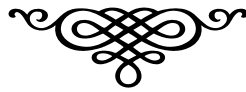


**SECTION 5**

*Hamlet of Coppins Corners and Adjacent  
Lands Secondary Plan*



## SECTION 5

### Hamlet of Coppins Corners and Adjacent Lands Secondary Plan

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## 5.1 INTRODUCTION

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### 5.1.1 Purpose

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The Hamlet of Coppins Corners and Adjacent Lands Secondary Plan establishes policies with respect to servicing, natural heritage, community design, land use, and transportation to guide the planning of the Hamlet Area and surrounding lands. The Plan provides a planning framework for the Township, existing and future residents, land owners, other levels of government and other interested groups.

### 5.1.2 Secondary Plan Area

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The Secondary Plan Area on Schedule “F” is as follows:

- i) The portion of the Hamlet of Coppins Corners in the Secondary Plan is bounded by:
  - a) North North lot line of Lot 16, Concession IV
  - b) East Brock Road (Regional Road 1) and existing hamlet development
  - c) South Goodwood Road (Regional Road 21)
  - d) West An irregular line which generally follows the edge of a 10 metre (33 foot) wide environmental buffer area measured from the drip line of a wooded area and is approximately 1020 metres (3350 feet) west of Brock Road.
  
- ii) The amendment also applies to lands adjacent to the northwest quadrant of the Hamlet generally bounded by:
  - a) North Regional Highway 47
  - b) East Brock Road (Regional Road 1)
  - c) South Hamlet Boundary and Goodwood Road (Regional Road 21)
  - d) West Concession Road 4.
  
- iii) The portion of the Hamlet west of Brock Road and south of Goodwood Road is bounded by:
  - a) North Goodwood Road (Regional Road No. 21)

- b) East Brock Road (Regional Road No. 1)
- c) South The half lot line of Lot 15, Concession IV
- d) West An line which follows the edge of an existing subdivision and is approximately 244 metres (800 feet) west of Brock Road.

iv) The portion of the Hamlet east of Brock Road is irregularly shaped and reflects existing historic development which forms part of the Hamlet as identified in Schedule “GF” of this Plan.

**5.1.3 Secondary Plan Structure**

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The Secondary Plan includes Schedule “F”, Land Use and Transportation Plan Hamlet of Coppins Corners and Adjacent Lands. The Plan policies are structured as follows:

- i) Section 5.2 Servicing Strategy
- ii) Section 5.3 Natural Heritage System
- iii) Section 5.4 Community Design Strategy
- iv) Section 5.5 Land Use Strategy
- v) Section 5.6 Transportation Strategy
- vi) Section 5.7 Development Review

**5.1.4 Planning Period**

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The planning period for the Secondary Plan is from 2000 to 2021.

**5.1.5 Population and Employment**

**5.1.5.1 Population**

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The population of the Hamlet of Coppins Corners was estimated to be between 150-168 in 1996. It is anticipated that the population of this area would increase to between 525 and 545 people during the planning period (2000 - 2021). The population of the adjacent lands is estimated to be about three, and no change for this area is planned during the planning period.

### 5.1.5.2 Employment

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Employment opportunities in the Hamlet are limited and include a few commercial and commercial/industrial operations. It is assumed that this situation will be maintained during the planning period with the potential for intensification of existing uses and the development of two additional non-residential sites. In addition, employment will occur in the industrial parks west and east of the Hamlet in the rural area on Regional Highway 47. Employment will also occur throughout the rural area with resource and recreation development, including the proposed adjacent golf course, agriculture and aggregates.

## 5.1.6 Oak Ridges Moraine Area

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### 5.1.6.1 Purpose

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The Secondary Plan Area is located on the Oak Ridges Moraine. The Oak Ridges Moraine provides a wide range of environmental functions critical to the maintenance of healthy water resources and natural heritage values in the Greater Toronto Area. The Province has established the Oak Ridges Moraine Conservation Plan to protect the sensitive and significant features of the Moraine through the planning and development process.

### 5.1.6.2 Development Applications

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All development applications in the Secondary Plan Area shall only be considered by the Township in accordance with the other policies of this Plan, in particular the policies of Section 1.9. Notwithstanding the policies of this Plan, where an Official Plan amendment is required, such applications shall also be reviewed in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan, unless otherwise noted in this Plan. However, notwithstanding the foregoing, Regional File No. OPA 99-007(OMB File No. O000042), Township Files OPA-22(OMB File No. O000043) and ZBA 99-07 (OMB File No. Z000025) and any applications which implement them, including applications for site plan, plan of condominium and plan of subdivision, shall only be subject to the policies of Part V, Section 48 of the Oak Ridges Moraine Conservation Plan.

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## 5.2 SERVICING STRATEGY

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### 5.2.1 Purpose

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The Servicing Strategy, in conjunction with the other policies of the Secondary Plan, is intended to provide direction with respect to the servicing and development of the community in an environmentally responsible manner which will ensure the health and safety of residents and the environment, including groundwater function, in conformity with provincial and regional policies.

In particular, the policies are designed to ensure that development of each property occurs in an environmentally responsible manner in accordance with the following groundwater development objectives:

- i) Maintenance of pre-development groundwater infiltration within the property. Groundwater infiltration shall be maintained and enhanced with respect to existing (pre-development) rates.
- ii) Maintenance of groundwater quality in aquifer systems including strict compliance with the Ministry of Environment and Energy Guideline B-7.
- iii) Provision of a detailed monitoring plan to the satisfaction of the Township of Uxbridge, Region of Durham, Conservation Authority and other approval and relevant commenting agencies to allow assessment of the potential impact of the property on local groundwater quality and quantity.
- iv) Provision of detailed contingency plans to allow mitigation of any adverse impacts (i.e. impacts that result in exceedance of established groundwater quality criteria) to ground water quality or quantity arising from the development.
- v) Provision of detailed construction management plans for earthworks, which recognize that the property will (or may) be developed in stages or phases over an extended period of time.

### 5.2.2 Stormwater Management

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Prior to the final approval of plans of subdivision, plans of condominium or other significant new development applications in the Secondary Plan Area, a stormwater management plan and associated landscaping plan must be prepared by the applicant, and approved by the Township, in consultation with the Region of Durham and the Conservation Authority. Such plans must be prepared based on terms of reference

approved in advance by the Township, in consultation with the Region of Durham and the Conservation Authority. In the case of the golf course/hamlet residential development, the plan will be prepared for the combined development, although each component of the development may proceed independently.

In addition, a detailed water balance model shall be prepared for the combined golf course/hamlet residential development for pre- and post-development conditions. The post-development conditions will be based on the final site grading and configuration. The water balance model must be conducted using a methodology acceptable to, and approved in advance by the Conservation Authority, in consultation with the Township of Uxbridge, and the Region of Durham. The water balance model must account for changes in site characteristics following development including, but not limited to:

- i) Earthwork activities (cut and fill) and their potential impact on the overall site infiltration;
- ii) The proposed storm water management scheme for the property, including storm water management ponds, infiltration facilities, and other similar features; and,
- iii) Potential interim changes to the water balance during the construction of the development, particularly if the development is constructed in a number of phases.

The water balance must demonstrate that the rate of infiltration on the property is maintained or enhanced relative to existing pre-development conditions. The rate of infiltration shall be maintained, on an area basis within each pre-development surface water catchment area, provided that it shall not drop below 80% of the pre-development situation in any of the pre-development catchment areas.

### **5.2.3 Sewage Disposal and Water Facilities - New Development**

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- i) All new development in the Secondary Plan Area shall generally be serviced by private wells and sewage disposal systems in compliance with the standards of the Region of Durham and the Ministry of Environment, with the exception of the proposed communally serviced combined golf course/hamlet residential development.
- ii) The proposed combined golf course/hamlet development shall be serviced by a communal water and sewage disposal system, the facilities for which may be located outside the Hamlet boundary as part of the golf course development. Such a system must be approved by the Region of Durham or the Province prior to site plan approval and/or final approval of a plan of subdivision and/or plan of condominium in accordance with policies established in Section 5.4.5 of the Regional Official Plan. In approving such a system, the Region or the Province shall ensure that the issue of well interference with existing wells is addressed, and a letter of credit is provided to remedy any potential well interference with

surrounding landowners.

In addition:

- a) The proponent must demonstrate that the proposed sewage treatment system complies with the Ministry of the Environment and Energy Guideline B-7; and,
- b) A detailed contingency plan, including financial securities, must be provided to upgrade the sewage treatment facilities in the event that non-compliance with the Ministry of Environment and Energy Guideline B-7 is predicted from the monitoring program.

#### **~~5.2.4 Sewage Disposal and Water Facilities – Existing Development~~ 5.2.4 Sewage Disposal and Water Facilities – Existing Development**

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- i) All existing development in the Secondary Plan Area is, and will continue to be, individually serviced with private wells and sewage disposal systems.
- ii) The Township will work with the Region to ensure that existing private wells and sewage disposal facilities comply or are upgraded to comply with the standards of the Region and the Ministry of Environment and Energy.
- iii) The creation of new infill lots in any area of the Hamlet, other than the northwest quadrant as described in Section 5.1.2 ii) of this Plan, shall be prohibited.

#### **5.2.5 Site Grading**

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Prior to the final approval of plans of subdivision, plans of condominium, site plans or other significant new development applications in the Secondary Plan Area, the following must be prepared, and approved based on terms of reference approved in advance by the Township, in consultation with the Conservation Authority:

- i) a site-grading plan, indicating existing and post-development site grades; and,
- ii) a detailed construction management plan for all fill operations.

In the case of the golf course/hamlet residential development, the plans will be prepared for the combined development. In addition, the management plan will include, at a minimum, the following:

- i) the specification for source materials to be used as fill including grain size distribution and chemical quality, in accordance with the Ministry of Environment

and Energy Guidelines for Use at Contaminated Sites in Ontario;

- ii) the fill placement and compaction procedures including typical lift thickness and degree of compaction;
- iii) an on-site monitoring plan, to be supervised by an independent consultant, which confirms that the fill quality and placement are in accordance with the construction management plan; and,
- iv) an indication of the likely staging or phasing of the site grading along with the approximate construction schedule.

#### **5.2.6 Ground and Surface Water Monitoring**

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- i) A detailed ground and surface water monitoring program shall be developed and approved by the Region of Durham, in consultation with the Township of Uxbridge and the Conservation Authority. The plan shall permit monitoring of the impact of the development on ground and surface water quality, and quantity, and infiltration to include a pre-construction period, the construction period, and the post-construction period (in perpetuity). At a minimum, the program shall include the following:
  - a) monitoring of groundwater levels and quality in the water table aquifer across the property;
  - b) monitoring of groundwater levels and quality in the water supply aquifer (intermediate aquifer as defined by W.B. Beatty & Associates);
  - c) monitoring of the performance of the communal water and sewage disposal system with respect to groundwater quality. In particular, the monitoring program must provide ample warning of impact from the communal system (i.e. must establish appropriate trigger levels) to groundwater quality so that a contingency plan may be implemented, before any adverse off-site impacts occur;
  - d) monitoring of potential impact of the development on water quality and quantity in existing supply wells on adjacent properties subject to the co-operation and permission of the owners of the adjacent properties; and,
  - e) monitoring of water level and flow conditions and water quality in the Duffins Creek and Pefferlaw Creek watersheds.
- ii) An annual monitoring report shall be prepared and submitted for peer review to the satisfaction of the Region of Durham.

- iii) The proponent shall prepare detailed contingency plans to address the following:
  - a) potential impact on water quality and quantity in existing local water supply wells;
  - b) potential reduction in infiltration and shallow groundwater levels on the property; and,
  - c) potential impact to shallow ground water quality as a result of site development and stormwater management activities, including but not limited to road salt application, fertilizer, herbicide and pesticide application and sewage disposal.

### **5.2.7 Golf Course Management Plan**

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Prior to site plan approval for any golf course, the proponent shall prepare a Golf Course Management Plan (using best management practices), to the satisfaction of the Township, in consultation with the Conservation Authority and the Region of Durham. The recommendations of the Golf Course Management Plan shall, where appropriate, be included as conditions of site plan approval and shall survive such site plan approval.

The Golf Course Management Plan shall include a detailed water management plan for the irrigation system for the development. The water management plan shall be based on the final development proposal and will account for the phasing and staging of the development, including contingency plans if the development does not proceed in accordance with the phasing and staging plan.

## 5.3 NATURAL HERITAGE SYSTEM

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### 5.3.1 Purpose

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A natural heritage system consists of natural features including forested areas, as well as parkland and trail systems and areas of significant wildlife habitat. The basis of this system already exists in the Hamlet of Coppins Corners and surrounding lands.

The key components of the Natural Heritage System in the Hamlet are:

- i) Major Forest Area;
- ii) Forest Area;
- iii) Environmental Buffer Area; and,
- iv) Park and Open Space Area.

These components link to a broader system being established throughout the Oak Ridges Moraine, including natural heritage features on adjacent lands.

Programs, studies and facilities which are designed to enhance the function of the Natural Heritage System include:

- i) Water Management;
- ii) Tree Planting and Conservation;
- iii) Trail System; and,
- iv) Natural Areas Management Plan.

The policies of this section, together with the designations on Schedule "F" are designed to protect the existing Natural Heritage System and provide for its enhancement, including the creation of additional linkages, and the identification of significant wildlife habitat during the review of specific development applications.

### 5.3.2 Major Forest Area

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#### 5.3.2.1 Purpose

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The Major Forest Area designation includes a major wooded area identified in the Secondary Plan area outside of the Hamlet and a related environmental buffer area.

### 5.3.2.2 Permitted Uses, Buildings and Structures

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The permitted uses of land within the area designated “Major Forest Area” on Schedule “F” shall be the conservation, enhancement and preservation of the natural environment and non-obtrusive/passive recreational uses which will have minimal impact on the natural environmental features and ecological functions of the area. No development or site alterations shall be permitted, with the exception of two walking/bicycle/golf cart paths. The southerly crossing is intended to connect the hamlet residential area with the golf course, while the northerly crossing connects the western and eastern parts of the golf course. The precise location of these crossings is subject to review and agreement with the Township, and the Conservation Authority. These paths are not to be used for vehicular traffic, except for golf carts.

### 5.3.2.3 Ownership

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- i) The subject lands are privately owned. The designation does not imply that the lands will be purchased by a public agency or that they are free and open to the public. The Township shall seek the maintenance and enhancement of the lands through the use of stewardship agreements, and/or dedication to a public agency; and/or establishment of a conservation easement and/or restrictive covenants.
- ii) Such lands shall not be acceptable as parkland dedication under the Planning Act.

### 5.3.2.4 Major Forest Area Boundaries

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The exact limits of the Major Forest Area designation identified on Schedule “F” have been staked in the field to the satisfaction of the Township and the Conservation Authority. They will also be zoned in a zoning category which implements the provisions of this Plan and reflected in any implementing site plan. The limits of the Major Forest Area designation reflect the dripline of the trees within the approximately 27 hectare (67 acre) treed area and includes a 10 metre (33 foot) environmental buffer measured from all parts of the dripline.

## 5.3.3 Forest Area

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### 5.3.3.1 Purpose

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The Forest Area designation includes wooded areas identified in the Secondary Plan area, other than the lands in the Major Forest Area designation.

### 5.3.3.2 Permitted Uses, Buildings and Structures

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The permitted uses of land within areas designated “Forest Area” on Schedule “F” shall be the conservation, enhancement and preservation of the natural environment and non-obtrusive/passive recreational uses which will have minimal impact on the natural environmental features and ecological functions of the area. Subject to the policies of Section 5.3.3.4, no development or site alteration will be permitted within the area designated “Forest Area” on Schedule “F”.

### 5.3.3.3 Ownership

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- i) The subject lands are privately owned. The designation does not imply that the lands will be purchased by a public agency or that they are free and open to the public. The Township shall seek the maintenance and enhancement of the lands through the use of stewardship, and/or dedication to a public agency; and/or establishment of a conservation easement and/or restrictive covenants.
- ii) Such lands shall not be acceptable as parkland dedication under the Planning Act.

### 5.3.3.4 Forest Area Boundaries

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The boundaries of the lands in the Forest Area 1, 2 and 3 designations on Schedule “F” can be refined as follows:

- i) Minor intrusions into this area are permitted without an amendment to this Plan, subject to the approval of the Township and the Conservation Authority; and,
- ii) Major intrusions are prohibited.

In determining whether an intrusion is minor or major, a functions and features approach, as determined by the Conservation Authority, shall be applied so that important functions and features of the Forest Area shall be preserved.

## 5.3.4 Environmental Buffer Area

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### 5.3.4.1 Purpose

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Environmental buffer areas shall generally be provided around lands in the Major Forest Area and the Forest Area designations, with the exception of Forest Areas 1, 2 and 3, to minimize potential conflict between human activities and sensitive environmental features, and to ensure that there are no adverse effects on the natural features or the related ecological functions. The buffer areas will also be designed to maintain, and where possible improve and restore the health, diversity and size of the natural features and their connectivity with other features.

### 5.3.4.2 Major Forest Area Buffer Area

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The size and extent of the environmental buffer area around the lands designated "Major Forest Area" shall be 10 metres (33 feet) from the dripline of the forest. This buffer has been staked in the field to the satisfaction of the Conservation Authority and shall be zoned in the same zone as the lands in the Major Forest Area designation.

### 5.3.4.3 Forest Area Buffer Area

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The size and extent of environmental buffer areas for lands designated "Forest Area", the form they take and the uses permitted shall be established through the Environmental Impact Study and/or other information required by the Township, in consultation with the Region of Durham and the Conservation Authority, as part of the review of any development application for lands abutting lands in the Forest Area designations. However, no buffer shall be required around Forest Areas 1, 2 and 3.

### 5.3.4.4 Development Status

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Environmental buffer areas shall not form part of an individual residential lot intended for development. Where a buffer area is adjacent or contiguous with a lot intended for development, fencing may be required. The requirement for such fencing and the detailed (location and type) of such fencing will be to the satisfaction of the Township and the Conservation Authority. If such fencing is required then it shall be made a condition of site plan, plan of subdivision and/or plan of condominium approval.

### 5.3.5 Park and Open Space Area

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#### 5.3.5.1 Purpose

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The intent of the Park and Open Space Area component of the Natural Heritage System is to provide a full range of active and passive recreation facilities, unlike the Forest Areas where any development must be restricted and recreation opportunities are necessarily limited.

#### 5.3.5.2 Parkland Hierarchy

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- i) The Parkland Hierarchy outlined in Table 5.1 to the Plan which has been established for the Uxbridge Urban Area is applicable also to the Hamlet of Coppins Corners and Adjacent Lands. The Hierarchy will be used as a guide to the development of the Parkland System recognizing that it is not intended to develop any significant new additional local or community parks in the Hamlet, with the exception of the northwest quadrant of the Hamlet.
- ii) A minimum of one new local park shall be located in the northwest quadrant of the Hamlet of Coppins Corners as a focal point for the development of that portion of the hamlet area. The park will be linked with the trail system proposed for the Hamlet in accordance with Section 5.3.8, and will provide facilities for both passive and active recreation uses.

<b>Table 5.1 Parkland Hierarchy</b>				
<b>Criteria</b>	<b>Local Park</b>	<b>Community Park</b>	<b>Natural Open Space Area</b>	<b>Design Feature</b>
Area/ Population	2 ha.(2.5 acres) /1,000 population	.5 ha (1.24 acres) /1,000 population	All available lands in the Environmental Core/Corridor and Forest Area designations which can be acquired	Variable to be determined on a site specific basis
Minimum Size	1.2 ha (3 acres)	4 ha. (10 acres)	Not applicable	Variable to be determined on a site specific basis
Location	i) minimum continuous road frontage on two sides of park; ii) adjacent to a collector road; and, iii) adjacent to an elementary school or other open space lands where possible.	i) minimum continuous road frontage on two sides; ii) adjacent to a collector or arterial road iii) adjacent to an elementary or secondary school or other major open space lands where possible	All available lands in the Environmental Core/ Corridor and Forest Area designations which can be acquired	At key locations such as gateways to the community or specific neighbourhoods, key intersections, adjacent to public buildings or at focal points for specific neighbourhoods
Service Area	0.4 to 0.8 km. radius (0.2 to 0.5 mile)	Hamlet Area and adjacent portion of the rural area	Township	Urban Area
Facilities	i) sports fields; ii) hard surface play areas and components iii) play apparatus; iv) sitting areas; v) passive and free play areas; vi) landscaping appropriate to the park type; and, vii) parking areas.	i) major athletic facilities and/or standard sports fields; ii) other major recreation facilities such as bowling greens, tennis courts; iii) play apparatus; iv) water spray pad or other water play feature; v) hard surface play areas and components; vi) washroom facilities and servicing; vii) sitting and picnic areas; viii) passive and free play areas;	i) Trails ii) Picnic areas iii) Conservation and education related features to be determined on a site specific basis	Facility and landscaping requirements to be determined on a site specific basis

Criteria	Local Park	Community Park	Natural Open Space Area	Design Feature
		ix) gazebos, picnic shelters and other seasonal structures; x) landscaping appropriate to the park type; and, xi) parking areas.		

**5.3.5.3 Relationship of Park and Open Space Uses to Natural Heritage System**

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The Township will work to maximize the role of park and open space uses as components of the Natural Heritage System by:

- i) linking such uses to the community's trail system;
- ii) naturalizing a portion of such areas so there will be natural linkages to other parts of the Natural Heritage System; and,
- iii) designing new park facilities to enhance linkages within the Natural Heritage System.

**5.3.6 Water Management**

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Good water management is an essential to maintain the quality of the Natural Heritage System. The Township will carry out water management in accordance with the policies of Section 5.2 of this Plan.

**5.3.7 Tree Planting and Conservation**

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**5.3.7.1 Purpose**

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Tree conservation and planting both within the Natural Heritage System and throughout the Secondary Plan Area provides a range of benefits to the environment. In addition, trees and other landscaping contribute to the quality of the design of the community.

### 6.3.7.2 Tree Planting and Conservation Objectives

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The Township shall also encourage the conservation of significant trees and the planting of new trees, woodlots and other vegetation in the Secondary Plan area.

### 5.3.7.3 Implementation

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The Township shall implement the tree conservation and planting objectives:

- i) through their management of Township lands, including the development of a tree planting program for public lands;
- ii) by working with other public agencies and private owners with respect to the lands they control;
- iii) through the review of development applications in accordance with the provisions of this Plan;
- iv) through the adoption of a Tree Cutting By-law with respect to lands in the Major Forest Area, Forest Area, Environmental Buffer Area, and Park and Open Space Area designations; and,
- v) through the enforcement of the regulations of the Durham Region Tree Conservation By-law.

### 5.3.7.4 Development Applications

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Tree preservation and planting plans shall be required as a condition of development for all applications requiring a zoning by-law amendment or site plan approval in accordance with the provisions of this Plan.

## 5.3.8 Trail System

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### 5.3.8.1 Purpose

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The Secondary Plan area has very few natural or human connections between the Hamlet development and the surrounding rural area, between the various parts of the natural heritage system or between the various developed parts of the hamlet. The creation of a formal trail system will increase connections for residents within the Hamlet and with the surrounding rural area. In addition, if plantings of native trees and shrubs are spaced along the trail system, they may also provide for wildlife movement.

### 5.3.8.2 Trail System

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- i) The Township shall encourage the creation of a system of pedestrian/bicycle trails in the Secondary Plan area over time, and as is financially feasible to do so, generally in accordance with the trails plan illustrated on Schedule "F" to this Plan. Such trails will be landscaped with native trees and shrubs to enhance their use as wildlife movement corridors. The Township shall also encourage the connection of this system to other trails in the Township.
- ii) The Township will work with landowners and other interested public agencies and private groups to implement the trails system, including addressing issues such as ownership and maintenance.
- iii) Where new development is proposed on sites which have potential for inclusion in the trail system, a trails plan shall be prepared by the applicant and approved by the Township, in consultation with the Conservation Authority. Dedication of such lands to the Township, or the creation of easements allowing public use of such trails, shall be a condition of approval.

### 5.3.8.3 Priority Trail Link

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The Township is developing a community wide system of trails and connecting links, working in conjunction with community representatives. The creation of a trail from Regional Highway 47, adjacent to Brock Road through the Secondary Plan area to Goodwood Road adjacent to the Major Forest Area is viewed as a priority for integration with the Township's system. The Township will work with the owner to establish this link as part of the development of the golf course. Dedication of the land to the Township, or creation of an easement allowing public use of this trail shall be a condition of approval.

## 5.3.9 Natural Areas Management Plan

A Natural Areas Management Plan shall be prepared to the satisfaction of the Township, in consultation with the Conservation Authority, prior to site plan approval being granted for any golf course development. This Plan shall address the following matters (which matters and the recommendations there-from, shall be included as conditions of site plan approval):

- i) A Tree Retention and Edge Management Plan for all trees not contained within the Major Forest Area;
- ii) Detailed design of stormwater ponds to incorporate terrestrial and aquatic

habitat;

- iii) A Significant Species Management Plan to ensure that all significant species will be maintained on site;
- iv) A Forest Management Plan to ensure the maintenance and enhancement of the Major Forest Area, including consideration of a connection between the Major Forest Area and Forest Area 1 to the satisfaction of the Conservation Authority. This connection will balance the ecological opportunity to connect the two forest areas to permit the movement of plants, animals, energy and genetic material, with the requirements of linkages between golf course elements;
- v) A Monitoring Plan to ensure that all of the above noted recommendations are implemented successfully; and,
- vi) A plan respecting opportunities for restoration or enhancement of all vegetated lands not used for residential, commercial or golf course development.

#### **5.3.10 Other Environmental Constraints**

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Other than Regional File No. OPA 99-007(OMB File No. O000042), Township Files OPA-22(OMB File No. O000043) and ZBA 99-07 (OMB File No. Z000025) and any applications which implement them, including applications for site plan, plan of condominium and plan of subdivision, any development in the Secondary Plan Area shall be subject to the provisions of Section 1.9 of the Official Plan with respect to Areas of Aquifer Vulnerability and Landform Conservation Areas.



## 5.4 HAMLET COMMUNITY DESIGN STRATEGY

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### 5.4.1 Purpose

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The Township's Community Vision, as outlined in Section 1.2 of the Official Plan, reflects its unique character. Part of that character is determined by the design of the Hamlet of Coppins Corners, both in existing and new development areas. This section outlines general design policies for the Hamlet.

### 5.4.2 General Design Policies

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#### 5.4.2.1 Streets and Streetscapes

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The design of the street system, whether in public or private ownership, as well as the configuration of lots and siting of buildings adjacent to the streets (i.e. streetscape design) is an essential part of a community's character. The Township shall have regard for streetscape design, as well as transportation engineering considerations, in reviewing proposals for new roads and modifications to the existing street pattern, as well as the relationship between the street and abutting development.

#### 5.4.2.2 Existing Street System

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No significant changes are anticipated to the existing street system, particularly those streets designated as "local streets" on Schedule "F" to this Plan. However, where modifications such as widenings, additions of turning lanes and realignments are proposed, the Township shall carefully evaluate the impacts of such changes on the streetscape and shall seek to minimize modifications which detract from positive characteristics of the streetscape wherever possible. In addition, as part of such changes, the Township shall consider modifications which enhance the streetscape without detrimentally affecting road safety, such as additional tree planting, widening of boulevards, addition of sidewalks and creation of landscaped medians.

#### 5.4.2.3 Street System - New Development Areas

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New development areas shall be connected to the existing community whenever possible through road connections, as well as bicycle, golf cart, and pedestrian links, to ensure that the community functions in an integrated fashion. These linkages will be developed in a manner which is sensitive to the character of existing areas, while promoting

communication between all parts of the community.

#### 5.4.2.4 Streetscape Design

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The layout of streets, configuration of lots and the siting of buildings and parking areas shall ensure that:

- i) parking areas for non-residential uses are designed to reduce their impact on the adjoining streetscape by:
  - a) screening of the parking lot through the use of such features as low fences, walls or landscaping;
  - b) locating the parking lot on the site in a manner which reduces its impact on the street;
  - c) keeping to a minimum the amount of parking located between the main building and the street line;
  - d) a reduction in the scale of large parking areas through their subdivision into smaller areas by means of landscaping; and,
  - e) use of joint access where feasible.
- ii) buildings and structures are oriented to the street, and reverse lotting shall be prohibited, with window or service roads, flankage lots or other similar design approaches being used instead;
- iii) there are significant areas of unobstructed road frontage adjacent to parks and open space, and, where possible, environmental areas to allow views into such sites, and where possible public access, subject to appropriate design to ensure no adverse environmental impacts;
- iv) in low density residential areas, garages shall be designed so that they are not the dominant feature in the streetscape, in particular, garages shall not:
  - a) project beyond the facade of the residence; or,
  - b) dominate the frontage of the lot

unless plans are submitted by the applicant to demonstrate to the satisfaction of the Township that the garages can be appropriately integrated with the streetscape;

- v) landscaping provides for features such as the definition of the street, framing of views and focal points, direction of pedestrian movement and demarcation of areas with different functions as appropriate; and,
- vi) lighting shall provide suitable illumination for vehicles, pedestrians and cyclists.

#### 5.4.2.5 Views

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- i) New development shall be designed, where possible, to preserve views of the surrounding rural area from the community existing at the date of adoption of the Plan. New development shall also be designed to preserve, enhance and/or create views of the following features:
  - a) natural features including woodlots and wetlands;
  - b) important institutional buildings; and,
  - c) parks and open space;
- ii) Institutional or other major buildings and structures or parks and open space shall be encouraged to locate:
  - a) at the termination of a street or view corridor; or
  - b) at the intersection of arterial or collector streets.

#### 5.4.2.6 Landscape Design

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The Township shall ensure that appropriate landscaping is provided in all new development to:

- i) maintain and enhance the character of existing developed areas;
- ii) allow for the creation of strong landscaped features in new development areas; and,
- iii) provide for features such as the definition of public open space, framing of views or focal points, direction of pedestrian movement and demarcation of areas with different functions.

In particular, the Township shall promote the planting of native plant

material adjacent to existing natural areas and shall naturalize park areas where practical.

#### 5.4.2.7 Safe Community Design

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To promote safety and security in public places the following measures shall be followed:

- i) clear, unobstructed views to parks and open spaces shall be provided from adjoining streets;
- ii) appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, and parks and open space areas;
- iii) landscape elements shall be selected and sited in order to maintain views for safety and surveillance;
- iv) the sharing of such facilities as parking and walkways shall be encouraged to increase use and public presence in such areas;
- v) design which promotes a sense of community ownership for public spaces by maximizing use, control and surveillance opportunities by occupants of adjacent buildings and frequency of use by the public shall be encouraged;
- vi) design which precludes entrapment or the perception of entrapment through properly identified exits and signage shall be encouraged.

#### 5.4.2.8 Barrier Free Access/Universal Design Principles

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Barrier free access to public buildings and facilities, and along new and existing pedestrian routes, shall be promoted including ramps, automatic doors and curb cuts.

In addition, the principles of universal design will be applied to all public spaces and within new developments to ensure access and visitability for all individuals, while recognizing the need for balance where cultural heritage resources are involved. Regard shall also be given to the Ontarians with Disabilities Act, Ontario Building Code, any Township heritage guidelines, and where appropriate, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

### 5.4.3 Gateways

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The major entrances to the Hamlet of Coppins Corners shall be designed to recognize

their role as “gateways” to the community. These areas establish for visitors and residents an image of the Hamlet which should reflect its character as a hamlet area and differentiate it from the surrounding rural environment. In particular, the Township shall, in consultation with the Region of Durham, incorporate features such as landscaping and signage in the road allowance, without detrimentally affecting road safety, to clearly identify these gateway areas.

#### 5.4.4 Northwest Quadrant

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Development of the northwest quadrant shall be carried out in accordance with a community design guidelines, as required by Section 5.7 of this Plan. The guidelines will ensure that development conforms with the policies of this Plan, particularly that it is:

- i) is integrated with other areas of the hamlet;
- ii) reflects a character appropriate for its location in a hamlet/rural area;
- iii) is compatible with the adjacent major arterial roads and aggregate uses, without creating major barriers which isolate the development from the surrounding existing uses; and,
- iv) is linked with the adjacent natural heritage system.

## 5.5 LAND USE STRATEGY

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### 5.5.1 Purpose

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The land use designations on Schedule "F" establish the general land use pattern for existing and future development in the Secondary Plan Area during the planning period. The policies for these designations are set out in this section. Development shall also conform with all the other policies of this Plan.

### 5.5.2 Community Structure

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The land use designations and transportation system reflect the basic existing structure of the Hamlet of Coppins Corners and the proposed development for the adjacent lands which is comprised of the following key elements:

i) Institutional/Commercial Structure

Commercial development in the Hamlet of Coppins Corners is consolidated along Brock Road in the vicinity of its intersection with Goodwood Road. This area will continue to be a focus for new institutional and commercial uses

ii) Natural Heritage System

The natural heritage system includes a number of natural features, open space, and park areas.

iii) Residential Neighbourhoods

Existing residential areas are very low density in nature, reflecting their current use of private services. These areas consist of the individual lots along the arterial roads and one subdivision. New residential development may proceed on private or public communal services and will be developed in depth and may include development with a range of lot sizes. Smaller lots will be located close to the centre of the hamlet and larger lots towards the edge.

iv) Transportation System

The Secondary Planning Area is served by a system of existing and proposed roads which connect the area together.

v) Golf Course

The lands outside the hamlet would include provision for the development of a golf course, a club house and driving range.

vi) Countryside Area

Other than the golf course, the lands outside the hamlet are anticipated to remain in rural uses.

### 5.5.3 Land Uses Permitted in All Designations

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#### 5.5.3.1 New Permitted Uses

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The following land uses shall be permitted in all land use designations in the Hamlet of Coppins Corner and Adjacent Lands Secondary Plan Area, except for the Major Forest Area and Forest Area designations which are subject to the policies of Sections 5.3.3 and 5.3.4 of this Plan. The land uses in Table 5.2 shall also be permitted in all land use designations, except for the Major Forest Area and Forest Area designations, subject to the specific conditions identified in Table 5.2:

- i) Fish, wildlife and forest management uses;
- ii) Conservation projects and flood and erosion control projects carried out or supervised by a public authority;
- iii) Agricultural uses;
- iv) Archaeological activities;
- v) Legally existing uses, buildings and structures as of November 15, 2001 and changes to such uses in conformity with the provisions of the Oak Ridges Moraine Conservation Plan;
- vi) Low-intensity recreational uses that have minimal impact on the natural environment and require very little terrain or vegetation modification and, few, if any, buildings or structures, including but not limited to the following:
  - a) non-motorized trail uses;
  - b) natural heritage appreciation;
  - c) unserviced camping on public or institutional land; and,
  - d) accessory uses.

Small scale structures accessory to low intensity recreational uses, other than those permitted with respect to Regional File No. OPA 99-007(OMB File No. O000042), Township Files OPA-22(OMB File No. O000043) and ZBA 99-07 (OMB File No. Z000025) and any applications which implement these amendments including applications for site plan, plan of condominium and plan of subdivision, are permitted only where the applicant demonstrates that the adverse effects on the ecological integrity of the Oak Ridges Moraine Plan Area will be kept to the minimum by:       

- a) keeping disturbed areas to the minimum; and,
  - b) avoiding the sensitive portions of the site.
- vii) Facilities for the federal, provincial or municipal government; and,
- viii) Wayside pits outside the boundary of the Hamlet of Coppins Corners subject to the provisions of Section 35 of the Oak Ridges Moraine Conservation Plan.

**Table 5.2  
Land Uses Permitted in All Designations**

Land Use	Related Conditions
i) Home Occupations/Home Businesses and Bed and Breakfast Establishments	<p><u>Home occupation/home business uses and bed and breakfast establishments</u> shall be permitted in accordance with the regulations of the zoning by-law and the following policies:</p> <p>a) the <u>home occupation/home business or bed and breakfast use is clearly secondary to the residential use of the property and is the principal residence of the person operating the use carried on as a small-scale accessory use within a single dwelling by one or more of its residents;</u></p> <p>b) <u>a home occupation/home business use</u> involves providing personal or professional services or producing custom or artisanal products, and does not include uses such as an auto repair or paint shop or furniture stripping;</p> <p>c) adequate parking can be provided;</p> <p>d) the use <u>may be</u> subject to site plan control <u>if required by the Township;</u></p> <p>e) <u>bed and breakfast establishments are located only in single detached dwellings;</u> and,</p> <p>f) the use is subject to the provision of required private sewage disposal and water services.</p>
ii) Accessory Uses	Accessory uses subject to the regulations of the zoning by-law.
iii) Transportation, infrastructure and utilities	Transportation, infrastructure and utilities uses, subject to the provisions of Section 41 of the Oak Ridges Moraine Conservation Plan and regulatory requirements such as the provisions of the Environmental Assessment Act.

<b>Table 5.2 Land Uses Permitted in All Designations</b>	
<b>Land Use</b>	<b>Related Conditions</b>
iv) One single detached dwelling on an existing lot of record	One single detached dwelling shall be permitted on a lot of record provided that: a) such a use would have been permitted by the zoning by-law on November 15, 2001; b) the applicant demonstrates, to the extent possible, that the use, erection and location will not adversely affect the integrity of the Oak Ridges Moraine Plan Area; c) the provision of required private sewage disposal and water services; and, d) the regulations of the zoning by-law are complied with, -with the exception of a lot in the Major Forest and Forest Area designations which shall be subject to the policies of the Plan for that designation.
v) One accessory Residential Unit in a Single Detached Dwelling	One accessory residential unit in a single detached dwelling subject to the policies of Section 1.8.3 of the Official Plan

## 5.5.4 Residential Area

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### 5.5.4.1 Purpose

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The Residential Area designation on Schedule “F” provides for the creation of a new residential area.

### 5.5.4.2 Permitted Uses, Buildings and Structures

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The permitted uses, buildings and structures are:

- i) single detached dwellings;
- ii) public parks and open space areas; and,
- iii) institutional uses.

### 5.5.4.3 Land Use Policies

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#### 5.5.4.3.1 Community Design

In new residential areas, applications for development shall be evaluated based on their conformity with the policies of the Plan, particularly Section 5.4, Community Design Strategy. In addition, the Natural Heritage System, including its parks and open space component, shall serve as a focal point for the residential development, and a structural element which

defines the character of the area, including the provision of significant view corridors into lands which form part of the System, and, where possible, direct public access.

**5.5.4.3.2 Density**

The maximum number of residential units which shall be permitted is 125.

**5.5.4.3.3 Height**

The maximum height for residential development shall be two storeys.

**5.5.4.3.4 Housing Types**

Residential development shall be in keeping with the design guidelines which form part of the community design plan, but a range of lot sizes will be permitted.

**5.5.5 Park and Open Space Area**

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**5.5.5.1 Purpose**

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The Park and Open Space Area designation recognizes public park areas in the Hamlet which provide active and passive recreation facilities to serve the residents of the Hamlet of Coppins Corners and Adjacent Lands and the Township.

**5.5.5.2 Permitted Uses, Buildings and Structures**

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The permitted uses, and related buildings and structures are recreation and open space including related buildings and structures such as playground equipment, indoor and outdoor swimming pools, arenas, wading pools, tennis courts, baseball diamonds, soccer fields, and concession stands. Stormwater management facilities are also permitted.

**5.5.5.3 Land Use Policies**

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A park shall be developed in the northwest quadrant of the Hamlet on an appropriate site. The final location and function of this park is not fixed and can be modified without amendment to this plan. The community design plan required by Section 5.7 will address this matter.

- i) The Township shall continue to maintain and enhance the recreation and open space facilities in the existing park in accordance with the standards established in Section 5.3. of this

Plan, the Township's Cultural and Recreation Master Plan and any master plan developed for the park.

### **5.5.6 Major Forest Area**

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The lands in the Major Forest Area designation on Schedule "F" shall be subject to the policies of 6.3.3 of this Plan.

### **5.5.7 Forest Area**

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The lands in the Forest Area designation on Schedule "F" shall be subject to the policies of 6.3.4 of this Plan.

### **5.5.8 Hamlet Institutional/Commercial Area**

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#### **5.5.8.1 Purpose**

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The Hamlet Institutional/Commercial Area designation on Schedule "F" is designed to recognize existing commercial uses, and related uses, and to provide criteria to evaluate any proposals to redevelop such sites or to develop new institutional, commercial or other non-residential uses in the hamlet.

#### **5.5.8.2 Permitted Uses, Buildings and Structures**

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The permitted uses, buildings and structures are:

- i) institutional;
- ii) office;
- iii) residential;
- iv) commercial including self storage units; and,
- v) existing light industrial.

#### **5.5.8.3 Land Use Policies**

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##### **5.5.8.3.1 Applications for New Uses**

Applications for approval of new uses in the Hamlet Institutional/Commercial Area designation or an amendment to the Plan for a new Hamlet Institutional/Commercial Area designation, shall be evaluated

based on their conformity with the policies of the Plan, particularly Section 5.4, Community Design Strategy, and the following criteria:

- i) the proposed uses, buildings and structures are of a size and scale which can be appropriately integrated with the character of the adjacent area, particularly any low density residential areas;
- ii) the site and design of the development in relation to abutting properties ensures that there will be no significant adverse impacts with respect to noise, lights, loss of privacy and shadowing, and that appropriate buffering can be provided;
- iii) the proposed uses are:
  - a) primarily street oriented in design; and,
  - b) located with direct access to Brock Road (Regional Road 1), as approved by the Region of Durham, or a local road with direct access to Brock Road located as approved by the Region of Durham, in consultation with the Township; and,
  - c) located adjacent to existing commercial uses or community facilities or on lands designated "Hamlet Institutional/Commercial Area";
- iv) maximum height two storeys; and,
- v) maximum floor space index of 0.5.

#### **5.5.8.3.2 Modifications to Existing Hamlet Commercial Uses**

Where an existing commercial or light industrial use is proposed to be expanded, or closed and replaced with a new institutional, commercial or other use, the Township will work with the existing and/or new use to ensure that any changes to the site are designed to be in character with the surrounding uses and the requirements of Section 5.5.8.3.1.

### **5.5.9 Oak Ridges Moraine Countryside/Golf Course Area**

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#### **5.5.9.1 Purpose**

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The Oak Ridges Moraine Countryside/Golf Course Area designation on Schedule "F" provides for the existing aggregate extraction operation, the development of a golf course upon the completion of the extraction operation or other rural uses.

### 5.5.9.2 Permitted Uses, Buildings and Structures

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Notwithstanding the provisions of the Oak Ridges Moraine Conservation Plan, the permitted uses, buildings and structures are limited to:

- i) the existing aggregate extraction use, and related buildings and structures;
- ii) a golf course including a club house, driving range and private, communal sewer and water services to serve the golf course and development in the northwest quadrant of the Hamlet of Coppins Corners;
- iii) two walking/bicycle/golf cart paths in accordance with the policies of Section 5; and,
- iv) agricultural uses.

### 5.5.9.3 Land Use Policies

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The lands in the Oak Ridges Moraine Countryside/Golf Course Area designation are subject to the policies of Section 10A.2.10h of the ~~Region of Durham~~ Regional Official Plan and the following policies:

- i) Lot Creation

A lot may be created only in the following circumstances:

- a) To allow land acquisition for transportation, infrastructure and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- b) The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being used or may be used.
- c) Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.

This section applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more or a mortgage.

ii) Condition of Development

A condition of any development will require the applicant to ensure that natural, self-sustaining vegetation is maintained or restored for the long term protection of any key natural heritage feature or hydrologically sensitive feature on any lot or lots being created through consent, or where site plan approval is required for a development.

**5.5.10 Oak Ridges Moraine Countryside Area**

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**5.5.10.1 Purpose**

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The Oak Ridges Moraine Countryside Area designation on Schedule “F” recognizes existing uses and is intended to encourage agricultural and other rural uses which maintain the rural character of the area and the Hamlet of Coppins. Development which would expand the Hamlet of Coppins Corners will not be permitted.

**5.5.10.2 Permitted Uses**

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Notwithstanding the provisions of the Oak Ridges Moraine Conservation Plan, the permitted uses, buildings and structures are limited to:

- i) unserviced parks;
- ii) bed and breakfast establishments;
- iii) farm vacation homes;
- iv) low intensity recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
  - a) non-motorized trail uses;
  - b) natural heritage appreciation; and,
  - c) unserviced camping on public or institutional land; and,
- iv) accessory uses, provided that accessory uses to low intensity recreational uses shall be small-scale structures such as trails, broadwalks, foot bridges, fences, and picnic facilities and shall only be permitted where the applicant demonstrates that the adverse effects on the ecological integrity of the Moraine will be kept to the minimum but keeping disturbed areas to the minimum and avoiding sensitive portions of the site.

**5.5.10.3 Land Use Policies**

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The lands in the Oak Ridges Moraine Countryside Area shall be subject to the provisions of Sections 5.5.9.3 I) and ii) of this Plan.

**5.5.11 Existing Hamlet Residential Area**

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**5.5.11.1 Purpose**

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The Existing Hamlet Residential Area designation on Schedule “F” recognizes established residential areas of the hamlet. It ensures that new residential uses in these areas are generally compatible with the existing structure and character of these areas.

**5.5.11.2 Permitted Uses, Buildings and Structures**

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The permitted uses, buildings and structures are:

- i) single detached dwellings; and,
- ii) public parks and open space areas

**5.5.11.3 Land Use Policies**

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The creation of new lots within the Existing Hamlet Residential Area designation on Schedule “F” shall be limited and may proceed by plan of subdivision or consent. Applications for new residential development shall be evaluated based on an assessment of whether the proposal can generally maintain the following elements of the structure and character of the surrounding residential area:

- i) scale of development with respect to height, massing and density of adjacent buildings and structures;
- ii) nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to dwelling units;
- iii) relationship between the rear wall of buildings and rear yard open spaces; and,
- iv) siting of buildings in relation to abutting properties ensures that there will be no significant adverse impacts with respect to loss of privacy and shadowing, and that appropriate buffering can be provided.

## 5.6 TRANSPORTATION STRATEGY

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### 5.6.1 Purpose

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The purpose of the transportation and trails plans on Schedule "F" is to allow for the development of a transportation network which provides for the safe, economic and efficient movement of people and goods, while recognizing the necessity for the creation of streetscapes which are attractive and comfortable for pedestrian, as well as vehicular movement.

### 5.6.2 Road Network

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#### 5.6.2.1 Road Classification

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Roads shall conform with the designations on Schedule "F" and the requirements of Table 5.3 unless otherwise determined by the Township or the Region as applicable. In addition, it is recognized that all Arterial Roads shall be subject to the policies of the Durham Regional Official Plan.

#### 5.6.2.2 Road Planning

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- i) The Township shall work co-operatively with the Region of Durham to integrate the planning of the road network in the Hamlet of Coppins Corners and adjacent lands with the regional road system. In that regard, access to the northwest quadrant of the hamlet will be limited to one access each onto Regional Road Nos. 1 and 21. In addition, one access to the proposed golf course to the west of the hamlet shall be permitted onto Regional Road No. 21.
- ii) The Township, as a condition of development or redevelopment, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction, in accordance with the requirements of Table 5.3. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, and drainage and buffering improvements.
- iii) Notwithstanding the standards set out in this Plan, the Township recognizes that the reconstruction of roads, under its jurisdiction, to

normal minimum standards in some existing developed areas may not be appropriate from a community design perspective, or economically or physically feasible due to existing building setbacks and/or mature trees within or adjacent to the road allowance. Any attempt to reconstruct such roads shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to this Plan shall be required to implement such a modification to the right-of-way and the Township shall work with the Region with respect to Regional Roads.

- iv) Generally no new roads shall be assumed or dedicated which do not meet the minimum standards established in Table 5.3. However, the Township may accept roads with reduced standards, particularly where parks, open space or institutional uses are located on one side of the road. Notwithstanding the foregoing, such reduced standards shall be accepted only when the Township is satisfied that such roads can serve anticipated traffic volumes and that they provide adequately for snow storage, on-street parking and other necessary facilities. In order to demonstrate the acceptability of such alternative road standards, the Township may carry out its own evaluation at the cost of the applicant.
- v) New roads, under the Township's jurisdiction, shall be designed to integrate "traffic calming" measures as appropriate. In addition, where traffic problems are identified in existing areas through studies carried out by the municipality, the Township shall consider the introduction of "traffic calming" measures where appropriate to assist in the resolution of such concerns, and the Township shall work with the Region with respect to Regional Roads..
- vi) The right-of-way widths and access spacing requirements of Table 5.3 shall apply to the arterial roads shown on Schedule "F". However, if the intent of the Plan is adhered to, and following adequate study to the effect that such provisions cannot be implemented precisely, the authority having jurisdiction on such roads may deviate from these provisions without the need for an amendment to this Plan. Notwithstanding the foregoing, the right-of-way requirements in Table 6.3 shall apply to Regional Roads, unless it can be demonstrated in consultation with the Region, that exceptions to the right-of-way widths are appropriate for specific sections of arterial roads. These exceptions will be incorporated into this Plan by amendment.

<b>Table 5.3 Function of Road Facilities</b>		
<b>Road Classification</b>	<b>Function</b>	<b>Design Requirements</b>
Type A Arterial Roads	Serve large volumes of traffic including truck traffic	-right-of-way width is 36 to 50 metres (118 to 164 feet) -access is not permitted in the rural area, except for existing lots of record where there is no alternative access to a local road, and generally located a minimum of 200 metres (656 feet) apart in the Hamlet Area,
Type B Arterial Roads	Serve moderate volumes traffic, including moderate volumes of truck traffic	-right-of-way width is 30 to 36 metres (98 to 118 feet); -access is not permitted in the rural area, except for existing lots of record where there is no alternative access to a local road, and generally located a minimum of 60 metres (197 feet) apart in the Hamlet Area,
Collector Roads	-Serve local travel demands -Connects arterial and local roads	-Direct access from abutting properties permitted with some restrictions -Maximum two travel lanes Maximum right-of-way width 20 to 26 metres ( 66 to 85 feet)
Local Roads	-Serves local and neighbourhood travel demand -Connects individual properties to collectors and arterials	-No access control -Maximum two travel lanes -Right-of-way width 20 metres (66 feet) maximum, however, reduced standards may be established for individual development applications to a minimum right-of-way of 17 metres (55.7 feet)
Private Roads	-Serves local and neighbourhood travel demand -Connects individual properties to collectors and arterials	No access control -Maximum two travel lanes -Right-of-way width 20 metres (66 feet) maximum, however, reduced standards may be established for individual development applications to a minimum right-of-way of 15 metres
Lanes	Provides access to individual properties for parking and loading	Generally prohibited, but where permitted: -No access control -Right-of-way width 7.5 metres (24.6 feet) minimum

### **5.6.3 Pedestrian and Bicycle Circulation**

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#### **5.6.3.1 Sidewalk and Road System**

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- i) The primary system for pedestrian movement shall be the sidewalk system. Provision shall be made for sidewalks on both sides of all arterial and collector roads, and on one side of all local roads, at a minimum, with the exception of cul-de-sacs and streets with a

limited number of homes on them. The Township will evaluate the need for sidewalks on private roads.

- ii) Bicycle and golf cart movement shall generally be accommodated in the road right-of-way for local and private roads. Consideration shall be given to the inclusion of bicycle lanes in road right-of-ways for new arterial and collector roads, and the addition of facilities for bicycles on existing arterial and collector roads when such roads are reconstructed or where it is financially feasible to do so.

### 5.6.3.2 Trail System

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A system of pedestrian/bicycle trails and, in the northwest quadrant for golf carts, shall be developed over time in accordance with the policies of this Plan.

### 5.6.4 Transit Service

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The Township shall work with the Region of Durham in the development and implementation of transit services. In addition, higher density uses shall be encouraged to locate along arterial roads and other potential transit routes.

### 5.6.5 Parking

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

## 5.7 DEVELOPMENT REVIEW

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### 5.7.1 Purpose

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All development applications in the Secondary Plan Area shall be subject to review in accordance with the policies of this section, and the other applicable policies of this Plan and the ~~Region of Durham~~ Regional Official Plan. In addition, the Township may require development to be subject to the site plan control provisions of the Planning Act.

### 5.7.2 General

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The policies of this section, together with the other policies of this Plan, establish the background information requirements and the criteria which must be satisfied for approval of applications for official plan amendments, and zoning by-law amendments, and final approval of plans of subdivision, variances and consents with the exception that:

- i) where the magnitude of an application for an official plan amendment warrants it, the Township may establish additional specific requirements;
- ii) where an application is for a technical or minor change, including applications for variances or consents, the Township may modify or eliminate a requirement or requirements; and,
- iii) where certain information is not applicable to the application, the Township may modify or eliminate a requirement or requirements.

In addition, where this Plan requires the submission of technical studies by the applicant in support of a development application, the Township may, and where directed by this Plan, shall, at its discretion and after consultation with the applicant, require that such studies be carried out by a consultant retained by the Township 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.

### 5.7.3 Information Requirements

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#### ~~5.7.3 Information Requirements~~

The following information and studies prepared at the applicant's expense, and carried out by a qualified professional as determined by the Township, and, at the Township's

discretion, unless required by this Plan, retained by the Township, shall generally be submitted as a basis for evaluation of development applications in the Secondary Plan area:

i) Background Information

A plan or survey of the subject site identifying all existing significant trees, other significant landscape features, existing buildings and structures and contours.

ii) Plans

Plans, including, where applicable, site grading and landscaping plans, elevations, and other documentation:

- a) describing the proposed development and its relationship to the existing streetscape in particular building envelopes, accesses and parking areas;
- b) demonstrating how stormwater, erosion and sedimentation will be controlled on site and the location of the proposed sewage disposal facilities and well;
- c) describing proposed landscaping and any modifications to existing significant trees and landscaping; and,
- d) demonstrating how the development will be integrated with the Natural Heritage System established in Section 5.3 of this Plan.

iii) Natural Heritage System

Where the site includes or directly abuts lands designated on Schedule "G", as part of the Natural Heritage System, proposals shall be evaluated in accordance with the information submission requirements of Section 6.3 of the Plan.

iv) Tree Analysis

Where new development is to occur on a piece of land which the Township identifies as having trees which may warrant preservation or replacement, a tree preservation and planting plan shall be developed either at the time of application or as a condition of approval at the direction of the Township.

Such a plan shall:

- a) address the nature and condition of the tree resources potentially affected by the development;

- b) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program for replanting and vegetation enhancements for new development which impacts on tree stands; and,
- c) address the impact of the development on any abutting lands in Major Forest Area and Forest Area designations, and the woodlot management and edge/interior protection measures required to protect such areas during and after the initiation of construction.

Based on this analysis, controls will be placed on the trees to be removed, the amount and type of new landscaping to be provided on the site and related management and construction procedures through the Subdivision, Condominium or Site Plan Control Agreements.

v) Noise Impact Study

A noise impact study shall be carried out where residential uses or other sensitive uses, as defined by Ministry of the Environment guidelines, are proposed and the site is adjacent to a major noise source such as an arterial road.

Further, the requirements of the Ministry of the Environment 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 to new commercial, industrial or institutional development which is a potential major noise source, such as, but not limited to, uses which have associated with them on-going construction activity, outdoor heat rejection systems (including cooling towers) and outdoor exhaust fans, or other stationary noise sources such as railways yards, major truck stops, major hydro transformers, or natural gas compressors. Where required by the guidelines, a noise impact study shall be carried out to the satisfaction of the Township and the Region.

vi) Vibration Study

A vibration study shall be required at the request of the Region, or the Township or other government agency where the site is within 75 metres (246 feet) of any arterial road. Such a study shall be carried out to the satisfaction of the Township, in consultation with the appropriate government agency-

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 metres (246 feet) of existing residential development, a vibration study shall be carried out to the satisfaction of the

Township.

vii) Heritage Impact Statement

Where the site includes a building of architectural and/or historical merit designated under the Heritage Act or is located in a designated Heritage District, a heritage impact statement, prepared by recognized professional(s) in the field, shall be required to be submitted to the Township. Such a study shall demonstrate to the satisfaction of the Township that:

- a) the proposal will not adversely impact the heritage significance of the property or the area in which it is located; or,
- b) demonstrate that it is not physically feasible to maintain the heritage building or structure.

viii) Archaeological Resource Assessment

Where there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within a site, an archaeological assessment conducted by archaeologists licensed under the Ontario Heritage Act shall be required. In addition, the provisions of the Cemeteries Act and its regulations shall be applied when marked and unmarked cemeteries or burial places are encountered during development, assessment or any activity.

ix) Land Use Compatibility

Where applicable, information or necessary studies shall be provided to assist in the establishment of a separation distance, having regard for the Ministry of the Environment guidelines "Compatibility Between Industrial Facilities and Sensitive Uses", between proposed development and potentially incompatible uses.

x) Stormwater Management

The Township shall require a stormwater management plan and associated landscaping plan in accordance with the provisions of Section 6.2.2 of this Plan.

xi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township, in consultation with the Region—, shall be satisfied with respect to the implementation of remediation prior to development approval. Specifically, where the Township, the Region, other public body, or the applicant has

identified potential site contamination the Township shall require the applicant to complete a Phase I assessment, in accordance with the Ministry of the Environment's Guidelines for Use at Contaminated Sites in Ontario. The Phase I assessment will be reviewed by the Township, in consultation with the Region, to ensure there is no contamination prior to the granting of any development approvals. If there is evidence of contamination, the applicant will be required to submit a Phase 2 assessment in accordance with the Ministry of the Environment's Guidelines. If the site is found to be contaminated, the Township shall require the applicant to submit a Ministry of the Environment acknowledged Record of Site Condition to the Township to verify site clean-up prior to the granting of a building permit.

xii) Traffic Impact Analysis

Where the Township, in consultation with the Region, has identified concerns with traffic impacts, a traffic impact analysis carried out by a qualified transportation engineer shall be required. Such a study shall be carried out to the satisfaction of the Township, and where applicable the Region.

xiii) Air Quality

Where the Township identifies concerns with impacts on air quality, appropriate studies by qualified professional shall be required.

xiv) Hydrogeological and other Engineering Studies

The submission of hydrogeological and other required engineering studies, including provision for a monitoring program, shall be required to demonstrate the feasibility of servicing the proposed development with private sewage disposal and water services or private or public communal services.

xv) Northwest Quadrant Community Design Plan

Any application for a plan of subdivision or a plan of condominium in the northwest quadrant shall require submission of community and design guidelines. The guidelines will be prepared by a consultant based on terms of reference agreed upon by the Township and the applicant.

#### **5.7.4 Development Evaluation Criteria**

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

i) Design

The appropriateness of the design of any proposal in the Hamlet shall be evaluated in accordance with the policies of Section 6.4. 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 scale and massing. Adequate buffering will also be provided.

ii) Heritage Preservation

Buildings of architectural and/or historic significance, particularly buildings identified as part of the Township's Heritage Inventory, where feasible, are preserved on site and/or integrated into the development in an appropriate manner and/or preserved in some other manner. Standard archaeological potential criteria in accordance with Ministry of Citizenship, Culture and Recreation guidelines will be used to evaluate future development areas and expansion proposals for impacts on significant resources.

iii) Natural Heritage System

No development shall be permitted in the areas designated Major Forest Area or the Environmental Buffer Area associated with it. Development shall only be permitted in areas designated Forest Area on Schedule "G" as part of the Natural Heritage System in accordance with the policies of Section 6.3 of this Plan. In addition, all development shall be evaluated with respect to its conformity with the provisions of Section 6.3 of the Plan.

iv) Watercourses

All watercourses shall be, where feasible, 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 on a site by site basis and some modifications of these features may be approved where deemed appropriate by the Township, in consultation with the Conservation Authority.

v) Sewer and Water Services and Stormwater Management

Development shall be serviced in accordance with the provisions of Section 5.2 of this Plan and Section 5.4.5 of the ~~Region of Durham~~ Regional Official Plan, and provided that the Township, in consultation with the Region of Durham, is satisfied that the development can be serviced appropriately with the proposed

private services, and that the quantity and quality of surface and ground water will be maintained.

vi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use in accordance with the provisions of Section 5.7.4.2 xi). Where site remediation is required the Township, in consultation with the Region, 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 source such as a Regional or arterial road, or industrial use, the Township, in consultation with the Region, shall be satisfied that appropriate measures to mitigate any adverse effects of noise and vibration can be implemented.

viii) Traffic

The applicant must demonstrate, to the satisfaction of the Township, and where applicable, the Region, that the existing road system can safely and efficiently accommodate the additional traffic generated by development or can be modified to do so at the cost of the applicant.

ix) Air Quality

Where the Township identifies potential concerns with air quality, the applicant must demonstrate that any impacts on air quality can be appropriately mitigated at the cost of the applicant.

### 5.7.5 Definitions

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For the purpose of this Plan, the terms *development* and *site alteration* have the same meaning as defined in the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02).