) Outdoor cannabis cultivation shall only be permitted through an amendment to the Town's Zoning By-law;
- j) The Town's Zoning By-law shall establish more detailed zoning regulations and standards regarding outdoor cannabis cultivation; and,
- k) Outdoor cannabis cultivation shall be subject to site plan control, as required under Town's Site Plan Control By-law including providing the required studies outlined in section 8.6.5.

13.6.5.4 Special Policies

13.6.5.4.1 Employment Uses north of Slater's Road

Notwithstanding any other provisions of this Plan to the contrary, on lands designated ORM Countryside Area and symbolically shown on Schedule "G", located on the north side of Slater's Road, the existing employment uses are permitted to continue. Development and site alteration on such

lands shall be subject to the relevant provisions of Section 13.6.5.2 and 3.2.9 of this Plan and the relevant provisions of the zoning by-law.

13.6.6 ORM Vandorf Residential Area

13.6.6.1 Purpose

The ORM Vandorf Residential Area designation recognizes existing residential areas in the Community of Vandorf. The purpose of the designation is to recognize that existing development and ensure that it is maintained in a manner which, where possible, improves or restores the natural environment.

13.6.6.2 Permitted Uses

The following uses are permitted in the ORM Vandorf Residential Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan;

- i) Low density residential uses;
- ii) Fish, wildlife and forest management;
- iii) Conservation projects and flood and erosion control projects;
- iv) Transportation, infrastructure, and utilities as described in 3.2.5 of this Plan;
- v) Home businesses;
- vi) Bed and breakfast establishments;
- vii) Low intensity recreational uses as described in 3.2.6 of this Plan;
- viii) Unserviced parks; and,
- ix) Uses accessory to the uses in subsections i) to viii).

13.6.6.3 Land Use Policies

- i) Development shall take the form of minor infill of the Community of Vandorf.
- ii) With respect to existing uses, the provisions of Section 13.6.2.3 shall apply.
- iii) Permitted residential uses may include those uses permitted in the applicable zoning by-law on November 15, 2001. Other residential uses permitted by Section 13.6.6.2 shall require a zoning by-law amendment and shall generally be planned, designed and constructed so as to not adversely affect the ecological integrity of the Moraine Area in accordance with Section 3.2 and Table 3.1 of this Plan.

13.6.7 ORM Employment Area

13.6.7.1 Purpose

The ORM Employment Area designation recognizes an existing employment area in the Community of Vandorf. The purpose of the designation is to recognize that existing development and ensure that it is maintained in a manner which, where possible, improves or restores the natural environment.

13.6.7.2 Permitted Uses

The following uses are permitted in the ORM Employment Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan:

- i) Fish, wildlife and forest management;
- ii) Conservation projects and flood and erosion control projects;
- iii) Transportation, infrastructure, and utilities as described in Section 3.2.5 of this Plan;
- iv) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- v) Unserviced parks;

- vi) Agriculture-related uses;
- vii) Small-scale commercial, industrial, recreational and institutional uses; and,
- viii) Uses accessory to the uses in subsections i) to vii).

13.6.7.3 Land Use Policies

- i) With respect to existing uses, the provisions of Section 13.6.2.3 shall apply.
- ii) Permitted commercial, industrial, recreational and institutional uses may include those uses permitted in the applicable zoning by-law on November 15, 2001. Other commercial, industrial, recreational and institutional uses permitted by Section 13.6.7.2 shall require a zoning by-law amendment and shall generally:
 - a) not require large-scale modifications of terrain, vegetation or both or large-scale buildings or structure; and,
 - b) will be planned, designed and constructed so as to not adversely affect the ecological integrity of the Moraine Area in accordance with Section 3.2 of this Plan and Table 3.1 of this Plan.

13.6.8 ORM Mixed Use Area

13.6.8.1 Purpose

The ORM Mixed Use Area designation recognizes the existing core area of the Community of Vandorf. The purpose of the designation is to:

- i) recognize the existing development which serves as a focal point for the community with a mix of uses including residential, institutional and commercial;
- ii) ensure that the function of the area as the community core is enhanced; and.

- iii) ensure that it is maintained in a manner which, where possible, improves or restores the natural environment; and,

13.6.8.2 Permitted Uses

The following uses are permitted in the ORM Mixed Use Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan:

- i) Low and medium density residential uses;
- ii) Small scale commercial and institutional uses, including offices;
- iii) Fish, wildlife and forest management;
- iv) Conservation projects and flood and erosion control projects;
- v) Transportation, infrastructure, and utilities as described in Section 3.2.5 of this Plan;
- vi) Home businesses;
- vii) Home industries;
- viii) Bed and breakfast establishments;
- ix) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- x) Unserviced parks; and,
- xi) Uses accessory to the uses in subsections i) to viii).

13.6.8.3 Land Use Policies

- i) With respect to existing uses, the provisions of Section 13.6.2.3 shall apply.

- ii) Permitted commercial and institutional uses may include those uses permitted in the applicable zoning by-law on November 15, 2001. Other commercial and institutional uses permitted by Section 13.6.8.2 shall require a zoning by-law amendment and shall generally:
 - a) not require large-scale modifications of terrain, vegetation or both or large-scale buildings or structure; and,
 - b) will be planned, designed and constructed so as to not adversely affect the ecological integrity of the Moraine Area in accordance with Section 3.2 of the Moraine Plan.
- iii) Permitted residential uses may include those uses permitted in the applicable zoning by-law on November 15, 2001. Other residential uses permitted by Section 13.6.8.2 shall require a zoning by-law amendment and will:
 - a) not adversely affect the ecological integrity of the Moraine Area;
 - b) not exceed a density of 12 units per net hectare (5 units per net acre);
 - c) be in keeping with the character of the existing areas of the Community of Vandorf; and,
 - d) reflect the directions in Section 13.4, Community Improvement Strategy of this Plan.

13.6.9 ORM Park Area

13.6.9.1 Purpose

The ORM Park Area designation recognizes existing parkland and open space in the Community of Vandorf. The purpose of the designation is to ensure that the open space is maintained in a manner which, where possible, improves or restores the natural environment.

13.6.9.2 Permitted Uses

The following uses are permitted in the ORM Park Area designation subject to the policies of Section 3.2, 5.8.3 (Water Services) and 8.16 (Watershed Plans) of this Plan:

- i) Fish, wildlife and forest management;
- ii) Conservation projects and flood and erosion control projects;
- iii) Low intensity recreational uses as described in Section 3.2.6 of this Plan;
- iv) Unserviced parks; and,
- v) Uses accessory to the uses in subsections i) to viii).

13.6.9.3 Land Use Policies

- i) With respect to existing uses, the provisions of Section 13.6.2.3 shall apply.
- ii) Permitted recreation uses may include those uses permitted in the applicable zoning by-law on November 15, 2001. Other public park and open space uses may also be permitted subject to a zoning by-law amendment and shall generally:
 - a) not require large-scale modifications of terrain, vegetation or both or large-scale buildings or structure; and,
 - b) will be planned, designed and constructed so as to not adversely affect the ecological integrity of the Moraine Area in accordance with Section 3.2.9 and Table 3.1 of this Plan.

13.7 LAND USE STRATEGY - LANDS OUTSIDE THE OAK RIDGES MORaine

13.7.1 Purpose

The land use designations on Schedule “G” establish a general pattern of development for the existing and future use of the area during the planning period. This section sets out the policies for the area outside the Moraine Plan Area.

13.7.2 Employment Area

13.7.2.1 Purpose

The Employment Area designation recognizes an existing employment area in the Community of Vandorf. The purpose of the designation is to recognize that existing development and ensure that the economic viability of the area is maintained and improved.

13.7.2.2 Permitted Uses

The permitted uses in the Employment Area designation are a full range of employment uses including:

- i) industrial;
- ii) office;
- iii) wholesale;
- iv) research and development;
- v) institutional;
- vi) commercial recreation; and,
- vii) accessory uses.

13.7.2.3 Land Use Policies

- i) Permitted uses may include those uses permitted in the applicable zoning by-law on June 30, 2006. Other uses permitted by Section 13.7.2.2 shall require a zoning by-law amendment and shall:
 - a) be restricted to dry uses, until the completion of the servicing studies in Section 13.5.3.2;
 - b) require that open storage be screened;
 - c) limit retail and service commercial uses to products produced and/or assembled on the premises provided that the retail operation occupies less than 20% of the area of the main building;
 - d) be in keeping with the character of the existing areas of the Community of Vandorf; and,
 - d) reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.
- ii) Notwithstanding any other policies of this Plan, the Town shall not permit industrial uses which are considered to be a significant health or safety concern to residents or to the natural environment. Where there is a concern with the potential impact of an industrial use, an evaluation report shall be prepared by the Town, at the cost of the applicant based on terms of reference approved by the Town and the applicant. The report shall evaluate the impacts of the proposed use and whether appropriate mitigation measures can be developed to reduce the impacts to a level acceptable to the Town. Where the concern includes the potential for impact on the natural environment, the evaluation report shall include an Environmental Impact Statement (EIS) to demonstrate that there will be no negative impacts on the natural features or their ecological functions. The EIS shall be scoped and approved by the Town in consultation with the Lake Simcoe Region Conservation Authority.

13.7.2.4 Land Use Policies

13.7.2.4.1 Special Provision 1 – 2159 Aurora Road

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- i) An interior side yard (easterly) landscape buffer shall be required to provide a transition between the proposed uses and existing residential area.

13.7.3 Potential Employment Area

13.7.3.1 Purpose

The Potential Employment Area designation recognizes a potential employment area which provides for the completion of the existing employment development in the Community of Vandorf. The purpose of the designation is to establish the provisions for the development of the lands in this designation.

13.7.3.2 Permitted Uses

The permitted uses in the Potential Employment Area designation are:

- i) Agricultural uses, with the exception of intensive livestock operations;
- ii) Fish, wildlife and forest management;
- iii) Conservation projects and flood and erosion control projects;
- iv) Low intensity recreational uses;
- v) Public parks and open space uses;
- vi) Those uses permitted in Section 13.7.2.2, subject to the policies of Section 13.7.2.3; and,
- vii) accessory uses.

13.7.3.3 Land Use Policies

- i) The uses permitted in Section 13.7.2.2 shall only be permitted subject to;
 - a) the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan;
 - b) open storage shall be screened and shall be prohibited adjacent to watercourses and natural features; and,
 - c) the provisions of Section 13.7.2.3 with the exception of subsection b).

In addition, where lots front on Highway 404, Aurora Road or Woodbine Avenue such lands shall be zoned to permit only prestige employment uses. The Zoning By-law will require enhanced landscaping and all elevations facing a street shall be required to present a “front” elevation. Loading and open storage areas will not be permitted in any yard facing a street.

13.7.4 Vandorf Residential Area

13.7.4.1 Purpose

The Vandorf Residential Area designation recognizes existing residential areas in the Community of Vandorf. The purpose of the designation is to recognize that existing development and ensure that it is maintained in a manner which enhances the existing character of the area.

13.7.4.2 Permitted Uses

The permitted uses in the Vandorf Residential Area designation are:

- i) Low density residential uses;
- ii) Home businesses;
- iii) Bed and breakfast establishments;

- iv) Public parks and open space; and,
- v) Uses accessory to the uses in subsections i) to iv).

13.7.4.3 Land Use Policies

- i) Development shall take the form of minor infill or minor rounding out of the Community of Vandorf.
- ii) Permitted residential uses may include those uses permitted in the applicable zoning by-law on June 30, 2006. Other residential uses permitted by Section 13.7.4.2 shall require a zoning by-law amendment and shall generally be planned, designed and constructed so as to:
 - a) not exceed a density of 7 units per net hectare (3 units per net acre);
 - b) be in keeping with the character of the existing areas of the Community of Vandorf; and,
 - c) reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.

13.7.5 Potential Vandorf Residential Area

13.7.5.1 Purpose

The Potential Vandorf Residential Area designation recognizes a potential residential area which provides for the rounding out of the Community of Vandorf. The purpose of the designation is to establish the provisions for the development of the lands in this designation.

13.7.5.2 Permitted Uses

The permitted uses in the Potential Vandorf Residential Area designation are:

- i) agricultural uses, with the exception of intensive livestock operations;

- ii) those uses permitted in Section 13.7.4.2, with the exception of low density residential uses; and,
- iii) low density residential uses, and uses accessory to them subject to the policies of Section 13.7.5.3.

13.7.5.3 Land Use Policies

- i) Low density residential uses shall only be permitted subject to the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan.
- ii) Residential uses shall generally be planned, designed and constructed so as to:
 - a) not exceed a density of 7 units per net hectare (3 units per net acre);
 - b) be in keeping with the character of the existing areas of the Community of Vandorf; and,
 - c) reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.

13.7.6 Mixed Use Area

13.7.6.1 Purpose

The Mixed Use Area designation recognizes the existing mixed use development at the northern gateway to the Community of Vandorf. The purpose of the designation is to:

- i) recognize the existing mixed use development; and,
- ii) ensure that the function of the area as a gateway to Vandorf is enhanced.

13.7.6.2 Permitted Uses

The permitted uses in the Mixed Use Area designation are:

- i) Low and medium density residential uses;
- ii) Small scale commercial and institutional uses, including offices;
- iii) Home businesses;
- iv) Home industries;
- v) Bed and breakfast establishments;
- vi) Public parks and open space; and,
- vii) Uses accessory to the uses in subsections i) to vii).

13.7.6.3 Land Use Policies

- i) Permitted uses may include those uses permitted in the applicable zoning by-law on June 30, 2006. Other uses permitted by Section 13.7.6.2 shall require a zoning by-law amendment and shall generally be compatible with the surrounding uses and in keeping with the gateway function of the area. In particular,
 - a) new development shall be evaluated based on submission of a site and landscape plan and perspective drawings which demonstrates how the development will be integrated with the surrounding uses and the gateway function of the area;
 - b) not exceed three storeys in height, with a minimum height of two storeys;
 - c) includes no open storage of vehicles, machinery or equipment; and,
 - d) maximum floor space index of 1.0 for non-residential development and a maximum density of 12 units per net hectare (5 units per net acre) for residential development; and,
 - e) reflect the directions in Sections 13.4, Community Improvement Strategy of this Plan.

13.7.7 Potential Mixed Use Area

13.7.7.1 Purpose

The Potential Mixed Use Area designation recognizes a potential mixed use area which provides for the extension of the core area of the Community of Vandorf and the existing northern gateway area. The purpose of the designation is to establish the provisions for the development of the lands in this designation.

13.7.7.2 Permitted Uses

The permitted uses in the Potential Mixed Use Area designation are:

- i) Agricultural uses, with the exception of intensive livestock operations;
- ii) Fish, wildlife and forest management;
- iii) Conservation projects and flood and erosion control projects;
- iv) Low intensity recreational uses;
- v) Public parks and open space uses;
- vi) Those uses permitted in Section 13.7.6.2, subject to the policies of Section 13.7.7.3; and,
- vii) accessory uses.

13.7.7.3 Land Use Policies

- i) Those uses permitted in Section 13.7.7.2 vi) shall only be permitted subject to;
 - a) the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan; and,
 - b) the provisions of Section 13.7.6.3.

In addition, the permitted uses in the Potential Mixed Use Area designation north of Aurora Road shall be limited to non-residential uses.

13.7.8 Significant Environmental Area

The lands in the Significant Environmental Area designation on Schedule “G” shall be subject to the policies of Section 3.4.2 of the Official Plan. In addition to the policies of Section 3.4.2, where new development is proposed a 30 m minimum naturally vegetated and unmaintained buffer shall be established on each side of a watercourse measured from the top of bank.

Lands within the Wesley Creek “Significant Environmental Area” and the Regional Significant Forest Lands also designated “Significant Environmental Area” are subject to the Natural System Policies of Section 3.2 of the Greenbelt Plan.

13.7.9 Agricultural Area

The lands in the Agricultural Area designation on Schedule “G” shall be subject to the policies of Section 4.3 of the Official Plan.

13.7.10 Wellhead Protection Area

The 25 Year Wellhead Protection Area on Schedule “G5” is an overlay designation. Notwithstanding the fact that the lands in this designation are not located in the Oak Ridges Moraine, development in this designation shall be subject to the Wellhead Protection policies of Section 5.10 of the Official Plan.

13.7.11 Potential Vandorf Medium Density Residential Area

13.7.11.1 Purpose

The Potential Vandorf Medium Density Residential Area designation recognizes a potential residential area, which together with the other lands designated for residential purposes, provides for the rounding out of the Community of Vandorf.

The purpose of the designation is to establish the provisions for the development of the lands in this designation.

13.7.11.2 Permitted Uses

The permitted uses in the Potential Vandorf Medium Density Residential Area designation are:

- i) agricultural uses, with the exception of intensive livestock operations;
- ii) those uses permitted in Section 13.7.4.2, with the exception of low density residential uses; and,
- iii) low, medium and high density residential uses, and uses accessory to them subject to the policies of Section 13.7.11.3.

13.7.11.3 Land Use Policies

- i) Low, medium and high density residential uses shall only be permitted subject to the provision of servicing in accordance with the provisions of Section 13.5.3.2 of this Plan;
- ii) Applications shall include a mix of residential uses at an overall density not to exceed 65 units per net hectare (26 units per net acre), with a maximum height of four storeys. The approval of any development will be based on:
 - a) the submission of a conceptual plan which demonstrates that there will be no significant adverse impacts with respect to loss of privacy and shadowing on adjacent low density residential development to the east and south;
 - b) the location of high density residential uses adjacent to Highway 404 and Aurora Road designed in a manner which reflects this gateway location;
 - c) the location of low density residential uses adjacent to existing and proposed low density residential development to the east and south at a density not exceed a density of 7 units per net hectare (3 units per net acre) and a maximum height of two storeys; and,

- d) be in keeping with the directions in Sections 13.4, Community Improvement Strategy of this Plan.

13.8 TRANSPORTATION STRATEGY

13.8.1 Purpose

The transportation network for the Vandorf-Preston Lake Area shall consist of the following components, the policies for which are set out in this section:

- i) Road network of local roads, collector roads and arterial roads as shown schematically on Schedule “G”, Land Use and Transportation Plan;
- ii) Transit services; and,
- iii) Pedestrian/bicycle circulation system.

13.8.2 Road Network

13.8.2.1 General

The road network consists of the existing local, collector and arterial roads and potential local roads, as shown on Schedule “G”. Additional roads required to service the community will be developed in accordance with the policies of this Plan without further amendment to this Plan. In addition, regard shall be had to the street cross section drawings in Appendix “A” to this Plan with respect to Woodbine Ave.

13.8.2.2 Road Construction and Reconstruction

- i) The Town shall review its road construction standards for the Vandorf-Preston Lake Area to ensure that only the minimum right-of-way and pavement width is required and that the road standards minimize impacts on natural systems. Street design shall be carried out in conformity with the policies of Section 13.4.3.4, Streetscapes, of this Plan.

- ii) Street rights-of-way shall generally meet the following standards, however such standards may be reduced subject to review by the Town, and the Region with respect to Regional roads:
 - a) Major Arterial Roads (Regional Roads) Maximum width 36 m (118 ft)
 - b) Other Arterial Roads Maximum width 26 m (85 ft)
 - c) Collector Roads Maximum width 23 m (75 ft)
 - d) Local Roads Maximum width 20 m (66 ft)
 - e) Rear Yard Access Roads Minimum width 7 m (23 ft)

- iii) Design and construction of roads crossing valley lands shall not increase the flood risk to adjacent upstream or downstream properties and shall ensure that the landform features and functions of the valley are properly protected and preserved. When providing for river crossings, design aspects of natural channel systems must be considered. Channelization and armoring shall generally not be permitted except on already disturbed sites. Culvert/bridge design concepts for watercourse crossings shall have regard for minimizing intrusions and alterations to existing valley landform features and functions.

- iv) The road widths indicated in Section 13.8.2.2 ii) a) for Regional Roads are considered as maximums except where road sections require additional width for such elements as sight triangles, cuts, fills, extra lanes at intersections and high occupancy vehicle (HOV) lanes, and for accommodating bicycles, sidewalks, and landscaping where appropriate.

13.8.2.3 Arterial Roads

- i) The arterial road pattern, which is under the jurisdiction of the Regional Municipality of York, provides for both local and through traffic movements.

- ii) The Town shall seek recognition by the Region of the different roles played by the arterial roads in the Vandorf-Preston Lake. In particular, the Town shall seek recognition of:

- a) the role that Woodbine Ave. plays as the “main street” in the existing core of the Community of Vandorf and the potential for the enhancement of that role as the Community develops;
- b) the role of the intersections of Woodbine Ave. with the CNR and Bloomington Road as a major gateways to the Community of Vandorf and the Vandorf-Preston Lake Area. The Town shall work with York Region regarding any improvements that may be required at the “Gateway” intersections, and specifically at the Woodbine Avenue/Vandorf Sideroad intersection; and,
- c) the role of the intersections of Warden Ave. with Bloomington Road as a gateway to the Preston-Lake Area.
- d) For “Gateway” and community streetscaping amenities within the Regional right-of-way, the Town of Whitchurch-Stouffville shall coordinate with York Region Transportation Services with regard to the installation of such facilities.

The Town will work with the Region to ensure that the character of the street can serve the arterial traffic function, but, also better reflect the character of the Vandorf-Preston Lake Area. In this regard, the Town shall request the Region to give consideration to modifications to their standards to reduce access restrictions, right-of-way widths, building setbacks and other similar matters.

13.8.2.4 Collector Roads

- i) Collector roads are under the jurisdiction of the Town and provide for through traffic between arterial roads, other collector roads and local streets.
- ii) Detailed design and alignment requirements for such new collector roads shall be determined through the approval process for a plan of subdivision, but, direct access shall generally be permitted to such roads from abutting properties, and sidewalks shall be provided along a minimum of one side of such roads.
- iii) Pedestrian and cycling facilities will be considered on all collector roads.

13.8.2.5 Local Roads

- i) Local roads are designed to provide access to individual properties and to discourage through traffic. Such roads are under the jurisdiction of the Town.
- ii) The design and alignment requirements for any new local roads shall generally be determined through the approval process for a plan of subdivision.
- iii) Pedestrian and cycling facilities will be considered on all local roads where appropriate.

13.8.3 Transit Service

13.8.3.1 GO Transit

The Town shall work with GO Transit to extend GO Transit service to the Vandorf-Preston Lake Area. The Town will work with the Region to provide adequate pedestrian/cycling, transit, and vehicular access to the future GO Train Station in the Vandorf-Preston Lake Area. The Town of Whitchurch-Stouffville will protect the required lands for a future commuter parking lot adjacent to the future GO Train Station.

The location of the proposed GO station at Aurora Road and the CN rail line is conceptual only and may be relocated without an amendment to this plan.

13.8.3.2 Regional Transit Service

The Town shall encourage the Region of York to extend the regional transit system to the Vandorf-Preston Lake Area. The Town will work with the Region to provide adequate pedestrian/cycling, transit, and vehicular access to the future regional transit station in the Vandorf-Preston Lake Area. The Town will protect the required lands for future transit stations and associated commuter parking lots in this area.

13.8.3.3 Transit Supportive Design

- i) The Town shall support transit supportive urban design measures, and in particular shall ensure that:

- a) collector and arterial roads are designed to accommodate transit facilities; and,
 - b) subdivisions are designed to permit effective pedestrian and cycling access to transit routes.
- ii) Transit facilities shall not require an official plan or zoning by-law amendment provided that they are located in the existing road allowance or outside the Key Natural Heritage and Hydrological Features and related vegetative buffers on Schedule "G2". However, where such a use is located outside the existing road allowance it shall be subject to site plan approval.

13.8.4 Pedestrian/Bicycle Circulation System

13.8.4.1 Sidewalk System

Provision shall be made in the Community of Vandorf in all street rights-of-way, with the exception of cul-de-sacs or local streets with a limited number of dwellings, for sidewalks. In particular, sidewalks will be provided on both sides of Woodbine Avenue between the CNR track and Aurora Sideroad.

13.8.4.2 Trail System

- i) The Town shall encourage the development of a system of pedestrian/bicycle trails to link the community together as designated on Schedule "G1", Trail System and Gateways.
- ii) The Town in consultation with York Region shall consider the preparation of a trail master plan for the Vandorf-Preston Lake Area, in conjunction with the local community, which will among other matters address the issue of ownership and maintenance of the system.
- iii) Where new areas are being developed, specific routes for the trail system shall be determined through the approval process for a plan of subdivision, and the provision of the trail system shall be a condition of approval of development.

13.8.4.3 Cycling System

Cycling facilities should be considered where possible in the Community of Vandorf in all street rights-of-way. Particularly, cycling facilities should be provided on Warden Avenue and Aurora Road as identified in the current Region of York Pedestrian and Cycling Master Plan.

13.8.5 Transportation Demand Management (TDM)

TDM Measures

The Town in coordination with the Region will consider Transportation Demand Management measures for the Vandorf-Preston Lake Area. The TDM measures may include, but not be limited to: commuter parking lots, public transit, transit incentives, encouragement for alternative transportation modes (walking/cycling), and flexible working hours.

13.9 DEVELOPMENT APPLICATION PRE-CONSULTATION AND SUBMISSION REQUIREMENTS

13.9.1 Purpose

In addition to the other policies of this Plan, development applications in the Vandorf-Preston Lake Secondary Plan Area shall be subject to review as follows:

- i) Lands in the Oak Ridges Moraine and the Greenbelt Plan

Development applications in the Oak Ridges Moraine Conservation Plan Area as shown on Schedule "G", shall be subject to review in accordance with the provisions of Section 3.2, 8.16 and Table 3.1 of this Plan and the *Oak Ridges Moraine Conservation Plan* and the boundaries of the Community of Vandorf will be subject to review in accordance with the provisions of the Greenbelt Plan.

- ii) Flood Plain Areas

Lands which are designated as "Floodplain Area" on Schedule "A-2" to the Official Plan shall also be subject to the policies of Section 3.5.5 of the Official Plan.

In addition, the Town may require development to be subject to the site plan control provisions of the Planning Act.

13.9.2 Potential Development Areas

13.9.2.1 Pre-Consultation

- i) Consultation with the Town prior to the submission of a development application requiring Planning Act approval is encouraged, and shall be required for applications for the approval of Official Plan amendments, Zoning By-law amendments, draft plans of subdivision, consents, draft plans of condominium and site plans. The Region of York is encouraged to participate in the Town's pre-consultation process. Other affected agencies

such as conservation authorities are encouraged to participate, where appropriate.

- ii) The Planning Act and its regulations prescribe the submission of certain information and materials as part of development applications. The Town may require information and materials to support any development application in addition to that prescribed, including maps, drawings, reports and technical studies. The specific requirements for an application to be deemed to be a “complete” application shall be determined by the Town as part of the pre-consultation process, in consultation with the appropriate agencies including the Region of York and the applicable conservation authority.

13.9.2.2 Required Information and Materials

Unless an exemption is granted by the Town in writing as part of the pre-consultation process, the following information and material, together with additional information and material identified in Section 7.3 of the Official Plan shall be required to be submitted as a basis for evaluation of development applications for the lands in the Community of Vandorf which are designated as “Potential Vandorf Residential Area”, “Potential Medium Density Residential Area”, “Potential Employment Area”, and “Potential Mixed Use Area” on Schedule “G”.

- i) Functional Servicing Study
 - a) A Functional Servicing Study shall be prepared for the entire Servicing Study Area, prior to the approval of any new development.
 - b) The Functional Servicing Study will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sanitary, water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development.
 - c) The Functional Servicing Study shall be prepared in accordance with terms of reference prepared by the Town and approved by Council, in consultation with the Conservation Authority, and the Regional Municipality of York. The Study shall be prepared to the satisfaction of the Town, the Conservation Authority, York Region Boards of Education, and the

Regional Municipality of York and with input from the landowners and shall be approved by Council.

- d) The Functional Servicing Study, shall include the following, at a minimum:
- an analysis of servicing requirements for the entire Servicing Study Area including servicing options, design requirements, phasing and costs for stormwater management, water and sewer services, other utilities and transportation systems;
 - a land use concept prepared in accordance with the policies of this Plan;
 - an implementation and staging plan for development and a program for the monitoring of environmental impacts;
 - design and construction requirements to ensure protection of the environment, including groundwater, and the approach to the treatment of road run-off; and,
 - energy conservation measures.
- e) The Functional Servicing Study shall also include:
- A Master Servicing Strategy
 - An Environmental Impact Study
 - Landform Conservation Study
 - Tree Preservation and Planting Plan
 - Heritage and Archaeological Analysis
 - Functional Transportation Study
 - Any other studies required by the Town, and

- Any additional studies required to satisfy the requirements of the Oak Ridges Moraine Conservation Plan

ii) Financial Impact Analysis

A Financial Impact Analysis shall be carried out for lands in the study area of the Functional Servicing Study which will be used as a basis for the phasing of development and planning by the Town to accommodate any proposed development and which will review the financing of the recommended servicing scheme to ensure that no costs will be incurred by the Town.

iii) Noise Studies

Noise studies shall be carried out for lands adjacent to Regional Roads, an industrial use and within 300 m of a railway right-of-way for lands in the study area of the Functional Servicing Study.

Further, where new commercial, industrial or institutional development which are potential major noise sources, such as, but not limited to, uses which have associated with them construction activity, delivery and unloading activity, outdoor heat rejection systems (including cooling towers) and outdoor exhaust fans, the requirements of the Ministry of Environment and Energy guidelines, "Noise Assessment Criteria in Land Use Planning, October, 1995" or any successor thereto, with respect to the need for noise impact studies shall apply. Where required by the guidelines, a noise impact study shall be carried out to the satisfaction of the Town.

iv) Vibration Studies

A vibration study shall be required where lands are within 75 m of a railway right-of-way or on arterial road at the request of the Region of York and/or Canadian National.

Further, where new industrial development which is a potential major source of vibration, such as metal forming industries including punch presses or drop forges, is proposed within 75 m of existing residential development, a vibration study shall be carried out to the satisfaction of the Town.

13.9.2.3 Scale, Scope and Timing of Submissions

i) The scale, scope and timing of any required information and material, particularly any reports and technical studies, is dependent on the nature of the proposal, its relationship to adjacent land uses and the type of planning approval required.

ii) The Town may, and where directed by this Plan shall at its discretion, and after consultation with the applicant, require that the required reports and studies be carried out by a consultant retained by the Town at the cost of the applicant. The Town may also, as an alternative, require a peer review by an appropriate public agency or by a professional consultant retained by the town at the applicant's expense. In either case, the applicant shall have input to the establishment of the terms of reference for such a study or peer review and a specific cost limit shall be established prior to the commencement of the study.

13.9.2.4 Complete Application

An application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision or draft plan of condominium shall be considered complete under the Planning Act only when all the following items have been provided to the Town:

- i) An application form;
- ii) Any information or materials prescribed by statute;
- iii) A pre-consultation form;
- iv) Any supporting information or materials required to be provided in accordance with Section 12.9.3 where applicable; and.
- v) The prescribed application fee.

13.9.2.5 Development Evaluation Criteria

Development proposals shall generally conform with the following criteria, in addition to any other applicable policies of this Plan:

i) Design

The appropriateness of the design of a proposed development will be evaluated in accordance with the policies of Section 13.4. In particular, where new development is proposed abutting existing residential development it shall be designed to be compatible with that existing development with respect to density, height and use. In addition, all development may be subject to the site plan control provisions of the Planning Act.

ii) Heritage Preservation

Buildings of architectural and/or historic significance shall be preserved, where feasible, on site and/or integrated into the development in an appropriate manner and/or preserved in some other manner. Development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site shall be permitted.

iii) Watercourses

All watercourses shall be maintained or enhanced as distinct ecosystems, and lands immediately adjacent to these watercourses shall be retained or rehabilitated to a natural self-sustaining state. Alterations to watercourses, including riparian features such as intermittent streams and drainage swales, shall generally be discouraged. However, the necessity for retention/restoration of riparian features such as intermittent streams and drainage swales, will be evaluated as part of the Functional Servicing Study and modifications of these features may be approved where deemed appropriate by the Town, in consultation with the Conservation Authority pursuant to its Fill, Construction and Alteration to Waterways Regulation.

iv) Sewer and Water Services and Stormwater Management

New development shall be serviced in accordance with the policies of Section 13.5 of this Plan and the results of the Functional Servicing Study.

v) Financial Impacts

Only development which can be accommodated within the financial capabilities of the Town, including the provision of financial compensation beyond that provided for in the Development Charges By-law, shall be permitted.

vi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Town shall be satisfied with respect to the implementation of remediation prior to development approval.

vii) Noise and Vibration Impact and Safety Measures

Where the site is adjacent to a major noise or vibration source such as a Regional Road, railway or industrial use, the Town, in consultation with the Region of York and, where appropriate, Canadian National, shall be satisfied that appropriate measures to mitigate any adverse effects of noise and vibration can be implemented. Further, adjacent to a railway, the Town, in consultation with Canadian National, shall be satisfied that appropriate safety measures are provided.

13.10 IMPLEMENTATION AND INTERPRETATION

13.10.1 General

The implementation and interpretation of this Secondary Plan shall generally be in accordance with the provisions of Sections 8 and 9 respectively of the Official Plan and the following policies. In addition, where there is a conflict, the policies of the *Oak Ridges Moraine Conservation Plan* shall apply to lands in the Moraine, and the policies of the Greenbelt Plan shall apply to lands outside the Moraine and the boundaries of the Community of Vandorf.

It is the general intent of this Secondary plan that an amendment shall only be required when a principle or policy is added to, deleted from or significantly altered in the text or on the schedules. Technical or housekeeping amendments to this Plan can be undertaken without amendment such as, but not necessarily limited to, the following:

- i) To change the numbers of sections or the order of sections on the plan, without adding or deleting sections;
- ii) To correct grammatical or typographical errors which do not affect the intent or purpose of the policies, regulations or maps;
- iii) To re-illustrate maps for the purposes of clarity that would serve to aid understanding, without affecting the intent or purpose of the policies, regulations, or maps
- iv) To add base information to maps to show existing and approved infrastructure, and,
- v) To alter language or punctuation to obtain a uniform mode of expression throughout the Plan.

13.10.2 Site Plan Control

All lands in the Vandorf-Preston Lake Secondary Plan Area shall be designated as a site plan control area. The provisions of the Planning Act with respect to site plan control may be used with respect to all uses, including low density residential uses, or designations within the Secondary Plan Area.

13.10.3 Development Charges and Financial Requirements

13.10.3.1 Development Charges

Prior to the approval of any development proposal for the lands designated "Potential Vandorf Residential Area", "Potential Vandorf Medium Density Residential Area", "Potential Employment Area", and/or "Potential Mixed Use Area" on Schedule "G", the Town shall have approved a Development Charges Study and adopted a Development Charges By-law identifying the charges applicable to the lands in the Vandorf-Preston Lake Secondary Plan Area.

13.10.3.2 Other Financial Requirements

Prior to the approval of any development in the Vandorf-Preston Lake Secondary Plan Area, the Town may require the owner to enter into servicing and other agreements, including front end requirements or accelerated payments that will ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of community services.

In particular, prior to the approval of any development proposal for the lands designated "Potential Vandorf Residential Area", "Potential Vandorf Medium Density Residential Area", "Potential Employment Area", and/or "Potential Mixed Use Area" on Schedule "G", the following conditions shall be met:

- i) Prior to the approval of development, the Town and the Region of York shall be satisfied as to the availability of water supply and sewer capacity to accommodate said development. This may require front end or accelerated payment agreements and limitations to be placed on development.
- ii) Prior to the registration of any development, the owner shall have entered into a servicing agreement, including any front end requirements or

accelerated payments with the Town and/or the Region of York that will identify the capital expenditures associated with the servicing of the lands.

- iii) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development, including development phasing, the timing of infrastructure emplacement, and the methods of financing including developer front end or accelerated payment agreements shall be addressed in conjunction with other proponents developments.

13.10.3.3 Developers Group Agreement(s)

Prior to the final approval of development for the lands designated "Potential Vandorf Residential Area", "Potential Vandorf Medium Density Residential Area", "Potential Employment Area", and/or "Potential Mixed Use Area" on Schedule "G", the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development.

13.10.4 Relationship to Official Plan

The provisions of the Vandorf-Preston Lake Secondary Plan shall prevail over the provisions of the Official Plan in the Vandorf-Preston Lake Secondary Plan Area in the event of any conflict. However, in the event of any conflict, the provisions of the Oak Ridges Moraine Conservation Plan shall prevail over any provisions within this Secondary Plan or the Official Plan within the Oak Ridges Moraine Conservation Plan Area as identified in Ontario Regulation 140/02.

13.10.5 Required Studies

Where this Plan requires the submission of technical studies by the applicant in support of a development application, the Town may, at its discretion and after consultation with the applicant, require that such studies be carried out by a consultant retained by the Town at the cost of the applicant. The applicant shall have input in the establishment of the terms of reference for such a study and a specific cost limit shall be established prior to the commencement of the study.

13.10.6 Employment Land Conversion

Notwithstanding any other provisions of this Secondary Plan, the conversion of lands in the “ORM Employment Area”, “Employment Area”, and “Potential Employment Area” 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.

SECTION 13
APPENDIX A
STREET PLANS

SECTION 13

APPENDIX B

BACKGROUND PLANNING REPORTS
(under separate cover)