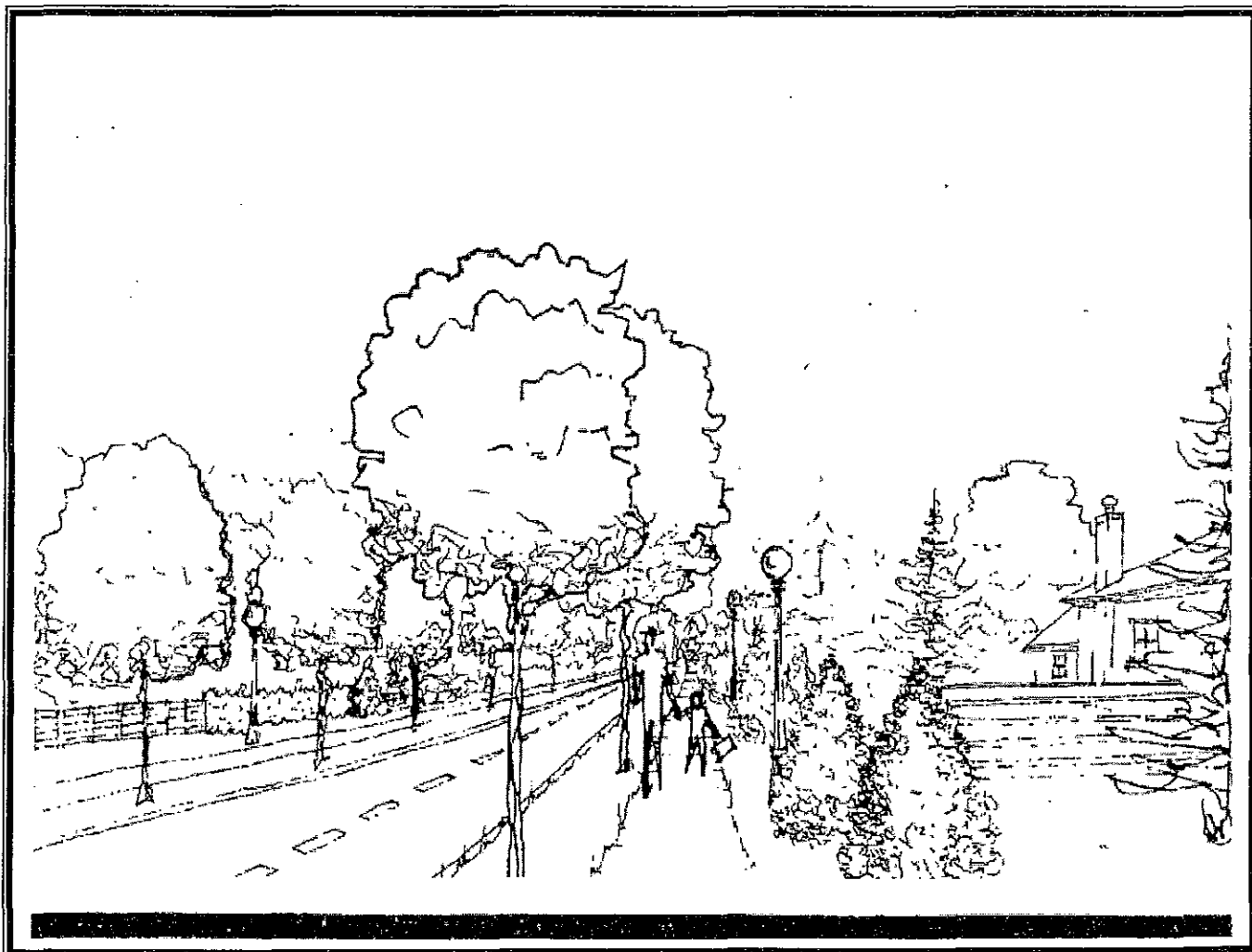


OFFICIAL PLAN AMENDMENT NO. 601 KLEINBURG-NASHVILLE COMMUNITY PLAN

City of Vaughan Development Planning Department



THE CITY OF VAUGHAN

BY-LAW

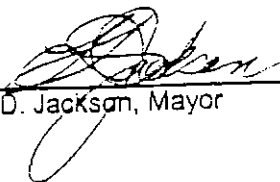
BY-LAW NUMBER 371-2000

A By-law to adopt Amendment Number 601 to the Official Plan of the Vaughan Planning Area.

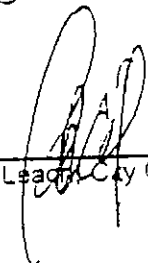
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 601 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "A", "B1", "B2", "B3", and "B4" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 601 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

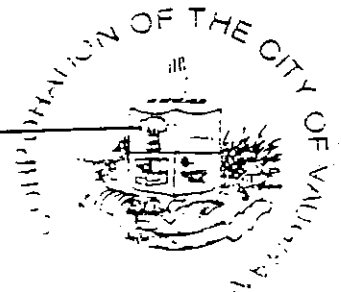
READ a FIRST, SECOND and THIRD time and finally passed this 25th day of September, 2000.



L. D. Jackson, Mayor



J. D. Leach, City Clerk



I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 601 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 4th day of October, 2001, and further, as per the Ontario Municipal Board's letter dated November 15, 2001, that Amendment Number 601 is now in effect as of October 29, 2001.



J. D. Leach
City Clerk/
City of Vaughan

DATED at the City of Vaughan
this 20th day of November, 2001.

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Part A - Preamble

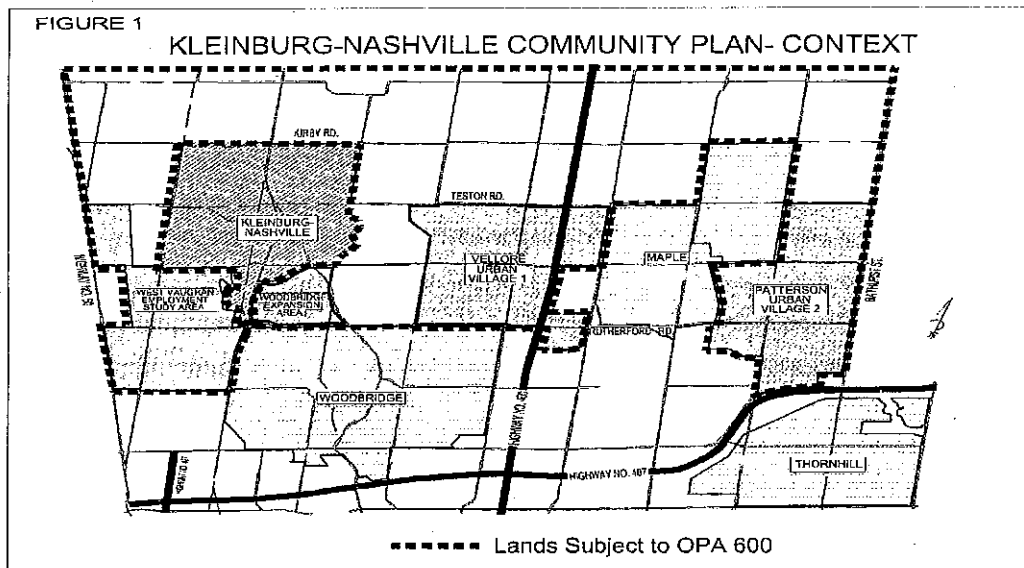
1.0 Introduction

1.1 Purpose

The purpose of this Community Plan is to direct and guide, in a logical and orderly manner, the development and redevelopment of land in the Kleinburg-Nashville area. The Community Plan provides policy direction to residents and landowners on how the Council of the City of Vaughan will assess development proposals.

1.2 Location

Figure 1 illustrates the location of the Kleinburg-Nashville Community Plan in the context of the City of Vaughan. The boundaries of the Plan are to the west, Huntington Road, to the north, Kirby Road, to the east Kipling Avenue and the east side of the East Humber River valley, and, to the south, Major Mackenzie Drive and in the Main Humber River valley corridor south to Rutherford Road. At an approximate population of 2,500 people, Kleinburg-Nashville is the smallest of the existing communities in Vaughan. This is partly because it is the furthest community from the growing Toronto urban area, and partly because it is nestled between and intertwined with the Main and East Humber River valleys. Beyond the populated area of Kleinburg-Nashville, the community is surrounded on three sides by a large rural area accommodating a variety of agricultural operations. The rural surroundings and dramatic river valley systems make Kleinburg-Nashville a very attractive place for people to live. Striking a balance between this growing demand and the need to continue to protect and enhance the character of the community is a key goal of this Community Plan.



1.3 Background and Policy Context

1.3.1 Official Plan Amendment (OPA) 160

OPA 160 was adopted by Vaughan Council in 1982 and over two decades has guided the growth of the Kleinburg-Nashville area from a population of approximately 1,300 to a current estimate of about 2,500. A number of factors contributed toward the need to conduct a full review of OPA 160 and the adoption of a new Community Plan, including:

- rapid urban development in the surrounding areas, in particular resulting from the approval of OPA 400 up to Major Mackenzie Drive south of Kleinburg;
- proposed development applications would have the affect of expanding the limits of the Kleinburg-Nashville community;
- redevelopment applications and projects which change the use of properties in the Kleinburg Core Area;
- the designation of employment lands through Regional OPA 19 to the west and south;
- the need for up-to-date planning policies to reflect changes in City, Regional and Provincial planning policies;
- the strong economy of the late 1990s resulting in a reduced supply of housing opportunities in the Kleinburg-Nashville area; and,
- the limited available capacity of the Kleinburg Water Pollution Control Plant.

1.3.2 Provincial Policy Statement

In 1997, the Provincial government issued a Policy Statement under Section 3 of the Planning Act identifying what issues are of Provincial interest and are to be regarded in all local planning decisions. The Policy Statement gives broad direction on how the following land use matters are to be addressed:

- 1) "Efficient cost-effective development and land use patterns"
- 2) "resources"
- 3) "Public Health and Safety"

Specific sections of the Provincial Policy Statement are referenced in Section 2 of this Community Plan.

1.3.3 York Region Official Plan:

The York Region Official Plan was adopted in 1994 and is currently under review. It has regard to Provincial policies and provides more specific policy direction to the development of Vaughan's planning policies. While

Vaughan's Official Plan policies must conform to all of the policies in the York Region Official Plan (e.g. Environment, Healthy Communities, etc.), there are two key policies in the York Region Official Plan that are of particular relevance to the Kleinburg-Nashville Community Plan.

First, Section 5.3 of the York Region Official Plan provides support for area municipalities to identify local centres, identifies Kleinburg as a local centre, and indicates that the plans for these local centres should meet the following criteria:

- a) identify the area of the commercial core;
- b) focus appropriate residential, commercial, institutional, and community uses in the centre;
- c) protect the significant natural features of the community such as rivers, lakes, etc.;
- d) protect the cultural heritage resources of the area;
- e) recognize the potential for commercial and tourist activity;
- f) promote a pedestrian environment;
- g) recognize the servicing capacity of the community.

Second, Section 5.5 of the York Region Official Plan indicates that area municipal official plans are to designate "Hamlets". Hamlets are defined as "a grouping of houses, businesses and public uses" and the policies under this section would apply to the area of Nashville. The primary policy objective is "to retain the rural character...while permitting limited growth primarily through infilling".

1.3.4 City of Vaughan Official Plan Amendment 600

The Kleinburg-Nashville community is one of four older, established communities in the City of Vaughan, the others being Thornhill, Woodbridge, and Maple. The growth and development of each of these communities is guided by an individual community plan, in the form of an Official Plan Amendment (OPA). Since 1995, the rapid growth of newly developing areas outside of Vaughan's existing communities has been guided by OPA 400 (now being reviewed and revised as OPA 600). OPA 600 provides the policy support for protecting Vaughan's environment and rural areas, and directs where growth should, and should not, occur in the entire City over the next 25 years. OPA 600 establishes the role that the existing communities, like Kleinburg-Nashville, will play in the future evolution of the City of Vaughan.

OPA 600 is based on two main themes: environmental protection and efficient urban form. OPA 600 establishes an ecosystem approach to planning and requires a comprehensive understanding of natural systems early in the planning process. This enables the City to achieve sound environmental management practices, and approve urban development that respects and protects that environment for future generations. By providing for future growth in new communities, the pressures for growth in existing communities, such as

Kleinburg-Nashville, can be better managed. Also, by providing for urban growth in an efficient manner, OPA 600 limits the loss of the rural area to urbanization, thereby further enhancing the rural character of Kleinburg-Nashville.

Drawing from Greater Toronto Area and York Region projections, OPA 600 forecasts Vaughan's population to increase from 133,000 in 1996 to an estimated 330,000 in 2026. OPA 600 responds to this expected growth, by planning for three new urban communities: 'Vellore' (centred around Major Mackenzie Drive and Weston Road); 'Patterson' (Dufferin Street and Rutherford Road); and, Woodbridge North (between Woodbridge and Kleinburg). The three areas are all planned with a compact urban form and are expected to accommodate more than two-thirds of Vaughan's future population and housing growth. The remaining growth is expected to be accommodated on currently vacant land in existing communities, or through the redevelopment of existing older properties. The Kleinburg-Nashville Community Plan is expected to play a minor role in accommodating the forecast population growth for the City of Vaughan. The planning strategy established in the Kleinburg-Nashville Community Plan provides for modest growth of the community by the addition of approximately 1000, predominantly detached dwellings. This is consistent with the City's overall objective to recognize the rural village centre function of Kleinburg-Nashville and to ensure that the scale of future development within the community is consistent with this function.

1.4 Planning Process and Public Consultation

To begin the planning process for the new Kleinburg-Nashville Community Plan, City of Vaughan Council adopted the Terms of Reference for the OPA 160 Review on April 26, 1999. The first phase involved organizing a team of City staff and consultants and collecting background research on the study area. The second phase involved a series of public consultation meetings. These meetings were a very important part of developing the new official plan. An introductory community meeting to the official plan review process was held at the Vaughan Civic Centre on November 3, 1999. This was followed by a community workshop on December 7, 1999 in the Kleinburg Public School. Over the following few months, various smaller meetings were also held with groups such as the executive of the Kleinburg Area Ratepayers Association; landowners and/or their representatives with active development applications; the McMichael Gallery; and The Village of Kleinburg Business Improvement Association. Combined with the background research these meetings formed the basis of an Interim Report. The Interim Report set out the basic goals for the community plan and was adopted by the Committee of the Whole on April 17, 2000. A third community meeting was held on May 9, 2000. The purpose of this meeting was to translate the goals into a land use plan which could manage the amount and potential location of growth in the area.

The background research and extensive consultation formed the basis of a Public Hearing report to the Committee of the Whole on July 10, 2000 outlining a "Preferred Concept Plan". The response from the public at the Public Hearing was generally supportive, and provided further input to drafting the official plan document. The official plan document was drafted through the summer of 2000 and circulated to various city departments and agencies for their comments and for presentation to Council in the fall of 2000.

1.5 Application

The policies contained in this Amendment shall apply to all lands shown within the OPA 601 boundary on Schedule A. Except as otherwise provided herein, the policies contained in this Amendment shall supersede the policies of any other area or site specific Official Plan Amendment which is in force in the City on the date of the approval of this Amendment.

1.6 Structure and Content of the Amendment

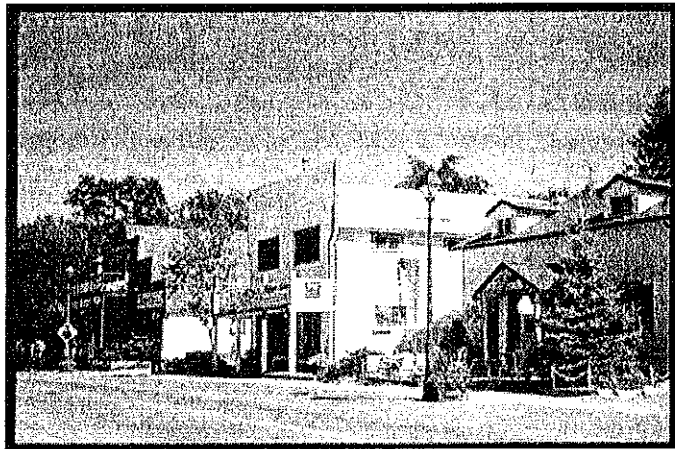
The Plan is structured in the following manner:

- Section 2 provides an overview of the Community Vision and Planning Principles.
- The broad Goals and Objectives that the Community Plan strives to achieve are outlined in Section 3.
- To achieve these Goals and Objectives, Section 4 more specifically indicates the Community-wide policies on the following issues and land uses:
 - community growth;
 - the natural environment;
 - residential, commercial, and rural areas;
 - heritage conservation and urban design;
 - transportation, sewer and water servicing; and
 - phasing, monitoring, development review, and implementation.
- Section 5 explains how the Community Plan is to be implemented.
- Section 6 indicates how the Community Plan is to be interpreted.

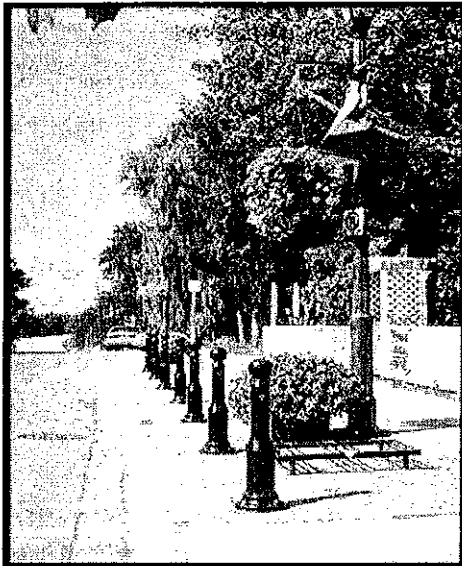
2.0 Community Vision and Planning Principles

2.1 The Village Heritage

Kleinburg/Nashville has a rich cultural heritage. This legacy is evident in heritage buildings such as the Doctor's House, and is reflected in the streetscape and historic buildings along Islington Avenue, and the rural lane character of Napier Street in the Kleinburg core area. The community's heritage and culture is celebrated in the annual Bindertwine Festival, as well as through the internationally recognized McMichael Gallery.



Kleinburg Core



Streetscape Improvements

The heritage and cultural diversity of the Kleinburg/Nashville community enhances the quality of life and makes the community unique. Heritage resources are not only important to the community, they contribute significantly to the community character and contribute economically to the tourism of the area.

The Kleinburg Core is comprised primarily of one to two storey buildings, mostly residential in character and scale, and dating from the late 19th and early 20th centuries. The buildings follow a traditional pattern of pedestrian-oriented development, fronting

onto and parallel to the street, with service areas and parking to the side or rear of the properties. In recent years, changes to the core area have included streetscape improvements, curbside parking, the construction of new commercial/residential buildings and the reconstruction and relocation



Canadiana Square



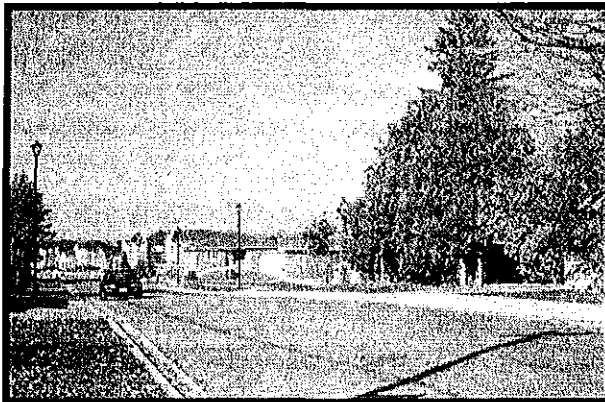
of heritage structures within the core. Architectural and design control within the core area is limited to the City's authority to review designs under the Site Plan Approval process, and has from time to time included an architectural peer review of specific development applications. The City has also approved streetscape guidelines for traffic calming measures that can be applied throughout Vaughan. It is the City's intent that the rural lane

character of the residential streets, such as Napier Street in the old village, be retained and not urbanized with curbs and sidewalks.

The existing community of Nashville has as its core a mix of residential, commercial/industrial, institutional and agricultural uses located along Nashville Road which is a busy two lane through route connecting Kleinburg to lands to the west of the area. The scale of the one and two story buildings, their orientation, spacing and modest character are consistent with a rural hamlet.

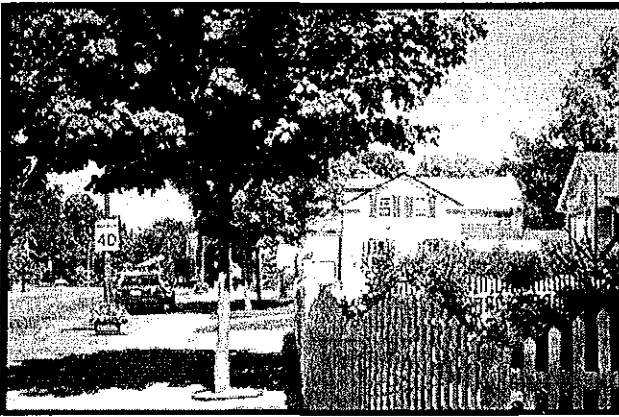


In recent years, the community of Nashville has grown with the development of residential subdivisions to the east and north, accessed from Nashville Road. They are distinct residential neighbourhoods with limited connections to the original hamlet. The existing Kleinburg Golf Club has established the area as a prime location for this type of recreational facility. A new regional church/cultural facility approved for lands just west of the Nashville core area, and applications for more residential development, have placed development pressures on this existing rural hamlet. In recent years a public sidewalk has been



constructed on the south side of Nashville Road as an amenity to local residents. However, the community must go to Kleinburg and other nearby communities for shopping, parks and other community facilities.

Rural Village Character



This rural village character is unique to Vaughan's urban areas. Its blend of rural village, pedestrian scale neighbourhoods and tourism centre is distinct from the modern neighbourhoods which characterize much of the City's urban area. The maintenance and enhancement of these characteristics are important to both the community and the City.

2.2 The Natural Environment

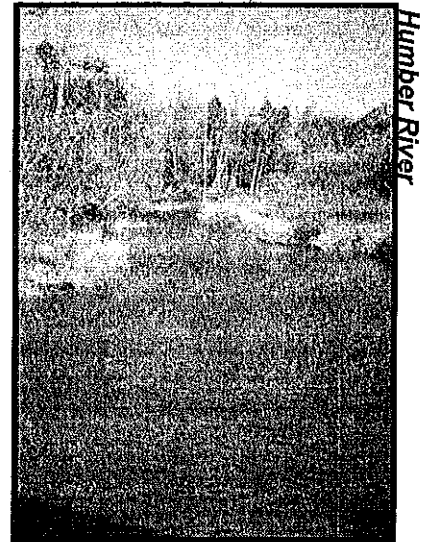
Within the Community Plan Area, there are significant landscapes with views and vistas that provide a sense of place to local residents and help to define the area's character. These landscapes include the valley lands of the Humber River system, and other natural features and rural landscapes. The distinctive character of Kleinburg's historic village core comes largely from being situated between two tributaries of the Humber River. The main street, Islington Avenue, is laid out along the ridge of land between the two river valleys is probably the original "Carrying Place" trail, with Nashville Road to the west and Stegman's Mill Road to the east connecting the village to the river valleys and rural lands beyond, and contributing to the Village's unique character.



A substantial portion, approximately 63%, of the Kleinburg-Nashville planning area consists of valley lands of the Humber and East Humber Rivers. These valley lands are extensively forested, with much of the forest consisting of mature and semi-mature deciduous, coniferous and mixed forest types. Extensive areas of old fields, regenerating shrublands, and early successional forests are also present in the valley lands. Mature and semi-mature forest sections consist of large forest blocks, as well

as numerous areas of fragmented forest. For the most part, forest blocks tend to be larger and more continuous north of Stegman's Mill and Nashville Roads. A number of scattered, small wetland areas occur within the valley lands. Most of these are associated with relic meanders and groundwater discharge zones. The valley lands also support a diverse wildlife community, including numerous bird, mammal, reptile and amphibian species. Of particular note are deer and raptor (hawk and owl) populations. A number of regionally and locally rare plant species are also known to occur in the area, most of which are protected within Environmentally Significant Areas (ESA) boundaries of the East Humber River valley.

In addition to their local environmental significance, the Humber/East Humber River valley lands are also important because of their role as major natural environment corridors which connect lower portions of the Humber River valley system and Lake Ontario, with the Oak Ridges Moraine and the Niagara Escarpment. In contrast to the valley lands, forested areas on the tablelands are of limited extent and occurrence. Most of these areas are associated with poor agricultural areas (sandy and/or wet sites), and/or with small tributary creek valleys and adjacent hill slopes. Plantation forests are common on tablelands and upper valley slopes of the Humber River near Kirby Road, where sandy soils are prevalent.



With respect to the aquatic environment, the Humber and East Humber Rivers provide important habitat for coldwater fish communities, as well as for aquatic birds and mammals. Within the planning area, fish communities supported by the East Humber River include brown and rainbow trout, as well as a number of other, typically smaller species. Included in this group of smaller fish species is the nationally rare reddsidedace. Within the planning area, the Humber River supports brown trout, and other fish species.

Consistent with the City's "Environment First" approach to land use planning, the environmental features within the community plan area are to be protected, enhanced and where appropriate, integrated into the community environment.

2.3 Ensuring Community Identity

The heritage and environmental character of Kleinburg-Nashville are fundamental elements of its community identity. The rural quality of the lands to the north, west and east also play an important role in defining Kleinburg-Nashville as a village community rather than that of an urban node within a much broader suburban area. The rural character of the surrounding area is an important defining element of the community which

should be maintained in the future. This is consistent with the City of Vaughan's overall growth management objectives which designates the broader area as "Rural Area" and directs major urban growth to other areas which have been planned to meet the robust requirements of major urban growth. This is also consistent with Kleinburg-Nashville's traditional role of providing the marketplace with a niche of lower density housing types.



Within the Community Plan Area, lands on the periphery are designated as Rural Area to complement the designations contained in broader City planning documents and to reflect the urban boundary and policy objectives of the Regional Official Plan.

2.4 Growth, Phasing and Infrastructure

Growth in the Kleinburg-Nashville Community has averaged approximately 170 persons per year from 1992 to 1999. This equals approximately 50 residential units per year. In contrast, residential growth in the City has averaged 2,300 units per year. Population projections for the City to the year 2026 indicate that the current planned urban boundary of the City, including lands designated "Future Urban Area", should accommodate the overall housing unit demand. The City's Growth Management Division recently released a report considered at a Public Hearing (June 5, 2000) respecting the review of OPA 400/600. The report noted that:

"Demand for primarily low density housing in Vaughan is likely to remain strong for the foreseeable future. Recognizing the lead time involved in bringing raw land to market through the approval process, and the periodic surges in housing demand, it is important for the City to maintain its 20 year supply of designated Community land. Therefore, designation of additional land for lower density residential development is appropriate."

Major urban development is occurring throughout the City in new "Urban Villages" comprehensively planned as part of OPA 600. These areas have the broad servicing, transportation infrastructure and environmental capability to support large scale urbanization. Furthermore, the direction of the vast majority of the City's growth to the "Urban Village" areas and the fact that the vast majority of future residential growth can be readily accommodated within the City's "Urban Villages", clearly provides the opportunity to maintain the

village character and identity of Kleinburg-Nashville which is the predominant community concern expressed at all community meetings.

The role of the Kleinburg-Nashville community to provide a very modest contribution to the City's housing supply (in the order of 50 - 60 units per year) is therefore both appropriate and justified.

This is consistent with the Provincial Policy Statement, (PPS) which provides that:

- "Urban areas and rural settlement areas (cities, towns, villages and hamlets) will be the focus of growth;" (1.1.1a);
- "Urban areas and rural settlement areas will be expanded only where existing designated areas in the municipality do not have sufficient land supply to accommodate the growth projected for the municipality." (1.1.1c);
- "Land requirements and land use patterns will be based on:
 - a) ...an appropriate range and mix of housing, to accommodate growth projected for a time horizon of up to 20 years...;
 - b) densities which:
 - 1. efficiently use land; resources, infrastructure and public service facilities;
 - 2. avoid the need for unnecessary and/or uneconomical expansion of infrastructure;
 - 3. support the use of public transit where it exists or is to be developed;
 - 4. are appropriate to the type of sewage and water systems which are planned or available; and
 - 5. take into account the applicable policies of Section 2 Resources and Section 3 Public Health and Safety;
 - c) the provision of a range of uses in areas which have existing or planned infrastructure to accommodate them;
 - d) development standards which are cost effective and which will minimize land consumption and reduce servicing costs;
 - e) provide opportunities for redevelopment , intensification and revitalization in areas that have sufficient existing or planned infrastructure." (1.1.2)

The urban growth requirements of the PPS are most successfully achieved in the Urban Village Areas of OPA 600. Consequently, the preferred community growth option for the Kleinburg-Nashville Community should:

- plan to accommodate a scale of development to the year 2021 with a total population of approximately 6,800 persons;
- be based upon modest improvement to the servicing infrastructure;
- ensure a pace of growth through staging and phasing which is commensurate with past trends and the servicing capacity of the community ;
- seek to maintain the Rural and Agricultural character of the broader area;
- ensure an appropriate interface with the long term employment uses contemplated to the west;
- be based upon full municipal services, in particular, sanitary, water and storm sewers;
- incorporate the latest City environmental policies;
- establish appropriate urban design and heritage conservation requirements.

To respond to these modest levels of growth, monitoring and expansion to the servicing systems are required.

In particular, the capacity of the sanitary treatment plant must be further monitored and is expected to require five years of observation. Limited connection to the York Durham Servicing Scheme (YDSS) may occur however widespread connection to this system and its application to the totality of the community is not intended nor would it be consistent with the overall growth management objectives of the community plan.

PART B - THE OFFICIAL PLAN

3.0 Goals

The Plan was prepared with regard to the following goals.

3.1 General

- Ensure that land use and built form are compatible with the scale and character of the existing community and integrated with the existing and contemplated pattern of development in the surrounding area.
- Establish a well-defined public realm.
- Promote pedestrian-oriented development patterns.
- Ensure that development within the Kleinburg-Nashville Community Plan area is in conformity with the Regional Official Plan.
- Reinforce the role of Kleinburg-Nashville within the City as a rural village centre and maintain the integrity of the rural area to the north, west, and east to help achieve the role.

3.2 Community Boundaries

- Establish community planning boundaries that are logical, and clearly defined.
- Establish the limits of urban development within the community planning area that is cohesive, logical, clearly identifiable and provide for evolution of the community in the long term.
- Ensure that any expansion of the urban boundary within the community plan area only occurs on the basis of a comprehensive review of the community plan.

3.3 Growth Management

- Provide for a community population within the 20 year planning period of approximately 6,800 people.
- Ensure a scale of development, housing type and lot sizes which are consistent with the role and character of Kleinburg-Nashville as a village centre.
- Provide for a modest rate of growth commensurate with past trends within the defined urban boundary.
- Maintain the integrity of the broader Rural area.
- Limit further development on septic systems (beyond that currently approved).
- Ensure future development is based predominantly on full services.

3.4 Natural Environment

- To protect such features as valley and stream corridors, woodlands, ANSI's, ESA's, wetlands and linkages through their designation as Open Space Areas.
- Preserve and (where feasible) enhance ecosystem function, for the improved ecological health and long-term sustainability of these systems, as well as for the enjoyment of local residents and visitors.
- Identify and protect areas which provide high and moderate ecosystem function.
- Identify areas of potential environmental enhancement, including linkages.
- Identify opportunities for passive environmental recreation and education.
- Complement the Valley and Stream Corridor Policies of the Toronto Region Conservation Authority.
- Provide direction for any consideration of land use changes within the valley area.

3.5 Core Areas and Commercial Growth

- Ensure a prosperous and vibrant Kleinburg core area.
- Ensure servicing capacity for redevelopment/intensification.
- Ensure core area development compliments existing development in overall size and scale.
- Establish policies to support a Heritage Conservation District as per Part V of the Ontario Heritage Act.
- Protect existing core area neighbourhoods and residences from incompatible commercial intrusion.
- Encourage mixed use in the core area at a modest scale.
- Provide for limited to modest expansion of the commercial area.
- Ensure that commercial development remains at a village scale and complements the historic, rural village character and architectural heritage of the community.
- Encourage physical design which promotes safety and security.
- Develop a public realm - composed of streets and public spaces that are clearly defined by buildings and other visual amenities, including landscape elements, sidewalks, and bicycle paths.
- Sensitively manage the core area of Kleinburg through the reinforcement of the traditional pattern of development and preservation of existing historic buildings and the unique environmental features which give the Village its special character.
- Develop guidelines for new development and redevelopment within the core and to encourage a high quality of urban and architectural design.
- Ensure that neighbouring developments are physically compatible and respect existing development conditions, scale and building placement.

- Encourage the development of vacant lands and other redevelopment sites in a way which will enhance the character of Kleinburg.
- Encourage the protection of significant trees.
- Encourage business activities of a sort which provide jobs for local residents consistent with overall growth management objectives.

3.6 Residential Areas/Neighbourhoods

- Provide for predominantly low density residential development consistent with the character of the existing community.
- Establish a neighbourhood focus.
- Ensure quality urban design and architecture.
- Create an environment that provides for safe, functional and attractive residential neighbourhoods.
- Provide attractive streetscapes through attention to the design of the public realm, built form and the relationship between private development and the public realm.
- Ensure that development complements the natural landscape, and protects and conserves the natural landforms of the natural features and valley lands within the planning area.
- Encourage imaginative and innovative design of developments suited to the natural surroundings of the area.
- Ensure that the rural character of the area is maintained.

3.7 Heritage

- Protect and preserve the existing heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation.
- Encourage the retention and incorporation of existing heritage resources including buildings and other structures in the redevelopment of heritage property.
- Encourage that new development along the historic core areas of Kleinburg and Nashville (Islington Avenue and Nashville Road) be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas.
- Undertake a study to determine the opportunities to designate Kleinburg and Nashville as a Heritage Conservation District under Part V of the Ontario Heritage Act.
- Encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- Preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces.

- Promote an understanding of, and an appreciation for the community's heritage among local residents and visitors.
- Recognize the importance of and protect natural heritage features including the Humber River valley lands for their distinctive topography and scenic views.

3.8 Parks and Open Space

- Provide parkland that has a clear functional relationship to the community and residential neighbourhood.
- Ensure neighbourhood parkland is provided in a manner that is accessible and visible to residents and users.
- Develop public use spaces as significant organizing elements and focal points in defining the pattern of the community structure.
- Create open space areas in the community which preserve and enhance existing natural features.
- Ensure the preservation and enhancement of significant existing environmental features.
- Establish a policy framework for the implementation of Neighbourhood Parks and Open Space designations which is consistent with City wide policies.

3.9 Rural Area

- Maintain predominantly rural and agricultural land use on the periphery of the community plan area.
- Encourage the maintenance of the Rural Area in OPA 600 to the north, west and east of the community plan area.
- Strictly limit non-farm residential or other development within the rural area.
- Establish the City's comprehensive Rural Policies contained in OPA 600 to Rural lands within the Community Plan Area.

3.10 Servicing

- Ensure that future growth, beyond current approvals is based predominantly on full services.
- Ensure that both the sanitary and water servicing systems are designed to meet the needs of the existing and future community as provided for by this Plan.
- Ensure that the servicing framework for the community is consistent and integrated with the overall growth management objectives of the City.

3.11 Transportation

- Develop roads along valley edges within new development areas as parkways to ensure that significant views are maintained into natural feature areas and reinforced as part of the public realm.
- Create a clear system of local streets within new development areas that provide for ease of access, orientation and safety for both pedestrians and vehicles.
- Improve Islington Avenue north of Major Mackenzie Drive to make the section of Islington Avenue passing through Kleinburg more compatible with the human scale of the Village.
- Review the opportunity for traffic calming particularly at the intersection of Islington Avenue and Bindertwine Boulevard that will calm traffic and create a more consistent and attractive streetscape.

4.0 Community Planning Policies

4.1 General

4.1.1 Objectives

The overriding objective of this Plan is to maintain the role of Kleinburg-Nashville as a rural village centre in the City of Vaughan with limited, complementary residential neighbourhoods and vibrant, pedestrian and heritage based village core areas. The Plan is based upon a 20 year planning period, i.e. to the year 2021 and provides for residential growth within the Kleinburg-Nashville community to a population of approximately 6,800 persons.

Important planning objectives for the Community Plan are:

- To ensure that the scale of development is commensurate with the role of Kleinburg-Nashville as a village centre and is consistent with the housing needs and growth management objectives of the City;
- To ensure that the pace of development in the community is generally commensurate with past trends and the ability of the community to provide necessary services and infrastructure.

It is intended that the planned population be achieved in a staged basis reflecting past levels of growth and be based predominantly on full municipal services.

4.1.2 Policies

- 1) The planned population of the community shall be approximately 6,800 persons.
- 2) All development, other than limited suburban residential development and minor residential infilling by severance in areas where services are not available, shall be based on full municipal services including water supply and sanitary sewers.
- 3) Growth shall be staged and phased to ensure that past growth levels averaging approximately 200 to 225 persons per year are generally not exceeded.
- 4) The growth management strategy of the City shall respond to the goals, objectives and policies of this Secondary Plan by continuing to direct major urban development to other areas of the City as defined in OPA No. 600.

4.2. Community Boundaries and Growth

4.2.1 Objectives

An important objective of this Community Plan is to establish a clearly defined urban area that is defensible and enduring into the future which will protect the integrity of the community and provide for the long term evolution of the community. The Plan defines a Community boundary which delineates the area of the Plan, and areas within which urban areas are permitted or planned for the future.

4.2.2 Policies

- 1) The boundaries of the Community Planning Area are formed by distinct natural and man made features. These boundaries establish the logical limits of the community for the purposes of community planning to the year 2021.
- 2) Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and effect on community services.
- 3) Any expansion to the Community Plan boundary or to the limits of urban development within the Community Plan shall occur on the basis of a review of this community plan associated with the five year review process. Expansion of the community boundary or the limits of urban development will only be considered on a comprehensive basis.

4.3 Residential Areas/Neighbourhoods

4.3.1 Objectives

This plan provides for Suburban Residential, Village Residential and Future Residential Areas as identified on Schedule A which are intended to provide a variety of residential environments within the community. Such developments are to be integrated, over time, with the overall community in a controlled and sequenced manner which will protect and enhance the natural environment.

4.3.1.1 Calculation of Residential Density

The area included in the calculation of Residential Density for all residential designations of this plan shall be based on a net residential hectare which includes local and primary roads, the land for dwelling units, environmental linkages located on tablelands, and tableland valley buffer areas. Density will be calculated on a draft plan or block plan basis.

4.3.2 Policies

4.3.2.1 Suburban Residential Areas

- 1) The Plan recognizes lands designated Suburban Residential pursuant to the policies of OPA 160' and identifies two additional limited areas as Suburban Residential on Schedule A. These are:
 - a small residential enclave adjacent to the Nashville Core Area northward to the CPR line; and
 - a small rounding out and completion of an existing suburban residential development north of the CPR line.

Estimates of Population and unit yields are shown on Table A.

- 2) The maximum residential density for lands designated Suburban Residential shall be 2 units per hectare and the minimum lot size shall be 0.4 hectares subject to servicing considerations. Existing development on lands designated Suburban Residential Area shall be deemed to conform to the maximum density and lot size provisions of this Plan.
- 3) Permitted uses shall include:
 - Detached residential dwellings
 - Schools
 - Parks and Open Space
 - Woodlands
 - Home occupations
 - Private home daycare
- 4) Lands designated Suburban Residential shall be subject to the following:
 - i) The design of estate residential subdivisions shall provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics, the governing criterion being to retain a semi-rural character in the development and discourage urban density forms. Lot areas larger than the minimum will be required in specific instances where the topographic and environmental

characteristics of the site warrant a larger area. For each lot, sufficient area shall be set aside for the installation of two septic tile beds and a recreational amenity area.

- ii) Where internal public roads are proposed to access onto a public road allowance which is not paved, the developer shall provide for the paving of the public road allowance, built to municipal standards from the entrance of the subdivision to the nearest paved public road.
- iii) Access to individual lots shall be from internal public roads constructed to municipal standards and not from existing concession roads, regional roads or provincial highways.
- iv) All intersections between internal roads accessing a suburban residential subdivision and City, Regional or Provincial road or highway shall be approved by the appropriate authority to ensure that no unsafe traffic conditions are created.
- v) Wooded areas in and adjacent to valley and stream corridors shall be maintained in a natural undisturbed state due to their environmental sensitivity and aesthetics to ensure proper flood and erosion control.
- vi) As a condition of development approval, valley and stream corridors determined to be retained and protected shall be conveyed to the Municipality or the TRCA. Where public ownership of all or part of the buffer portion is not considered practical or feasible, the City in consultation with the TRCA may permit the buffer area or portions of it to remain in private ownership subject to an acceptable level of protection being provided.
- vii) The design shall provide for the linkage of public open spaces to connect, where possible, woodlands, river valleys and areas of severe terrain to provide continuous open space corridors.
- viii) A natural vegetative buffer area with a minimum width of 30 metres from watercourses and ponds will be required, or to the limit of the valley and stream corridor, whichever is greater, in order to minimize the impacts of development on the water resource.
- ix) Roads should follow the topography of the site.
- x) Suburban residential plans of subdivision containing or adjacent to historic or cultural sites, shall incorporate any design and siting features necessary to ensure their protection.
- xi) In conjunction with any suburban residential proposal, the following information is required to be submitted by the proponent at the time of the submission of the required applications in order to assist in evaluating the proposal:
 - a detailed engineering and servicing report prepared by a professional engineer which demonstrates that the proposed lots can be serviced by individual sewage systems or communal sewage systems and that a sufficient supply and quality of potable water is available to service the development. The engineering and servicing report shall include an

impact assessment completed in accordance with the MOE guidelines demonstrating that the impacts of ground and surface water will be within acceptable limits;

- an environmental study prepared in accordance with the requirements as outlined in Section 4.10 of this Plan;
- an analysis of landscape features to determine the extent of grading, vegetation loss and other impacts.

- 5) Suburban Residential Development shall be serviced by municipal water supply. Waste treatment may be serviced by either private waste disposal systems or municipal sanitary sewer provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.
- 6) Suburban Residential development shall exhibit exemplary urban design and shall conform to and satisfy the Urban Design policies of this Community Plan.

4.3.2.2. Residential Areas and Future Residential Areas

- 1) The Community Plan provides for the establishment of three major residential Neighbourhoods within the Community Plan area. These neighbourhoods are identified on Schedule A and comprise:
 - i) Foster Woods, comprising the lands on the east and west sides of Islington Ave. south of the Village core Area to Major Mackenzie Dr.;
 - ii) Humber North, comprising the lands north of the Village Core Area to the planned Crooked Creek Golf course, and a Future Residential extension of some limited residential development occurring integrated within and around the golf course and north to Kirby Road;
 - iii) Humber Trails, comprising the lands designated as Serviced Residential and subject to addressing a number of issues, generally south of the Kleinburg Golf Course, east of the CPR line, west of the Humber River Valley corridor and north of the ultimate alignment of Major Mackenzie Dr. west of Regional Rd. 27.

Population and housing estimates for these neighbourhoods are shown on Table A.

- 2) The maximum residential density for lands designated Residential Area or Future Residential Area on Schedule A shall be 5.0 to 7.5 units per hectare. Existing development on lands designated Residential Area shall be deemed to conform to the density provisions of this Plan.

- 3) Permitted uses shall include:
 - Detached residential dwellings
 - Schools
 - Parks and Open Space
 - Home occupations
 - Private home daycare
- 4) All development within areas designated Residential Area and Future Residential Area shall be serviced by full municipal services including municipal water and sanitary sewers.
- 5) All residential development shall exhibit exemplary urban design and shall conform to and satisfy the Urban Design policies of this Plan.

4.3.2.3 Schools

- 1) A need for elementary schools has been identified within the Community Plan by both the York Region District School Board and the York Catholic District School Board. The precise location, size and configuration will be further defined in consultation with the School Boards in the context of draft plan of subdivision process.
Such sites may be relocated in consultation with the School Boards without further amendment to this plan.
- 2) The size and configuration of the school site will be consistent with the politics of the School Boards and the policies of this Plan.
- 3) Designated school sites not required for school purposes, may be used in accordance with the underlying land use designation.

4.4 Core Areas

This Plan identifies two Core Areas being the Kleinburg Core Area and the Nashville Core Area. These areas are identified on Schedule A.

4.4.1 Nashville Core Area

4.4.1.1. Objectives

To enhance the Nashville Core Area by maintaining the rural character and distinct identity of the Nashville Core Area within the overall community.

4.4.1.2 Policies

- 1) In order to retain the rural character of the Hamlet of Nashville, limited growth primarily through infilling shall be permitted. Such development shall be compatible in scale, form and intensity with the historic and rural character of Nashville.
- 2) Any increase in the number of residents as a result of development should not change the rural nature of the Hamlet.
- 3) Any development in Nashville shall be encouraged to occur in depth rather than in strips parallel to the arterial roads and should compliment the historic characteristics scale, spacing and massing, of the Hamlet.
- 4) General urban design policies and heritage conservation policies set out in this plan shall also apply to development and redevelopment in Nashville.
- 5) Traffic calming and streetscape design measures should be incorporated into the design of Nashville Road within the core area to encourage the development of a safe and attractive pedestrian environment. This may be achieved through the development of a Streetscape Master Plan.
- 6) Establish a Neighbourhood Park in Nashville.
- 7) Any proposed commercial use shall be subject to an amendment to the zoning bylaw and shall only be permitted when the City is satisfied that the proposed use is compatible with any adjacent land uses in respect of urban design/heritage preservation, noise, traffic, parking loading/delivery requirements and servicing.

4.4.1.3 Permitted Uses

The existing residential development is the predominant land use in the Nashville Core area. This is intended to continue. Minor commercial uses which predominantly serve a local convenience retail and minor service role may be permitted.

- 1) Permitted uses include:
 - Local convenience commercial
 - Personal service shops
 - Professional and business offices
 - Single detached residential dwellings
 - Bed and breakfast operations
 - Parks and Open Space

4.4.1.4 Development Standards

Through the site specific zoning amendment process, detailed development standards respecting size, scale, setbacks and other matters will be developed having regard for the following:

- 1) All development within the Nashville Core Area will be subject to the urban design policies of this Plan. The maximum achievable scale of development shall be:
 - Maximum achievable storeys - 2
 - Maximum achievable building height of approximately 9½ metres
 - Maximum achievable Floor Space Index of 0.75.An additional ½ storey may be achieved within the roof line subject to meeting all of the other objectives of this Plan, particularly Section 4.7 regarding urban design.
- 2) The maximum residential density for lands designated Core Area B Nashville shall be 2 units per hectare and the minimum lot size shall be 0.4 hectares. Existing development on lands designated Core Area B Nashville shall be deemed to conform to the maximum density and lot size provisions of this Plan.

4.4.2 Kleinburg Core Area

4.4.2.1 Objectives

The Kleinburg Core areas includes both existing "Mainstreet Commercial" development located on Islington Ave, Nashville Rd. and Stegman's Mill Rd. and "Village" residential neighbourhoods located on side streets (i.e. Napier St., Kellam St., John St. and Bell Crt.) together with existing residential development on the "main

streets". Also located within the Core Area is the McMichael Gallery, the Kleinburg Public School and the recently developed Rotary Seniors development.

The commercial component of the Kleinburg Core Area is intended to maintain its role as a focus for tourism and as a commercial area servicing the local and neighbourhood shopping needs of the community. This will be achieved in the context of retaining the Core Area's heritage character, its pedestrian friendly form of development, and its compatibility with the existing building form and residential areas and uses within the Village.

4.4.2.2 Policies

- 1) All development within the Kleinburg Core Area will be subject to: Urban Design Policies of this amendment, Streetscape Master Plan, Parking study with a view to potentially establishing a municipal parking lot, an inventory of significant trees, and other studies as identified in this Plan.
- 2) Residential infilling within the Village shall be permitted subject to conformity with the Urban Design provisions of this amendment and provided the proposed lot or development is compatible in size, shape, and configuration with adjacent lots and the development located thereon.
- 3) General urban design policies and heritage conservation policies set out in this plan shall also apply to development and redevelopment in Kleinburg.
- 4) Any proposed re-zoning to a commercial use requiring an amendment to the zoning bylaw shall only be permitted when the City is satisfied that the proposed use is compatible with any adjacent land uses in respect of urban design/heritage preservation, noise, traffic, parking loading/delivery requirements and servicing.

4.4.2.3 Permitted Uses

- 1) Permitted uses, within the Kleinburg Core Area include both Village "Mainstreet Commercial" uses located on Islington Ave. and Nashville Rd. and detached residential dwellings found on both the major roads and the internal residential neighbourhood streets. Limited, small scale mixed use developments on the main streets may also be permitted subject to certain requirements.
- 2) "Mainstreet commercial" uses include:
 - Retail stores;
 - Personal service shops;

- Professional and business offices;
- Small scale hotels or "Village Inns";
- Bed and Breakfast operations;
- Restaurants including sidewalk cafes;
- Small scale mixed use developments with a residential component in the form of apartments;
- Detached residential dwellings;
- Converted Dwellings;
- Multiple Family Dwellings, provided at least two such dwellings are located on the same lot or block (i.e. Group Dwelling) and are designed at a single residential building character and scale;
- Parks and Open Space;
- Automotive uses shall not be permitted.

3) Neighbourhood residential uses would include:

- Detached residential dwellings;
- Bed and Breakfast operations.

4.4.2.4 Development Standards

The majority of commercial and mixed use development proposals within the Kleinburg Core Area will be subject to site specific amendments to the zoning bylaw. Through the zoning amendment process, detailed development standards respecting size, scale, setbacks etc. will be developed having regard for the following:

1) All development within the Kleinburg Core Area will be subject to the urban design policies of this Plan. The maximum achievable scale of development shall be:

- Maximum achievable storeys – 2;
- Maximum achievable building height of approximately 9½ metres;
- Maximum achievable Floor Space Index of 1.0.

An additional ½ storey may be achieved within the roof line subject to meeting all of the other objectives of this Plan, particularly Section 4.7 regarding urban design.

4.5. Phasing Policies

4.5.1 Objectives

Phasing of development is required in order to ensure:

- the availability of sanitary servicing capacity;
- a rate of development that is consistent with the role of the community as a rural village centre and its 20 year planning horizon;
- that other community and infrastructure requirements such as school facilities, traffic, transportation and water infrastructure keep pace with growth.

4.5.2 Policies

4.5.2.1 Residential Areas

Phase 1: Foster Woods and Humber North Neighbourhoods and Village Core Areas

Phase 1 provides for the completion of the existing planned residential areas designated as 'Development Areas' in OPA 160, and development in the "Serviced Residential" and "Suburban Residential" designations on Schedule A being those areas immediately contiguous to the existing community boundary which are within the present drainage shed of the sanitary sewer system, together with opportunities for limited infilling / redevelopment within the Village Core areas on Schedule A.

Phase 1 includes:

- completion of the currently designated Development Areas of the community;
- completion of the residential neighbourhood southerly to Major Mackenzie Drive on the west side of Islington;
- extension of the northerly neighbourhood to the southerly limit of the planned Crooked Creek golf course;
- opportunity for limited infilling and redevelopment within the Kleinburg Core area (equivalent to approximately 155 persons);
- Minor rounding out of the suburban estate area north of Nashville (approximately 185 persons).

Phase 1 development provides for a community population of approximately 4,450 people. It is anticipated the sanitary servicing requirements can be accommodated by a combination of any of the following:

- utilizing the remaining capacity of the existing treatment plant;
- through a limited diversion of existing/proposed residential neighbourhoods to the trunk sewer system within the Woodbridge Service area of the York Durham Servicing Scheme (YDSS) including downstream improvements; or,
- through increased service capacity of the Kleinburg Water Pollution Control Plant identified through monitoring by the Region of York.

Prior to Draft Approval of plans of subdivision depending upon servicing beyond the current capacity of the existing Kleinburg Water Pollution Control Plant, the Kleinburg-Nashville Servicing Strategy as defined in Section 4.12 (Servicing) shall be completed.

4.5.2.2 Serviced Residential Area

Phase 2A Humber Trails Neighbourhood

Phase 2A includes the lands identified as the Humber Trails Neighbourhood. These lands are designated "Serviced Residential" on Schedule A. Prior to proceeding with the development of this neighbourhood, the following must be addressed to the satisfaction of the City of Vaughan and Region of York:

- a review assessing the extent of housing and population growth in Phase 1;
- remaining servicing capacity for residential growth in Phase 1;
- completion of the Kleinburg-Nashville Servicing Strategy as defined in 4.12 (Servicing);
- the identification of the preferred sanitary and water servicing option;
- the construction programme for necessary road improvements being established with respect to the widening of Regional Rd. 27 and the Major Mackenzie Dr extension west of Regional Rd.27, including the C.P. railway crossing;
- the development of a comprehensive Block Plan for the Humber Trails Neighbourhood establishing a neighbourhood focus, environmental features, parkland, pedestrian linkages, integrated road pattern, servicing and appropriate density in accordance with the density policies of this Plan.

The southern boundary of the Residential Phase 2A area is the planned Major Mackenzie Dr. extension which is shown conceptually on Schedule A. The final alignment of this road has not been established. Upon determination of the final alignment, all lands north of the right-of-way, other than lands designated Valley land, shall be deemed to comprise the Residential Phase 2A area without further amendment to this Plan. The Major Mackenzie Dr. extension west of the Valley land shall constitute the boundary between the Kleinburg-Nashville Community Plan and the City's employment area contemplated in Amendment No.19 to the Region of York Official Plan. The final road alignment shall have regard for the high functioning terrestrial resources identified in this area.

It is noted that this area abuts the southern boundary of the Kleinburg Golf Course. Part of the adjacent Golf Course in Residential Phase 2A development, is designated as "Special Use Golf", and is encouraged to continue as a major open space and landmark feature in the community. Limited residential development of a minor nature may be permitted as an extension of the Humber Trails neighbourhood provided the development does not detract from the major use of the lands as a golf course and subject to servicing, environmental protection and enhancement and overall integrated design being achieved.

The total community population resulting following Phase 2A development will be approximately 5,535 persons.

4.5.2.3 Future Residential Area

Phase 2B-Humber North Neighbourhood Extension

The lands identified as the Humber North Extension Area is designated as "Future Residential" on Schedule A. This area would include the lands north of the planned golf course limits and south of Kirby Rd. adjacent to the major drainage swale which crosses the area. This area constitutes infill between the golf course and existing rural residential and estate residential development along the south side of Kirby Rd. to the east. Similarly, land on the west side of Regional Rd. 27 is designated as Future Residential to provide for an urban serviced extension of the existing development along Regional Rd. 27. These areas shall be developed based on municipal water and sanitary sewers once additional capacity has been identified through longer term monitoring or other system improvements.

Prior to proceeding with an official plan amendment to permit development in this neighbourhood the following must be addressed to the satisfaction of the City of Vaughan and Region of York:

- a review assessing the extent of housing and population growth in Phase ;
- remaining servicing capacity for residential growth in Phase 1;
- completion of the Kleinburg-Nashville Servicing Strategy as defined in 4.12 (Servicing);
- the identification of the preferred sanitary and water servicing option;
- necessary road improvements being established with respect to Regional Rd. 27 and Kirby Rd.;
- the development of a comprehensive plan for the Humber North Neighbourhood Extension establishing neighbourhood focus, environmental features, terrestrial linkages, parkland, pedestrian linkages, integrated road pattern, servicing and appropriate density in accordance with the density policies of this Plan.

It is noted that this area abuts the boundaries of the planned Crooked Creek Golf Course. This area is designated as "Special Use Golf" and is encouraged to develop as a major open space and landmark feature to the community. Limited residential development of a minor nature may be permitted as part of the adjacent Residential Phase 2B development, provided the development is clearly ancillary to, and does not detract from, the major use of the lands as a golf course and subject to satisfactory servicing, environmental protection and enhancement and overall integrated design being achieved.

The total community population resulting following Phase 2B development is approximately 6,800 persons.

A summary of population estimates for the Community by Phase is indicated on Table A.

TABLE A

**Kleinburg-Nashville Community Plan
Population Estimates**

	Fully Serviced	Private/ Partial Services	Total
Current Planned Population, OPA 160	2,780	450	3,230
Residential Phase 1 - Kleinburg Core Area - Foster Woods - Humber North - Suburban Residential	155 330 665	185	Phase 1 Subtotal = 1,335
Residential 2A Humber Trails - North side of Major Mackenzie - potential Golf Course integration (25%)	750 325		Phase 2A Subtotal = 1,075
Future Residential 2B Humber North Extension - west of Regional Rd. #27 - north of planned golf course - potential Golf Course integration (25%)	220 350 220		Phase 2B Subtotal = 790
Outside current OPA 160		400	400
TOTAL	5,795	1,035	6,830

4.6 Parks and Open Space

4.6.1 Parks

The City of Vaughan through OPA 600 has established a hierarchy of parks at the City-wide, District, and Neighbourhood levels. For the Kleinburg-Nashville area a future District park will be provided in the Woodbridge Expansion Area. In terms of Neighbourhood parks, the Kleinburg-Nashville community has within its boundaries two existing neighbourhood parks and one planned park all of which are located in Kleinburg. While these facilities provide the Kleinburg-Nashville Community a level of service at or above City-wide standards, there is a need for a small Neighbourhood park or parkette in Nashville to serve the local neighbourhood. New Neighbourhood Parks and Linear Parks will also be provided as part of the approval of new residential areas in accordance with the policies set out below.

4.6.1.1 Policies

- 1) Preferred locations for Neighbourhood Parks are identified conceptually on Schedule A and shall be defined in more detail at subsequent stages in the planning process based on the criteria herein. A small Neighbourhood Park should also be established in the Nashville Core Area.
- 2) Where possible, parks are to be located to provide maximum linkage between the open space valley system and the community. This helps to ensure that the valley system remains visible and accessible to the community as a whole and not isolated through rear lotting of residential development.
- 3) Neighbourhood Parks shall meet the following criteria:
 - should be a minimum of 0.8 ha to 2.5 ha in size;
 - should be a shape that supports their intended use (predominantly square or rectangular);
 - intended predominantly for the 'close to home' needs of residents, especially children, older adults and for less organized recreational activities;
 - to be located within a five minute walking distance;
 - tableland required and adjacent to local schools where possible;
 - sites should be highly visible and have good street frontage (50% of park perimeter);
 - where possible and practical, be linked into an overall open space and community gateway system.
- 4) Linear Parks shall include but not be limited to the following characteristics:
 - provide long linear public spaces which act as linking corridors between parks, open spaces, environmental features and other significant land forms;

- ideally should be a minimum of 25 metres wide however, precise boundaries and configuration shall be established in the Draft Plan, Subdivision or Block Plan;
 - shall utilize existing significant tree hedgerows, natural features and land form character;
 - incorporate ecosystem based corridor linkages between neighbourhood and district parks, woodlands and other environmentally sensitive areas;
 - include public trails/bicycle paths, seating areas, signage and lighting;
 - should be integrated with public greenway systems and the Inter-regional Trail system to form expansive community open space links.
- 5) Lands for park purposes shall be provided at a ratio of 5% of the gross land area or 1 hectare for each 300 dwelling units or a combination of 5% and 1 ha per 300 units, whichever yields the greater provided for in Section 42(1) of the Planning Act. Commercial development shall require conveyance of 2% of the land for parks purposes as provided for in Section 42(1) of the Planning Act.
- 6) Gross land area is defined as the total land area within a plan minus valley lands and/or woodlands. If the valley lands are used for any servicing, a portion of that valley shall be included in the 5% parkland calculation.
- 7) Lands utilized for stormwater management facilities shall generally not be considered as any part of the parkland dedication requirement provided via the Planning Act. Where a quantity stormwater management facility located adjacent to a park is sized and designed to accommodate active recreational facilities, the City may include up to 50% of the land occupied by the recreational facility as part of the required parkland dedication pursuant to the Planning Act. Stormwater management ponds shall be designed in a natural and curvilinear form incorporating appropriate trees and shrubs. To the extent possible, such facilities shall have regard for the pedestrian and bicycle system and Linear Park Corridors and designed in a manner to enhance their aesthetic appeal.
- 8) The City shall require dedication of parkland rather than cash-in-lieu unless it can conclusively be demonstrated that no significant requirement for such parkland will be present for the foreseeable future.

4.6.2 Open Space

Open Spaces are those areas possessing natural characteristics such as valley lands and woodlands. Given the proximity of the Main Humber and East Humber River valleys the opportunity to access the valley for passive recreational pursuits is apparent both for the immediate community and beyond.

4.6.2.1 Policies

- 1) Open Spaces are as follows:
 - lands designated within valley and stream corridors;
 - natural areas including woodlands, ESAs, ANSIs, wetlands, etc.;
 - areas designated for environmental protection and enhancement;
 - may include pedestrian trails.
- 2) The naturalization of open space shall be encouraged in order to provide more opportunities for passive recreation and enhance wildlife habitat, and reduce maintenance costs.
- 3) In recognition of the regional environmental significance of the Humber River valleys, the City shall work with provincial agencies to develop policies to guide future development, including preparation of green space plans encompassing identified environmental features.

4.6.3 Other Policies

- 1) The City should develop a Pedestrian System Master Plan incorporating community connections, the Inter-Regional Trail, access points, trails heads with parking, and two east-west pedestrian linkages between the Humber Valleys as identified on Schedule B2 as "Potential Connecting Linkages".
- 2) A network of pedestrian and bicycle paths shall be located within each Neighbourhood with linkages between neighbourhoods to ultimately create a continuous system throughout Kleinburg-Nashville. This recreational trail system should be integrated into a comprehensive Vaughan trail network, with the Inter-regional Trail System proposed by the TRCA and in keeping with the Glassco Park Boyd North Management Plan, and also link with adjacent municipalities.

4.7 Urban Design

4.7.1 Objectives

Achieving quality design is recognized as an important objective of the Community Plan. While considerable discussion focused on urban design issues within the Kleinburg Core Area it was stressed that all development must have significant regard for proper design. Outlined below are a comprehensive set of design policies which apply at the Community, Neighbourhood and Core Areas. The design policies set out general criteria for the development of the public and private lands within the Secondary Plan and include:

- the provision of a clearly defined public realm;
- predictable and consistent built form;
- safety, comfort and accessibility in the pedestrian environment; and,
- compatibility and enhancement of the unique rural heritage character of the community.

4.7.2 Overall Community Identity and Structure

Appendix A illustrates the location of important urban design objectives in terms of Community Edges, Corridors and Gateways.

4.7.3 Community Edges

In order to retain the distinctive image of Kleinburg as an historic village in a rural landscape setting, buffer areas shall be developed along Major Mackenzie Dr. and Regional Rd. 27, that shall effectively screen the visibility of residential neighbourhoods from arterial roads. The width of buffer areas shall be in the range of 30 to 50 metres, and are intended to be landscaped with dense naturalized plant materials and not form part of the parkland dedication.

4.7.4 Gateways

Community gateways consist of physical and landscape elements which are located at strategic intersections that mark key entrance locations into the community. Gateways should be developed at the intersections of:

- Islington Avenue and Major Mackenzie Dr.
- Regional Rd. 27 and Islington Ave.
- Regional Rd. 27 and Nashville Rd.
- Regional Rd. 27 and Major Mackenzie Dr., and
- Nashville Rd. and Huntington Rd

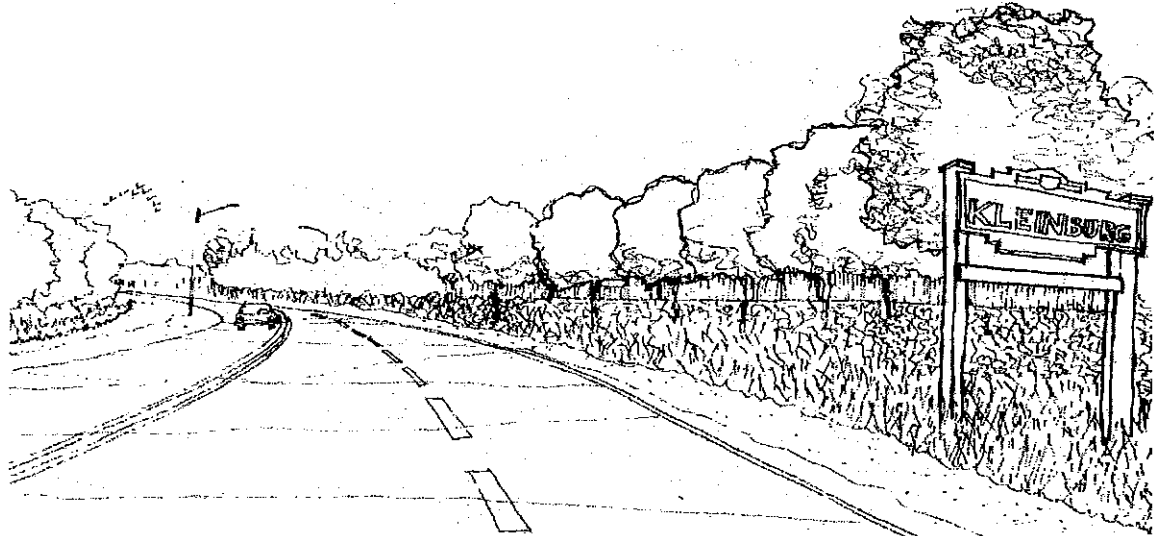
Gateway elements may consist of any or a combination of the following:

- buildings of a high quality design and oriented toward the intersection

- architectural elements such as gates and walls
- special paving and lighting
- signage
- landscape treatment

4.7.5 Community Corridors

Nashville Rd. and Regional Road 27 are considered as important community corridors between the existing villages of Kleinburg and Nashville and linking the developed and more rural areas within the Community Planning area. Consideration shall be given to the landscaping and streetscaping along these corridors to ensure that the rural character and vistas of the rural and natural landscapes are retained. The visibility of development in such areas from major roads and corridors should be minimized.



Landscaped Edge

4.7.6 Kleinburg- Nashville Core Areas

4.7.6.1 Public Realm

- 1) The Public Realm comprises public streets, lanes, parks and open space and the public use activity areas of private lands and buildings.
- 2) The design of development should enhance and maintain a public realm that is consistent and compatible with the community character and contribute to a safe and attractive pedestrian environment.

- 3) New development and redevelopment in the Core Area shall be compatible with, and complementary to, the distinctive and historic character of the building, with particular regard for the scale, setback, spacing, massing, and architectural design.
- 4) The development of public use spaces, as community focal points, in the Core Areas of Kleinburg Village and Nashville is encouraged.

Landscape elements including trees, planting, paving materials and architectural elements, should be utilized to complement building sites and streetscapes, reinforce the relationship between the building and the street and contribute to the visual continuity of the public realm.



Village Square Focal Point

4.7.6.2 Streets

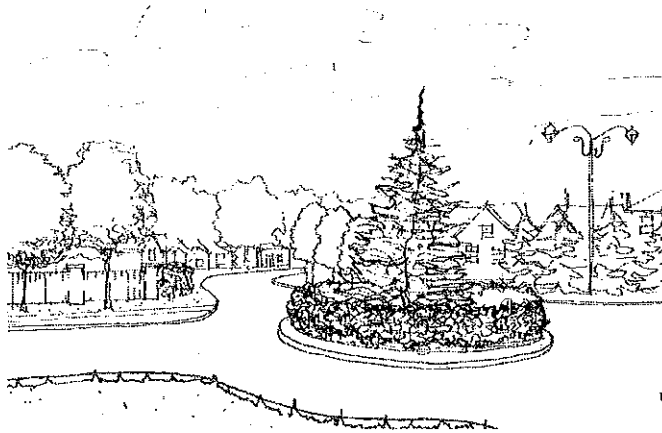
- 1) Protect existing heritage streetscapes using techniques such as variable rights-of-way, and innovative road design standards.
- 2) Roads and streets through and within village core areas should maintain the historic character of the community.
- 3) Establish a streetscape Masterplan for all arterial streets within the community planning area as part of any planned improvements.

4.7.6.3 Islington Avenue

In recognition of Islington Ave. as the primary entrance into Kleinburg and its importance as a public amenity area, a comprehensive streetscape design shall be developed for the public right-of-way of Islington Ave. between Major Mackenzie Dr. and the McMichael Gallery, that incorporates the following features:

- traffic calming measures with particular attention to the intersection of Islington Ave. and Bindertwine Blvd.;
- a consistent landscaping treatment that effectively screens the rear yards of existing residential properties backing onto Islington Ave.;
- landscaped boulevards on both sides of the street that incorporate public sidewalks, landscaping, pedestrian-scaled street lighting and other streetscaping elements; and,
- well-marked pedestrian crossing areas at identified locations.

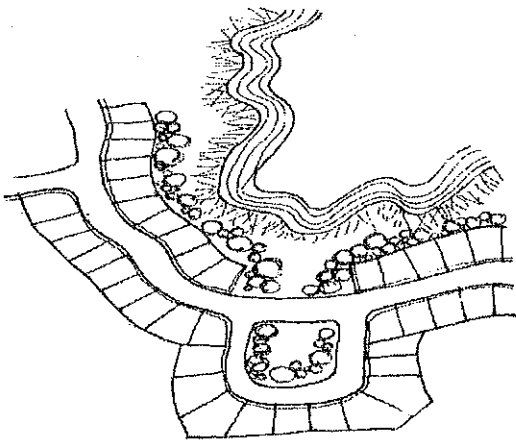
In addition, the comprehensive streetscape design shall include the public right-of-way of Islington Ave. north of Nashville Road to Regional Road 27.



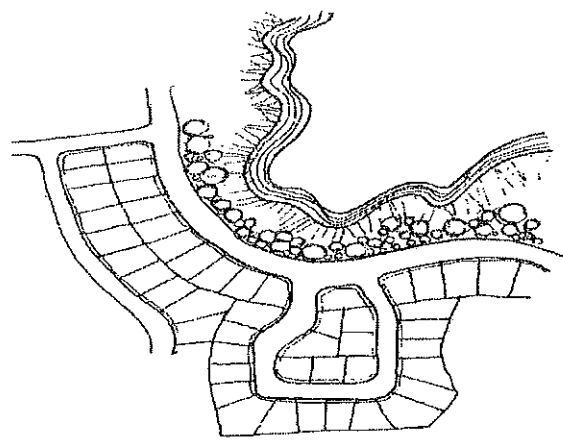
Traffic Circle

4.7.6.4 Views, Vistas and Focal Points

- 1) Preserve and enhance views to natural features including valley lands, topographic features and across open spaces.
- 2) Provide opportunities for views of important public buildings, heritage features, open spaces, natural features, and other landmarks.
- 3) Provide for sites to terminate streets and view corridors wherever possible.
- 4) Inventory significant trees with the goal of maintaining the village character wherever possible.



Park as community focal point



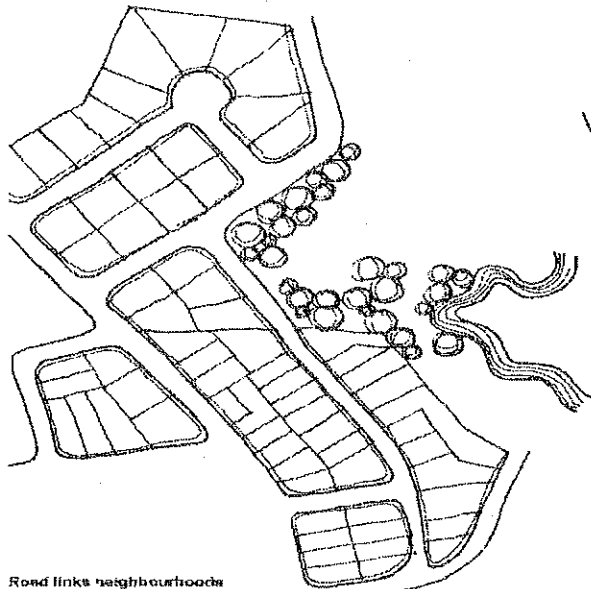
Road along valley edge maximizes access

4.7.6.5 Location of Buildings with Respect to Streets and Open Space

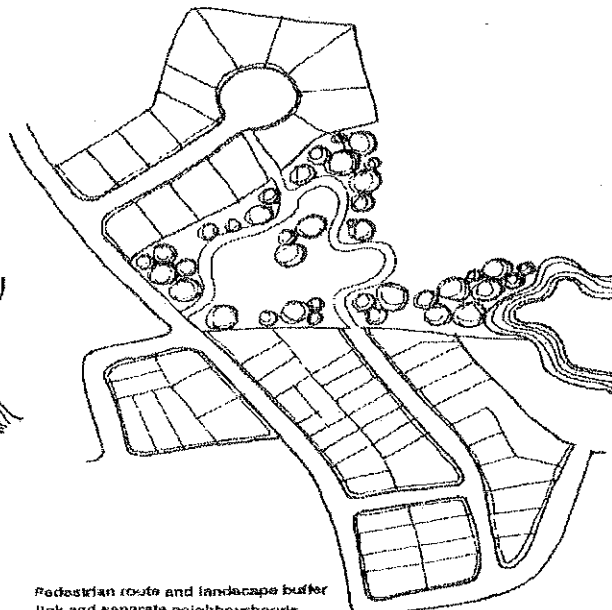
- 1) Generally, the "front" facade of each building should be aligned parallel to the abutting street and located in close proximity to the street line.
- 2) Buildings fronting onto public streets should be located along the street edge.
- 3) Buildings on corner sites should be sited and massed toward the intersection and the abutting streets.
- 4) Siting and massing of new buildings should provide an appropriate degree of enclosure and continuity to the street.

4.7.6.6 Pedestrian Environment

- 1) To promote safety and security in public places, including streets, parks and open space, parking and public use areas, the following measures are encouraged:
 - the design and siting of new buildings should provide opportunities for visual overlook and ease of physical access to adjacent streets, parks, open space and public use areas;
 - direct views to parks, open spaces and public use areas should be provided from the adjoining streets;



Road links neighbourhoods



Pedestrian route links neighbourhoods

- appropriate lighting, visibility and opportunities for informal surveillance should be provided for all walkways, parking lots, garages and outdoor amenity areas;

- a consistent level of streetscape design, incorporating such elements as appropriate paving, planting, fencing, street furniture, lighting and signage should be provided to ensure ease of access for the pedestrian and the enjoyment of public streets and other outdoor spaces.

4.7.6.7 Built Form

a) Building Compatibility

- 1) Where redevelopment of wide lots or consolidation of adjacent properties is proposed, the built form on the property shall reflect the historic scale and pattern of built form of the village that is based upon a single residential building scale. More than one building may be developed on the property in order to achieve a consistent scale and pattern of development.
- 2) New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in negative impacts on adjacent properties particularly with regard to overlook, shadows, wind and other environmental factors.

b) Building Heights

- 1) New buildings or the redevelopment of existing buildings in the Core Areas of Kleinburg or Nashville shall be limited to a maximum of 2 storeys above grade. An additional ½ storey may be achieved within the roof line subject to meeting all of the other objectives of this Plan.

c) Architectural Design

- 1) Building facades should be articulated to provide visual interest using such elements as porches, bays, canopies, balconies, solariums and other architectural features.
- 2) Siting, massing and scale of mixed use buildings in the Core Area that front onto Islington Ave., and Nashville Rd. in the Kleinburg and Nashville Core Areas, will reflect building types typically found on a traditional "rural Ontario Main Street" and should be representative of the architectural heritage of 19th and early 20th century Kleinburg and Nashville.

d) Building Entrances

- 1) Primary building entrances should be clearly visible and located on a public street frontage.
- 2) Access to primary building entrances, should be convenient and direct with minimum changes in grade and should be accessible to people who are mobility impaired.

4.7.6.8 Parking and Servicing Areas

- 1) The provision of underground parking shall be encouraged for higher density, mixed use developments within the Kleinburg Village Core Area to reduce the impact of surface parking and to provide at-grade amenity areas.
- 2) Where it is not feasible to locate parking below grade, parking should be located to the rear of principal buildings subject to the preservation of significant trees.
- 3) Landscaping, fencing, architectural elements and other appropriate screening treatments should be provided to reduce the impact of at grade parking and service areas and contribute to the visual continuity of the public realm, ensuring that safety and security measures - for both parking lot users and the public on adjacent streets, are maintained.

4.7.6.9 Signage

The City shall control signage within the Secondary Plan Area through the provisions of the Sign By-law, the Urban Design Guidelines and the Heritage Conservation District Plan and Guidelines.

4.8 Rural Area

4.8.1 Objectives

The objective of the Rural Area designation is to maintain such lands predominantly in agricultural use in order to conserve the agricultural resource and the area's rural character, and to maintain the integrity of the boundary of the Kleinburg B Nashville community.

4.8.2 Permitted Uses

Permitted uses in the Rural Area include agriculture, forestry, conservation and farm related uses. Limited rural industrial, commercial, recreational, cemetery and institutional uses shall only be permitted subject to an amendment to this Plan provided that the policies of this Plan applicable to said uses are addressed along with the following general criteria and the criteria and policies specific to each type of use as provided elsewhere in the Community Plan and the policies of the York Region Official Plan:

i. Need for the Proposed Use and the Amount of Land Needed

The proponent shall demonstrate the need for the proposed use and the amount of land needed at the proposed location. The justification shall include an evaluation of the proposed use relative to the locations and scale of similar uses in the area or region, as appropriate, an explanation of the intended market which the use is to serve, a determination of the amount of land required, and an analysis of possible advantages and disadvantages to the City of the proposed use.

ii. Location of the Proposed Use

The proponent shall substantiate that the location is suitable in terms of impacts on the surrounding land uses compared with alternative, available sites and the locational requirements of the proposed use.

iii. Impact on Agricultural Land and Farming Activities

The proponent shall identify, evaluate and justify potential impacts of the proposed use on the agricultural land base and on farming activity in the surrounding area that may be affected by the use. The justification shall include the following:

- an assessment of the effects of the proposed use on surrounding farming operations and recommendations on measures to ensure that there are no negative impacts on these farming operations or agricultural capabilities;

- an evaluation of the compliance of the proposed use with the Minimum Distance Separation Formulae of the Agricultural Code of Practice. The evaluation shall also indicate any restrictions which the proposed use, if established, would result in relative to the use of adjacent lands for farming activities.

iv. Servicing

The proponent shall demonstrate that the proposed development can be serviced by individual or communal water and individual or communal sewage services. For Rural residential development a servicing options report including an investigation of development on communal sewage and water systems shall be submitted to the City. Notwithstanding this requirement, rural residential development of a scale and intensity requiring communal services shall generally be discouraged by the City.

v. Compatibility

The proposed use shall be compatible with existing and permitted uses in the surrounding area and shall not negatively impact on the surrounding area on matters related to odours, noise, dust, traffic, visibility, emissions, and safety. The proponent shall identify potential impacts on surrounding properties resulting from the proposed use and measures considered necessary for their mitigation.

vi. Environment

- a. The proposed development shall comply with the environmental policies of this Plan. The proponent shall prepare an Environmental Impact Statement evaluating the impacts of development on the environmental functions, attributes and linkages, the adequacy of proposed environmental management techniques and mitigation measures, and compliance with the environmental policies of this Plan. The Environmental Impact Statement shall also identify any modifications to the proposal that are required in order to ensure that the objectives and policies of the Official Plan are met.
- b. Agricultural operations shall be protected from the encroachment of potentially conflicting land uses in accordance with policies and regulations of the Ministry of Agriculture and Food.

4.8.3 Recreational Uses

- a. Recreational uses include the use of land for outdoor parks, playgrounds, outdoor athletic fields, miniature golf, golf courses, golf driving ranges, including buildings and structures accessory to these uses.

- b. Recreational uses may be permitted in the Rural Area subject to an amendment to the Official Plan.
- c. In considering a proposal to establish or expand recreational uses in the Rural Area, the City shall have regard to the requirements of 4.8.2. and the following matters:
 - i. the principal activity shall not require the use of motorized vehicles or equipment;
 - ii. the principal activity or pastime shall be conducted out-of-doors and extend over the major part of the subject property;
 - iii. the impact of the proposed use on environmental resources;
 - iv. the principal activity, including associated buildings and structures shall be compatible with uses of surrounding lands, and shall not result in any noise, odour, fumes, lighting, or similar effects, detrimental to the activity, amenity, or general rural character of surrounding lands;
 - v. buildings or other structures accessory to the principal activity shall be primarily for the use of persons engaged in the principal activity, and shall be small in scale and occupy a relatively small portion of the subject property.

4.8.4 Aggregate Resources

- 1) The City recognizes the economic importance of primary aggregate resources to the municipalities of the Greater Toronto Area. It is the policy of the City to protect mineral aggregate resources, however, it is also the policy of the City that the development and rehabilitation of extractive resource areas be controlled so that land use conflicts and environmental degradation are avoided and the aesthetic quality of the City is maintained.
- 2) Extractive operations shall be permitted from existing licensed pits, and adjacent land uses shall be controlled to ensure compatibility. New extractive operations, other than wayside pits and quarries, shall require amendment to the Official Plan.
- 3) The City shall support the Provincial Policy Statement in regard to mineral aggregates, which establishes a Provincial interest in protecting and developing mineral aggregates as close to markets as possible.
- 4) In areas adjacent to or in known deposits of mineral aggregates, development which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - the proposed land use would not significantly preclude future extraction of mineral aggregate resources;
 - the proposed land use would serve the long-term interest of the public better than would aggregate extraction; and

- aggregate extraction would not be economically, socially or environmentally feasible.

- 5) Wayside pits and quarries as well as portable asphalt plants are temporary facilities used only on public authority contracts for specific public road construction projects. These uses shall be permitted throughout the Plan without requiring an amendment to the Plan or zoning by-law, except in areas of existing development or of particular environmental sensitivity including ESAs, ANSIs, valley and stream corridors and wetlands as shown on Schedules A and B3, where these uses would be prohibited.

- 6) Abandoned pits and quarries shall be rehabilitated and the progressive rehabilitation of operating pits and quarries shall occur in a manner that is in conformity with the other policies of this Plan.

4.8.5 Cemeteries

Cemeteries may be permitted in the Rural Area designation, subject to an amendment to the Official Plan and in accordance with the policies of Section 4.2.4.5. of OPA 600.

4.9 Heritage Conservation

4.9.1 Objectives

The objective of the Kleinburg-Nashville Community Plan is to preserve and protect the rich cultural heritage and natural resources of the Kleinburg-Nashville Community. The City is committed to preserving this heritage through the application of the Ontario Heritage Act. In particular, the City intends to undertake a study to determine the opportunities to designate areas within the Community Plan Area as a Heritage Conservation District under Part V of the Ontario Heritage Act.

4.9.2 Policies

- 1) To protect and preserve significant heritage features including buildings and other structures, sites, landscapes, natural features and vegetation through the application of the Ontario Heritage Act and other relevant legislation.
- 2) To encourage the retention and incorporation of existing heritage buildings and other structures in the redevelopment of heritage properties.
- 3) To encourage that new development along the historic core areas of Kleinburg (Islington Avenue) and Nashville (Nashville Road) be sympathetic in scale, massing and architectural design with the existing 19th and early 20th Century heritage buildings in these historic core areas.
- 4) To undertake a Study to determine the opportunities to designate Kleinburg/Nashville a Heritage Conservation District under Part V of the Ontario Heritage Act.
- 5) To ensure that all future development within the Kleinburg Core Area and Nashville Core Area occurs in accordance with the requirements of a Heritage Conservation District Plan. The City may apply an "H" Holding zone or Interim Control by-law in order to implement this provision.
- 6) To encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- 7) To preserve and incorporate significant heritage and archaeological sites into public and commercial environments and public open spaces.
- 8) To promote an understanding of, and an appreciation for the community's heritage, among local residents and visitors.
- 9) To recognize and protect the importance of natural heritage features including the Humber River valley lands for their distinctive topography and scenic views.

4.10 Environment

4.10.1 Introduction

In planning for new development and redevelopment, the City is committed to maintaining and promoting a healthy natural environment and protecting Vaughan's unique and special natural heritage features for the present generation and all successive generations.

The City has recognized the need to undertake subwatershed-based resource analysis as a basis for the ecosystem approach to planning. Subwatershed-based resource analysis provides a comprehensive overview of the natural system, and allows an understanding of the dynamic relationships between the elements of the system.

4.10.2 Ecosystem Approach to Planning

The City has followed an ecosystem approach to planning to guide the future development of Vaughan, and shall view environmental protection and, where possible, enhancement as major considerations in determining the precise intensity and type of development to be permitted. Subwatershed-based resource analysis has provided the basis for the ecosystem approach to planning.

The ecosystem approach requires a comprehensive understanding of the natural system and it requires that environmental planning be done early in the planning process. The ecosystems approach provides the basis for sound environmental management, as well as streamlined approvals during the more detailed phases of planning i.e. the Plan of Subdivision and Site Plan stages.

4.10.3 Background Studies

The City has prepared a background study entitled Kleinburg-Nashville Community Plan Natural Environment Background Study which describes the environment, natural resource features and functions within the Community Plan area. This study has been conducted pursuant to the City's commitment to the ecosystems approach to planning, and provides an integrated understanding of the biophysical environment. The recommendations of this background study shall be considered when reviewing development proposals in order to implement the environmental policies of this plan.

4.10.4 Environmental Planning Process for the Kleinburg-Nashville Community Plan

4.10.4.1 Master Environmental/Servicing Plan (ME/SP)

An ME/SP is a document which shall examine the complete range of environmental resources with which the environmental policies of this Plan are concerned.

An ME/SP shall be conducted in a manner consistent with an ecosystems approach to planning, involving a rigorous analysis of the biophysical components of the natural system and the inter-relationships between them, from a functional perspective. The intent of the ME/SP shall be to satisfy the City's goals and policies for environmental protection and management.

An ME/SP shall be prepared in conjunction with a preliminary draft plan of subdivision and shall describe the proposed approach to developing the subject lands, associated infrastructure requirements, proposed environmental management techniques and measures to mitigate anticipated environmental impacts, and forecast net impact on the environment, including cumulative effects of development.

The ME/SP shall address:

- groundwater resources management, protection and rehabilitation of recharge and discharge areas, and water taking and waste water (ie. stormwater infiltration and septic effluent) management requirements;
- identification of contaminated soil and/or contaminated groundwater;
- surface water management (water quality and quantity) and the protection of aquatic habitat;
- valley and stream corridor management, and restoration opportunity;
- terrestrial resources management and restoration opportunity;
- protection of Environmentally Significant Areas and Areas of Natural and Scientific Interest;
- landform conservation;
- sanitary sewer and watermain servicing systems;
- phasing/sequencing of major infrastructures;
- geotechnical conditions; and,
- environmental noise impacts and mitigation.

Prior to initiation of the ME/SP, a work plan shall be prepared to the satisfaction of the City, in consultation with the public agencies, pursuant to the policies of this Plan, and the detailed requirements of the EMG.

The City shall require that the ME/SP be completed to the satisfaction of the MNR, TRCA and the City of Vaughan, prior to approving a draft Plan of Subdivision.

The City may require the submission of an Environmental Impact Study in order to further the environmental policies of this Plan.

4.10.4.2 The Environmental Management Guidelines (EMG)

The City has prepared Environmental Management Guidelines (EMG) which forms part of the City's process and technical requirements to ensure the implementation of the policies of this Plan. The EMG links the policies contained in this Plan with the form of future development by establishing the technical requirements to ensure effective environmental planning consistent with the ecosystems approach.

The EMG provides a framework to address the full range of resource issues at each stage of the planning process, and the means to integrate resource protection with servicing plan requirements.

Matters Respecting Preparation of an ME/SP:

- 1) The EMG shall provide the detailed technical framework for the ME/SP, and for further site specific work at the Plan of Subdivision or Site Plan stage.
- 2) The EMG establishes the criteria and technical study requirements associated with the preparation of comprehensive ME/SPs. The EMG also outlines the scope of matters to be addressed in Environmental Impact Studies (EIS).

4.10.5 Water Resources: Groundwater

Potential Groundwater recharge and discharge areas are identified in Schedule B1. Groundwater recharge within the Kleinburg-Nashville Planning Area generally occurs in tableland areas of sands and gravels adjacent to the East and Main Branches of the Humber River. Groundwater discharge is generally associated with the major river valley systems where laterally or upward moving groundwater emerges at surface. Groundwater discharge areas also include areas of flowing wells. From a groundwater perspective, the maintenance of groundwater discharge to streams (ie. baseflows), the protection of groundwater resources from contamination and the interference potential with groundwater users are the major issues associated with new development.

Groundwater discharge generally occurs within the valley systems which are reasonably well protected from direct impact through existing legislation. Interference with groundwater flow patterns, however, can occur in neighbourhood areas if substantial below-ground construction requires extensive dewatering. Such activities can affect not only the volumes of water available for discharge, but may also alter flow patterns.

Groundwater contamination is most problematic in areas of high permeability, although it is of concern throughout the municipality.

4.10.6 Groundwater Resources Management

Groundwater resources management is required to :

- protect, and where possible, enhance significant groundwater infiltration/recharge functions;
- minimize groundwater interference; and
- protect or improve groundwater quality.

Protection of significant infiltration/recharge functions will be critical in areas that are presently performing this function. These recharge areas have been generally identified as hydrogeologically sensitive on Schedule B1 and will be refined by more detailed site investigation, at the Block Plan stage, and at later stages of the planning process.

4.10.6.1 Policies

- 1) The City recognizes the need to protect significant hydrogeological functions, in planning and designing for new development and redevelopment. The significant hydrogeological functions which must be maintained, include:
 - surface aquifer recharge;
 - deep aquifer recharge;
 - groundwater discharge to surface water features and terrestrial/aquatic ecosystems; and
 - groundwater available for potable water supply purposes.
- 2) The City shall require:
 - that groundwater resources management be addressed in the subdivision process through the preparation of the ME/SP and EIS;
 - that Best Management Practices (BMPs) shall be established where appropriate for each Block Plan in order to protect groundwater resources and aquatic habitat, as described in the City's EMG.
- 3) The ME/SP shall address hydrogeological concerns to the satisfaction of the City in consultation with public agencies. The ME/SP shall address the role of the groundwater regime in the functions of the terrestrial/aquatic ecosystems and identify the impact of the proposed development on these functions and any mitigating measures to be implemented. Studies may include any or all of the following:
 - test pitting to characterize soil conditions and to identify constraint areas, areas of high water table and discharge zones;
 - mapping of groundwater recharge capability by a qualified hydrogeologist;
 - hydrogeological cross-sections to provide a general indication of soil stratigraphy and groundwater conditions;

- test drilling in areas of high sensitivity and/or complexity to assess deep soil conditions; and,
- detailed evaluation of existing borehole and/or water well records by a qualified hydrogeologist.

The area addressed in these studies may be required to extend beyond the boundaries of the Subdivision Plan or development application in order to properly identify the existing functions and the extent of any impact related to the recharge and discharge areas.

- 4) The quality and quantity of groundwater and surface water and the function of sensitive groundwater recharge/discharge areas, aquifers and headwaters will be protected and enhanced.
- 5) That significant groundwater infiltration functions be maintained at the pre-development levels or enhanced where practical, particularly in those areas identified on Schedule B1 as potential Groundwater Recharge Areas. In such areas, the installation of a clean water collector pipe, or other measures as may be appropriate, may be required by the City, to maintain or enhance pre-development groundwater infiltration levels.
- 6) That overall groundwater flow patterns not be impaired.
- 7) That new development located in a Groundwater Discharge Area as indicated on Schedule B1 shall maintain significant discharge functions. These were generally defined in the Environmental Background Study as occurring within valley and tributary valley corridors. Other areas may be determined to be discharge zones following more site-specific study.
- 8) That buildings and structures which require substantial below-ground excavation, i.e. excavation greater than 4m in depth, not be permitted in areas where there is a high potential for groundwater interference and dewatering, unless the City in consultation with the MOE and the MNR approves a mitigation plan.
- 9) That potentially contaminated sites including industrial and commercial sites in disuse, and landfill sites which have been closed, be documented as part of the ME/SP and EIS required as part of the Block Plan process. This listing shall provide the basis for determining the need for future site analysis to determine the presence of a public health hazard and mitigation required for future use.

4.10.7 Water Resources: Water Quality

The Kleinburg Community Plan drains to the East Humber and Main Humber Rivers.

In the Main and East Humber systems, water quality is generally good, although some nutrient enrichment occurs mainly from areas occurring to the north of Vaughan's boundary.

4.10.7.1 Policies

- 1) The City shall require stormwater quality and quantity control for all proposed developments in accordance with the MOE's Stormwater Management Practices Planning and Design Manual, June 1994. Stormwater facilities shall be designed based on Level 1 protection.
- 2) The City shall generally not accept stormwater management facilities as part of parkland dedication under the Planning Act. At the discretion of the City, minor exceptions may be made should the stormwater facility be designed and incorporated as a substantial addition to the park environment.
- 3) The ME/SP shall consider a range of Stormwater Management Practices to address water quality control, baseflow management, temperature moderation and aquatic habitat protection. The selection of stormwater management techniques will be governed by flood and erosion conditions, the type of fisheries present, soil conditions and local groundwater conditions. Preliminary and final design shall be to the satisfaction of the City, TRCA and MNR. Stormwater Management Practices to be considered include:
 - wet ponds;
 - stormwater wetlands;
 - multiple ponds;
 - hybrid ponds (wetland/wet pond);
 - infiltration trenches or basins;
 - grassed or vegetated swales;
 - filter strips; and,
 - special purpose stormwater management practices (SWMPs).
- 4) The surface water management components of the ME/SP shall be prepared on the basis of appropriate subcatchment areas to be determined by the City in consultation with the TRCA.
- 5) The City shall require that stormwater be treated as close to the source as possible. Accordingly, roof leaders shall not be directly connected to the storm sewer system, except under special circumstances approved by the City in consultation with TRCA and MNR. In highly sensitive sub-watershed areas alternative engineering standards should be considered that assist in the improvement of stormwater quality.
- 6) The City shall require that all proposed developments have sediment control measures in place to the satisfaction of the City and TRCA before topsoil removal and grading of lands. This policy may be implemented through a by-law pursuant to the Soil Preservation Act.

- 7) The City shall encourage minimizing the number of stormwater management facilities. It is the City's policy to locate such facilities outside the valley and stream corridors, however the City may approve a location within a valley and stream corridor subject to approval of the TRCA.
- 8) The City shall require the restoration and revegetation of valley lands, and areas bordering streams and watercourses for new development, as a condition of approval for Plans of Subdivision.
- 9) The proposed stormwater quality and quantity management method will be developed prior to draft plan approval in order to permit proper assessment of development impacts upon environmental features.
- 10) The City requires that proponents design and undertake a monitoring program for construction sites to ensure that sediment control measures remain effective throughout the entire construction period and subsequent landscaping.
- 11) Prior to registration of Plans of Subdivision, the City will require that final design of Best Management Practices be completed in accordance with Master Environmental/ Servicing Plans.
- 12) The City shall evaluate the use of source controls in parking lots and other large paved surfaces such as oil/grease separators where required.

4.10.8 Water Resources: Runoff Control

Urbanization of the development areas has the potential to affect the rate of runoff to downstream receiving systems. Increases in stormwater volumes create the potential for flooding at key downstream crossings and flood prone areas and may accelerate the erosion of streambanks and the scouring of stream bottoms.

4.10.8.1 Management of Runoff Control

Run off control management objectives include:

- flood control;
- erosion prevention;
- protection of aquatic habitat and riparian biological systems.

4.10.8.2 Policies

- 1) ME/SP which satisfy the requirements of the City and the TRCA shall be submitted and approved prior to draft Plan Approval. The ME/SP shall be prepared on the basis of subcatchment areas to be determined by the City in consultation with the TRCA. The detailed requirements of the ME/SP are provided below.
- 2) All ME/SPs shall provide post-development stormwater quantity control to pre-development levels for the 2 through 100 year storm events and stormwater quality control in accordance with the current MOE Guideline in consultation with the TRCA. Should a subsequent TRCA approved watershed hydrology study indicate that an alternative runoff control requirement is appropriate, alternative criteria may be established by the City and the TRCA.
- 3) The ME/SP shall:
 - show how the existing drainage patterns are being maintained;
 - utilize hydrogeologic and soils information to determine where and what type of facilities would be most appropriate;
 - minimize the number of stormwater facilities;
 - show how the BMPs will protect, and where possible enhance, aquatic habitat and address low flow management;
 - show how stormwater facilities can be incorporated as an amenity enhancing the Subdivision Plan;
 - show how stormwater facilities can be incorporated into the Open Space System where appropriate and be aesthetically designed to complement surrounding uses;
 - locate stormwater facilities outside the valley and stream corridors unless the City, MNR, and the TRCA approve a location within the valley and stream corridor.
- 4) To the extent practicable, all stormwater shall be subject to BMP's and treatment in stormwater facilities. The City shall prohibit the direct discharge of stormwater from development areas to watercourses.

4.10.8.3 Management and Study Requirements

The ME/SP shall include the following details and factors:

- delineation of the valley and stream corridor limits using the TRCA fill line mapping and fill line extension mapping;
- Best Management Practices (BMPs) Plan. Provide an analysis of BMP storm drainage options; Identify major and minor system drainage boundaries and flow routes. Establish preliminary location, size, and function of BMPs. Prepare a preliminary design of BMP facilities;
- an erosion analysis, to establish appropriate erosion control criteria;

- consideration of implementation issues such as construction timing, ownership and costs;
- show how the ME/SP conforms to the requirements of the EMG and the policies of this Plan including the requirements for protection of aquatic habitat.

4.10.9 Fisheries and Aquatic Habitat

The watercourses in Vaughan support a range of fish community types. In the Humber and East Humber Rivers within the OPA 601 Planning Area, some 26 species, including brown and rainbow trout have been collected. The fishery resources of both the Humber and East Humber Rivers reflect some of the best quality waters found in either watershed, although some tributaries have been affected by urban and agricultural land uses.

Aquatic habitat is in large part determined by the physical characteristics of the rivers and stream systems. Habitat varies according to the stream geometry (i.e. its width, depth, sinuosity); stream morphology, characterized by pools, riffles, runs and flats, substrate composition; in-stream structure and adjacent vegetation or land use. The flow regime and water quality are important factors in determining habitat quality.

The evaluation of fishery resources and aquatic habitat provides a good general indicator of environmental health. Fishery and aquatic habitat evaluation provides a broader understanding of the state of the natural ecosystem than water sampling analysis alone which provides only a snapshot of in-stream conditions.

4.10.9.1 Aquatic Habitat and Fisheries Management

The EIS for Draft Plans of Subdivision shall address the following issues and elements:

- maintenance of baseflow and temperature moderation (ie. temperature increase to cold water streams);
- maintenance or enhancement of stream-side vegetation;
- reduction of sediment inputs generally, and particularly during the construction process;
- use of natural channel design where appropriate;
- placement of road/valley crossings and stormwater outfalls.

4.10.9.2 Policies

- 1) Any development or change in land use near or adjacent to an existing or potential fish habitat area shall be reviewed by the MNR and the City with respect to its potential impact. Any proposal will be subject to an evaluation to determine if it will result in a reduction of the environmental functions, attributes, or linkages of the stream which could impair aquatic health. The Federal Fisheries Act may be applied to a development where the potential for negative impacts is indicated.

- 2) As part of the ME/SP the City may require that the proponent include the following with regard to fisheries and aquatic habitat:
 - i. a description of existing conditions, i.e. fisheries and habitat;
 - ii. alternative ways of undertaking the project and the potential impacts associated with the various alternatives;
 - iii. proposed mitigation measures to alleviate potential negative impacts;
 - iv. net effects of developments after application of mitigative measures;
 - v. opportunities to compensate for loss of fish habitat if there will be a loss that cannot be avoided or mitigated by maintaining cold water thermal regimes and water quality.

Opportunities for habitat enhancement, bordering watercourses, are identified on Schedule B2 to this Plan.
- 3) Protection of baseflow volumes will be achieved by implementing measures outlined in the Groundwater Resources Management Section of this Plan to maintain predevelopment infiltration quantities and groundwater direction.
- 4) Aquatic habitat shall be protected with riparian vegetated buffer strips in accordance with the requirements of the MNR and/or the TRCA.
- 5) Construction practices and sediment control shall be to the satisfaction of the City of Vaughan in consultation with the MNR and the TRCA.
- 6) Best Management Practices identified by ME/SPs shall address base flow maintenance and temperature moderation objectives, in consultation with MNR and TRCA.
- 7) Water resources and water related features such as stream corridors, headwater areas, wetlands, groundwater recharge and discharge areas and groundwater aquifers, shall be protected from the impacts of development through the use of necessary buffers, and mitigative techniques or prohibition of development.
- 8) Stormwater treatment facilities shall not create elevated stream temperatures through discharge of treated water. Measures to address temperature concerns shall be outlined.
- 9) Where alterations to stream channels may be required, and/or where channel instability is indicated, stream restoration or alteration shall be undertaken using natural channel design principles.
- 10) Field investigation shall be conducted in consultation with the MNR and/or the TRCA.

4.10.10 Valley and Stream Corridors

The Humber and East Humber Rivers form a significant valley corridor through the Kleinburg-Nashville Community Plan Area. Stream corridors are the vital link between the headwaters, the mid-reaches, and the lower reaches of watercourses. Maintaining the integrity of these stream corridors will help to ensure the maintenance of the ecological health of the valley and surrounding terrestrial features.

Valley and stream corridors also perform a variety of important ecological functions, are valued landscape units providing topographic and habitat diversity, and contribute to overall environmental quality. From a social and cultural perspective, they contain rich archaeological resources and natural heritage areas.

They also pose inherent physical hazards such as wet organic soils, flood or erosion susceptibility, steep slopes or other physical limitations to development.

The physical landform of a valley corridor can visually be identified from its surrounding landscape (well defined), whereas the physical landform of a stream corridor cannot (ill defined).

Valley corridors may or may not have a defined watercourse channel. Stream corridors will typically have a defined watercourse channel, except at the upper limit of the corridor - source area - where the watercourse is characterized by surface flow and/or high water tables originating from springs and seepage areas.

4.10.10.1 Policies

- 1) The Valley and Stream Corridor designation shown on Schedule A includes valley corridors (well defined) and stream corridors (ill defined).
- 2) The precise limits of the Valley and Stream Corridor shall be established to the satisfaction of the City and the TRCA as may be required, based on the following:
 - i. Valley Corridor:
If the valley slope is stable, a minimum buffer of 10 metres shall be established from the top of valley bank where development will not be permitted. If the valley slope is not stable a minimum buffer shall be established at a point 10 metres inland from the predicted long term stable slope projected from the existing stable/stabilized base of the slope, or from the predicted location of the base of slope shifted as a result of

stream erosion over a 100 year period. Detailed technical studies (i.e. geotechnical) shall be prepared by the proponent to the satisfaction of the City and TRCA.

ii. Stream Corridor:

Stream Corridors draining areas greater than 125 ha, as shown on Schedule A, shall be determined on the basis of detailed floodplain studies identifying the limit of the regulatory floodplain and major system flows and a minimum 10 metres inland. For drainage basins draining less than 125 ha, the Stream Corridors shall be established on the basis of detailed technical studies prepared by the proponent to the satisfaction of the City and TRCA.

iii. The Valley Lands and Stream Corridors will be legally defined at the zoning and/or subdivision stage.

- 3) No buildings or structures shall be permitted on lands designated as Valley and Stream Corridors on Schedule A except where such buildings and structures are intended for flood and erosion control purposes and where such buildings and structures meet the requirements of the TRCA.
- 4) Notwithstanding Policy 3 above, any lands designated Valley and Stream Corridor on Schedule A which are determined not to be part of the valley and stream corridors based on the application of Policies 1 and 2, may be developed in accordance with the adjacent urban land use designation without amendment to this Plan.
- 5) Only those recreational activities which take place outdoors and which do not negatively impact the natural features/functions of the valley or stream corridor shall be deemed compatible with the natural character of the valley or stream corridor. Those public works considered to be generally compatible for location in the valleys are those associated with flood control, erosion control drainage and sewage systems and those which because of their linear nature (such as roads) must cross the valleys at some point. Where such structures are necessary, they must be properly sited, designed and constructed with state-of-the-art erosion and sediment control measures to minimize environmental impacts.
- 6) Uses such as golf courses, and other recreation activities which may impact the natural environment shall only be permitted in valley lands subject to an amendment to this Plan and zoning by-law. It shall be demonstrated that such uses will not impair the environmental functions, attributes and linkages being performed by the valley and stream corridors and conform to the Recreational Use policies in Section 4.8.3. In any application for recreation use, the viability, health and functions of the following must be maintained:

- continued viability, health and ecological function of forested areas and woodlands;
- riparian habitat;
- surface and groundwater quality and quantity, including flood control;
- existing watercourses and topography, including slope stability;
- fish and wildlife habitat;
- ESAs and ANSIs;
- wetlands.

In evaluating any submission, the requirements of an ME/SP will be addressed.

- 7) In accordance with the Provincial Policy Statement, the placement of structures on hazard lands (as defined by the TRCA) is governed through the application of a one zone approach. In considering development proposals for lands adjacent to valley or stream corridors, regard must be given to the natural environment. Proposals affecting valley lands are subject to the Fill, Construction and Alteration to Waterways regulations of the TRCA.
- 8) Minimum setbacks for buildings and structures, including underground structures and paved surfaces, shall be measured from the valley or stream corridor limit as defined prior to development. The 10 metre buffer may be included within the development area, provided it is zoned as private open space, or if other appropriate control mechanisms are implemented prohibiting principal buildings and structures.
- 9) The City shall not accept lands below the crest of the slope of the river valleys or within the 10 metre buffer area adjacent to the top-of-bank for the purpose of satisfying park dedication requirements imposed under the Planning Act. Only where a park is to be located adjacent to valley lands shall the buffer area between the park and river valley be considered by the City as forming part of the park dedication requirements imposed under the Planning Act. Valley and stream corridors shall not be included in the City's calculations of required parkland unless such areas have been utilized for associated servicing infrastructure.
- 10) Except where otherwise specified in the Official Plan, where any valley lands form a portion of a property to which the density of development must be related, such area as defined in the implementing zoning by-law shall be excluded from the land area for such density calculations. Where any buffer area adjacent to the top-of-bank is dedicated to the City or the TRCA, such area may be used in the calculation of density.

- 11) The City shall support the ongoing efforts of the TRCA (such as the Authority's Valley and Stream Corridor Management Program) and the MNR to protect valley land areas, and shall work co-operatively with these agencies to successfully achieve the goals of this plan.
- 12) The City shall prohibit uncontrolled storm sewer discharges into valley and stream corridors within Vaughan.
- 13) It is recognized that some modifications to minor watercourses may occur at the time of proposed development. Alterations to accommodate new urban development shall not be permitted unless otherwise approved through completion of a Block Plan as described elsewhere in this document. Where such alterations are proposed, the proponent must satisfy the requirements of the MNR and the TRCA. Proposals for alteration must address the following:
 - Potential impacts associated with flooding and erosion;
 - Potential on-site impacts, including those related to construction and long-term maintenance;
 - Use of techniques which will contribute to the rehabilitation of the watercourse, riparian vegetation, and other corridor areas;
 - Use of natural channel design techniques which address the maintenance of channel length;
 - the preservation of a stream corridor consistent with the size of the stream flowing through it and the natural meander belt; incorporation of a natural meander wave length; use of a range of particle sizes in the bed material; and establishment or provision for the formation of pools and riffles at appropriate intervals;
 - An assessment of how the alteration may affect any fish or fish habitat on-site or downstream and the methods of compensation. The assessment shall include recommendations on how any impacts may be mitigated or compensated;
 - Valley and stream corridors shall be clearly established to the satisfaction of the City and TRCA during the preparation of the ME/SP for the Block Plan through detailed site inspection, supported by the required technical studies (ie. flood study, geotechnical report, etc.).
- 14) Valley and stream corridors determined to be retained and protected, shall be encouraged as a condition of development approval to be conveyed to the Municipality or the TRCA. Where public ownership of all or part of the buffer portion is not considered practical or feasible, the City in consultation with the TRCA may permit the 10 metre buffer area or portions of it to remain in private ownership, subject to an acceptable level of protection being provided.

- 15) The lands located in the Humber River valley north of Rutherford Rd. and south of Nashville Rd. are identified on Schedule A as "Regional Road 27 Valley Corridor Study Area".

All of these lands are located within the Main Humber River valley and stream corridor. Regional Road 27 enters the floodplain at the south at Rutherford Rd. and exits the floodplain at the north end at Nashville Rd. As a result of the highway corridor there are a variety of existing open space, residential, recreational, and commercial land uses. In addition, there are a few properties that while located in the valley, are above the limits of the Regional Floodplain. While these areas may not be associated with natural hazards (flooding, erosion, or steep slopes), they are significant for their natural heritage and scenic values. As well, there are potential issues related to the access to these sites during storm events up to the Regional Storm.

Further examination will need to be undertaken to determine if development in portions of this valley corridor is appropriate, and if so, identify the appropriate, primarily low intensity, land uses which also address issues regarding: the environmental function of the area, including integration of a trail system, transportation impacts on the functioning of Regional Road 27, servicing options, urban design, etc. The study will include consultation with the TRCA, affected landowners, York Region, and area residents. The conclusion of the study as approved by Council will be implemented by an Amendment to the Official Plan (OPA) and a Comprehensive Zoning By-law passed by Council as well as required site plan application approval.

4.10.11 Wetland Protection

Wetland and pond locations are indicated on Schedule B3. Wetlands provide important habitat to plants and fish and wildlife that require both aquatic and semi-aquatic conditions. Also, they influence the quality and temperature of water flowing through them. As well, some wetlands provide storage capacity to dampen peak flows associated with storm events.

4.10.16.1 Policies

- 1) In accordance with the Provincial Policy Statement development will not be permitted in provincially evaluated wetlands.
- 2) Development and site alteration may be permitted on lands adjacent to provincially evaluated wetlands provided it is demonstrated that there will be no negative impacts on the features and ecological functions of the wetland.

- 3) Development applications on lands adjacent to wetlands shall submit an Environmental Impact Statement (EIS) which must demonstrate that:
 - i. there will be no loss of wetland functions;
 - ii. subsequent demand for development will not cause increased pressure on the resource in the future;
 - iii. there will be no effect on existing site-specific wetland management practices;
 - iv. there will be no loss of contiguous wetland area;
 - v. the buffer area between the wetland and the proposed development is sufficient to address items i to iv above.
- 4) For development proposals on lands adjacent to unclassified wetlands as identified on Schedule B3 to this Plan, proponents will be required to consult with the MNR to determine whether a wetland evaluation is necessary, and depending on the outcome of any such evaluation, what measures are required to protect wetland functions (e.g. groundwater recharge/discharge, habitat).
- 5) Landowners within Vaughan will be encouraged to protect non-evaluated wetlands in order to ensure their continued environmental function.
- 6) Landowners may be encouraged to create wetlands where appropriate, which will contribute to general ecological functions in the landscape.

4.10.12 Terrestrial (Woodland) Resources Protection

Terrestrial resources primarily include woodland areas within valley and stream corridors and on tablelands. Terrestrial resources are comprised of the vegetation present in the landscape and associated wildlife populations. The variety and quantity of available habitat influences the range of wildlife species in Vaughan. The maintenance of a healthy terrestrial ecosystem depends upon maintaining the functional relationships of the system while recognizing that the resources will change naturally over time.

The City of Vaughan has used a functional assessment approach to understanding and determining the role of terrestrial resources within the Community Plan area. A functional assessment approach is a way of determining how the environment functions. It can be described using three terms a) functions; b) attributes; and c) linkages.

Functions describe the surface and groundwater processes in the landscape and the soil conservation and plant and wildlife habitat benefits performed by vegetation. Attributes are unique or special characteristics (such as rarity or scarcity of species) which a feature may possess. Linkages describe the way in which components of the ecosystem are connected.

The City places emphasis upon the maintenance of important environmental functions, attributes and linkages, recognizing that this will lead to more stable, resilient systems of vegetation and wildlife. The City also recognizes that terrestrial resources can contribute other benefits to the urban environment, including aesthetics, health, bio-diversity, education, research and recreational values.

4.10.12.1 Policies

- 1) The City's significant terrestrial resources requiring preservation are those with high or moderate environmental function. These include valley and stream corridors and Woodlands as indicated on Schedules A and B4 of this Plan.
- 2) The City shall require protection of significant terrestrial resources shown as valley and stream corridors and Woodlands on Schedules A and B4 in their entirety. Protection shall address the maintenance of existing functions, attributes and linkages. This will mean the prohibition of development within these predominantly woodland areas and associated buffer areas. Permitted uses shall be restricted to passive recreational and other similar uses. Designated Woodlands within this Plan which experience degradation from natural processes and events or human activities shall retain their Woodland designation and be given priority for rehabilitative measures. The urban designations provided for in this Plan are established on the basis that the significant terrestrial resources, including valley and stream corridors and Woodland and interior forest habitat, shall be protected through the prohibition of development in order that their ecological, aesthetic, visual buffering and screening roles may endure.
- 3) Lands designated Woodland may remain in private ownership. The City shall encourage public ownership of designated Woodland identified on Schedule B4 within residential neighbourhoods in order to facilitate their long-term preservation by management and maintenance of their environmental function.
- 4) On lands adjacent to a Woodland, the need for buffers as a tool for resource protection shall be assessed. The extent of the buffer shall be confirmed to the satisfaction of the City through site-specific investigations during the work leading to the Block Plan and discussions with appropriate agencies. Buffer areas may be either publicly or privately held.

- 5) Should a Woodland not be acquired, the City will consider re-designation compatible with adjacent land use designations provided such development is consistent with the policies of this Plan and other Provincial or Regional policies or regulations.
- 6) The ME/SP shall assess the potential impacts on terrestrial resources in terms of both direct and cumulative effects. The Master Environmental/ Servicing Plan shall identify the need for buffers and other mitigative measures to protect the resource.
- 7) Development within those terrestrial systems that include woodlands not specifically designated as having attained moderate or high function shall occur in a manner which attempts to preserve the environmental feature to the extent practical.
- 8) Where terrestrial resources that include woodlands remain in private ownership, the City will encourage the implementation of sound woodland management practices, including the protection of wildlife habitat features such as dead trees containing denning and nesting cavities; and, entry into heritage conservation and other easement agreements.
- 9) The City shall encourage development proponents to identify and examine opportunities for retention of woodlands of low functional significance and hedgerows.
- 10) The City supports the Regional Municipality of York's Tree By-law and its provisions to facilitate achievement of the City's terrestrial resource policies.
- 11) All retained and protected terrestrial resources are intended to be managed in a manner that will maintain or enhance existing functions, attributes and linkages, in accordance with the provisions of this Plan.
- 12) Individual land holdings shall not be cited as a reason to encroach upon these designations.
- 13) The City will work with other agencies (ie. MNR and TRCA) to increase awareness regarding the importance of terrestrial ecosystems to the environment.

- 14) The City shall, in co-operation with other agencies, promote the importance of terrestrial resources to schools and community groups. Appropriate means (ie. tree planting days, preparation and distribution of information with municipal billings) will be identified and supported where appropriate.
- 15) The City encourages the rehabilitation of displaced or degraded terrestrial ecosystems, and the restoration of linkages between fragmented woodlands. In this regard the City will work with the MNR in achieving their goals of restoring and replacing natural ecosystems.
- 16) The City will support the efforts of MNR to identify primary terrain and biological areas of rehabilitation. Terrain rehabilitation areas include valley wall slopes that are sensitive to erosion (i.e. non-vegetated). Erosion zones will be considered priority areas for rehabilitation.
- 17) The City shall encourage proponents to plant a diversity of native tree species in subdivisions.
- 18) The City encourages and supports the work on the Humber Watershed in rehabilitating and regenerating the Humber and East Humber Rivers.
- 19) The ME/SP shall identify valley and stream corridors and Woodlands more precisely and in particular shall include the following:
 - Mitigation strategies to ensure the maintenance of terrestrial areas of moderate and high functional importance. The mitigation strategy shall include a detailed characterization of existing functions, attributes and linkages associated with the terrestrial resources, a prediction of potential effects (direct and cumulative), an assessment of proposed/selected mitigation techniques, a determination of any buffer area requirements, a prediction of net effects and a conceptual monitoring program specific to those net effects.
 - Detailed information shall be provided at the plan of subdivision and/or site plan approval stage, regarding the proposed natural restoration program for the buffer where appropriate and the future management of the functionally important area and associated buffer.
 - The opportunity to enhance the woodland function through forest infilling and linkages as indicated on Schedule B2 to this Plan.
 - Other detailed requirements as set out in the EMG.

- 20) That the City seek to establish through the development approval process an environmental linkage between the East Humber and main Humber River Valleys in a location generally consistent with Schedule B2 which crosses under or over Regional Road 27.

4.10.13 Environmentally Significant Areas (ESAs) and Areas of Natural and Scientific Interest (ANSIs)

The TRCA has designated a number of areas in Vaughan as ESAs. These areas are natural areas which have special geological or landform characteristics, hydrological or hydrogeological functions, or which support rare, threatened or endangered species, high quality wildlife habitat or provide a linkage function. The TRCA has recently completed a review of its ESA criteria and is in the process of updating the ESA inventory.

Life Science ANSIs are identified to protect outstanding landscapes, environments and biotic communities not represented in Provincial Parks. Candidate sites are evaluated on the basis of five criteria: representation (dominant vegetation - landform features), diversity, condition (degree of disturbance), ecological considerations (size, buffering), and special features (rare species, concentrations of wildlife).

4.10.13.1 Policies

- 1) The City recognizes ESAs and ANSIs as an important part of the City's natural heritage system.
- 2) The City shall support the protection and, where possible, enhancement of ESAs and ANSIs in their entirety through the policies and management requirements defined under the Environmental Policies of this Official Plan and through the policies of the TRCA and MNR.
- 3) The City requires that the ME/SP accompanying development applications in areas adjacent to an ESA and ANSI, must assess the potential impact of the development on environmental functions, and attributes of the ESA and ANSI and shall provide a detailed mitigation strategy.
- 4) That the TRCA and MNR consider the designation of the main Humber River valley or portions thereof (both within the Planning Area and north of Kirby Road) as an ESA and ANSI based upon the Background Environmental report to this Community Plan.

4.10.14 Contaminated or Potentially Contaminated Sites

- 1) Where development is proposed on a site which, in the opinion of the City or other approval authority, may be contaminated due to previous use, the proponent shall be required to submit environmental assessment reports in accordance with Provincial guidelines. Where a site is determined to be contaminated, development will not be permitted until the site has been cleaned-up in accordance with Provincial criteria and specifications and policies of this Plan below.
- 2) The City shall require that, prior to permitting development on contaminated sites, the following be completed to the satisfaction of the City or other approval authority:
 - i. that the impacted area of the site be established in consultation with the City or appropriate approval authority, on the basis of technical studies; and
 - ii. that the proponent submit studies identifying the level of contamination of the site, proposed remediation measures and post clean-up conditions as deemed necessary for the proposed use.
- 3) The City shall require that, prior to permitting development on or within 500 metres of an existing or former waste disposal site, the following be completed to the satisfaction of the City and the appropriate approval authority:
 - i. Submission of technical studies, such as engineering studies addressing residues, gas, leachate and hydrogeology to be carried out by qualified engineers.
 - ii. Implementation of mitigation or remedial measures, including phasing of development if necessary, recommended by the technical studies described in (i) above.
 - iii. The City shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure.
- 4) Where development is proposed on a former waste disposal site, the City shall require written approval from the MOE that the development satisfies Provincial legislation and guidelines.
- 5) A holding zone may be applied where Council has determined the land use for an area or parcel of land, but the development of the lands for the intended use is premature until verification is provided to the City that the site has been cleaned-up and made suitable for the intended use.
- 6) Lands subject to a Waste Disposal Assessment Area symbol as identified on Schedule A shall be zoned holding as an interim measure. When such areas are deemed suitable for development, they may be rezoned in accordance with the municipality's zoning policies.

4.11 Transportation

4.11.1 Objective

- To ensure the provision of adequate and sufficient transportation infrastructure for the overall community and individual neighbourhoods.
- To ensure coordination between the transportation requirements and community objectives with respect to urban design.
- To provide the opportunity for enhanced transit service to the community.

4.11.2 Policies

4.11.2.1 Arterial Roads

Arterial Roads within the Community Plan are Regional Rd. 27, Nashville Rd. west of Regional Rd. 27, and Major Mackenzie Dr. as identified on Schedule C.

- 1) The City will encourage the Region of York to include the Major Mackenzie Dr. extension west of Regional Rd. 27 as a priority matter within their five year capital works programme.
- 2) The City supports the road improvements to Islington Ave. and Regional Rd. 27 both south of Major Mackenzie Dr., as contained in the Regional Capital Budget.
- 3) Prior to development approval the City shall endeavour to ensure that road system improvements are coordinated with development approvals so that adequate road system capacity, particularly on the arterial road network is in place to accommodate the projected traffic volumes concurrent with development in the area. To assist in the provision of certain facilities Council may require development to participate in front ending agreements or other financial arrangements to achieve road improvements in a timely fashion.

4.11.2.2 Primary Roads

- 1) The City shall continue to ensure that Islington Ave and Nashville Rd. (east of Regional Rd. 27) function as pedestrian friendly village main streets.
- 2) Traffic management measures may be established to regulate traffic on Islington Ave. particularly in the A.M. peak.
- 3) The City shall consider the establishment of traffic calming features such as a traffic circle at the intersection of Islington Ave. and Bindertwine Ave. in response to increasing traffic levels and the continuing need for traffic calming.

4.11.2.3 Local Roads

- 1) Within residential neighbourhoods, the local road system shall comprise a primary road system to provide through connections within the neighbourhood and local streets which will generally be designed to discourage through traffic.
- 2) Primary roads shall have a 23 metre right-of-way. Local roads shall generally have an 18.5 metre to 20 metre right-of-way.
- 3) The road system will provide access and visibility to schools, parks and open space system including valley areas and woodlands.
- 4) The primary roads form a continuous grid system and shall be designed to accommodate conventional (bus-based) transit service.
- 5) Interconnection between neighbouring developments shall be encouraged where appropriate.

4.11.2.4 Pedestrian Bicycle System

- 1) The design and layout of the Parks and Open Space system, school sites and other linear parks and corridors shall facilitate the establishment of a pedestrian and bicycle system.
- 2) The Pedestrian and Bicycle system shall be defined in more detail.
- 3) The location of the Interregional Trail together with existing, proposed and alternate trailhead locations is indicated on Appendix B. The City shall cooperate with the TRCA and MNR in efforts to establish this trail and secure trail head locations. Variation to the alignment of the proposed trail and the establishment of additional trails and trail heads may occur through further study by the TRCA, City and MNR.
- 4) Street lighting shall be provided consistent with Regional and local design standards and sidewalks along both sides of all primary and arterial roads within the community planning area.

4.11.2.5 C.P. Intermodal Yard and Railway Line

Any development adjacent to the CP Railway right-of-way shall comply with environmental and safety standards addressing rail noise, vibration and safety issues. The following policies shall apply:

- 1) All proposed development within 2000m of the CP Intermodal Yard and / or 300m of a railway right-of-way shall be required to undertake noise studies, to the satisfaction of the City in consultation with the Ministry of the Environment and CP Rail and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.
- 2) All proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the City in consultation with the MOE and CP Rail and shall undertake appropriate measures to mitigate and adverse effects from vibration that were identified.
- 3) All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City in consultation with the appropriate railway.
- 4) Generally the preferred form of noise and vibration mitigation is to increase distance from the rail right-of-way through berming and noise attenuation fence and the establishment of a parallel service road.

4.12 Servicing

4.12.1 Objectives

- To ensure that the servicing infrastructure, particular sanitary waste treatment facilities and municipal water supply are designed and expanded in accordance with the growing needs of the community as provided for by this Plan.
- To ensure that the servicing infrastructure is economical, efficient and safe to the public.
- To ensure that adequate sewage and water facilities are in place or satisfactory arrangements for such facilities are in place prior to any development.
- To ensure that the provision of servicing infrastructure is coordinated with the city's growth management objectives.

4.12.2 Policies

4.12.2.1 General

- 1) Prior to approval of draft plans of subdivision or condominium, or the zoning approval of mixed use residential development, the Regional Municipality of York shall confirm the availability of sanitary and water servicing capacity.
- 2) Prior to approval of draft plans of subdivision or condominium, or the zoning approval of mixed use residential development, the City shall allocate sanitary and water servicing capacity.
- 3) Lands which have been designated for serviced development by this Plan shall receive their servicing allocation prior to the allocation of capacity to lands designated by this Community Plan.
- 4) Measures to conserve servicing capacity shall be encouraged.
- 5) Servicing of new development shall employ state of the art stormwater management based on the principle of "Best Management Practices" and shall be defined in more detail in the required Master Environmental Servicing Plan.

4.12.2.2 Water

- 1) All development shall be serviced by municipal water supply.
- 2) The Region of York shall ensure an adequate and potable supply of water to the community through the operation of their two municipal wells and elevated storage tank.

- 3) The required ME/SP shall examine and determine to the satisfaction of the City and the Regional Municipality of York the availability and source of water servicing capacity and the distribution system required for the proposed development.

4.12.2.3 Sanitary

- 1) All development shall be serviced by sanitary sewerage systems with the exception of the Suburban Residential uses.
- 2) Sanitary sewer facilities shall be provided by the Region of York.
- 3) The City of Vaughan in consultation with the Region shall undertake a Kleinburg-Nashville Servicing Strategy to examine the option of directing sanitary flows from either new or existing development to the York Durham Servicing Scheme (YDSS) to provide additional capacity to accommodate development anticipated by this Community Plan. Such Servicing Strategy shall be directed to accommodate only the growth contemplated by this Community Plan.
- 4) The Regional Municipality of York shall monitor the existing treatment plant to determine the potential to expand the plant capacity from current levels of approximately 3,100 persons.
- 5) Total sanitary servicing capacity, either through the Kleinburg Water Pollution Control Plant (KWPCP) or through connection to the YDSS shall be designed with a maximum capacity equal to that required to accommodate the total fully serviced population provided for by this Community Plan. Connection to the YDSS in a manner which provides servicing capacity substantially in excess of the planned community growth is deemed to be not in conformity with this plan.

4.12.2.4 TransCanada Pipeline

A high pressure natural gas pipeline within its right-of-way crosses the Community Plan area as indicated on Schedule A to this Plan. Any development within 200 metres of this facility may affect its safety and integrity.

- 1) Any excavation, blasting or movement of heavy equipment within 30 metres of the right-of-way shall receive prior approval by TransCanada Pipeline.
- 2) TransCanada Pipeline shall be circulated on any development application within 200 metres of its right-of-way.
- 3) All development shall be setback a minimum of 10 metres from the limits of the right-of-way for all permanent structures and excavations.

- 4) The City shall consider, through the Urban Design Plan the incorporation of the TransCanada Pipeline easement into an environmental or pedestrian open space linkage.

5.0 Growth Management & Implementation

5.1 Objectives

- Ensure that development occurs in a comprehensive fashion consistent with the Planning Principles, Goals, Objectives and Policies defined in this Community Plan.
- Refine the vision for the proposed development and establish the framework for its integration with the community.
- Ensure that sufficient information is available to the City and other affected levels of government to assist in the review of development applications.
- Provide guidance to development proponents with respect to the City's information requirements.
- Provide pertinent information to the public with respect to the proposed development.
- Ensure that the cost of development are borne in a fair and equitable manner by proposed development.

5.2 Policies

5.2.1 General

- 1) The policies of this Community Plan shall be implemented by Council through the enactment and/or approval of:
 - block plans;
 - plans of subdivision;
 - zoning bylaw amendments including Holding and Interim Control Bylaws if required;
 - subdivision, site plan and development agreements;
 - bylaws pursuant to the Ontario Heritage Act;
 - construction of public works and community facilities in accordance with the policies of this Plan;
 - a Bylaw enacted under the provisions of the Development Charges Act whereby the portions of costs of major roads, trunk utilities, community centres and other public facilities serving the whole community may be chargeable to private development.

- 2) The City encourages property owners to contribute their proportionate share towards provision of major community and infrastructure facilities such as schools, parks, environmental and pedestrian linkages, roads and road improvements, external services, and stormwater management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities.
- 3) The City of Vaughan may accept cash-in-lieu of Parkland conveyance for park purposes as permitted under the Planning Act.
- 4) The City of Vaughan shall review the provisions of this amendment from time to time, at not longer than 5 year intervals. Expansion of the urban boundary or Community Plan boundary, or changes to the phasing policies of this amendment shall only occur through a comprehensive review as part of the 5 year review.

5.2.2 All Residential Areas

1) Approval of Draft Plans of Subdivision:

Prior to Draft Approval of Draft Plans of Subdivision by the City the following studies shall be approved, where applicable, by the City in consultation with any other affected Government agency:

- a Master Environmental and Servicing Plan (ME/SP) in accordance with the policies and requirements of this Plan;
- transportation impacts and infrastructure needs including:
 - an analysis of traffic impacts and proposed improvements;
 - traffic calming features within a proposed development area;
 - intersection requirements including turn lanes and signalization;
 - timing of regional road improvements, implications for the proposed development and opportunity to "front end" required improvements.
- an Archaeological Assessment;
- a summary of proposed housing mix and density;
- a comprehensive Noise and Vibration Impact Study;
- an Urban Design Plan including:
 - a streetscape/landscape masterplan;
 - a continuous pedestrian/bicycle route;
 - a determination of continuous road frontage adjacent to parks, schools, public open space and other community facilities;

- Parks and Open Space Master Plan that includes linkages between parks, valley lands, woodlands, schools and other public institutional facilities;
- establish a preliminary "facility fit" plan for park areas;
- identify locations of significant natural and archaeological features and identify proposed methods of protection or enhancement of these features.

2) Approval of Block Plans:

Where multiple draft plans are submitted to implement the development of a residential area, or where multiple properties are involved, the City may require the submission of a Block Plan in order to co-ordinate development. Such Block Plan shall be based on the information required in 1) above, showing how development is to occur. Block Plans shall be approved by Council prior to the draft approval of any plan of subdivision in the specified area. Block Plans will not require an amendment to this Plan.

5.3 Community Design Guidelines

5.3.1 General

- 1) It shall be the policy of Council to encourage the maintenance of the general character of the Kleinburg-Nashville Community through the sensitive design of building forms and facades, street design, scale and siting of buildings, fencing and the sensitive use of materials and landscaping, for any development in the Community Plan area. Council will consult with representatives of the Kleinburg-Nashville community during the implementation.
- 2) Council may initiate and adopt design guidelines.

5.3.2 All Development within the Kleinburg-Nashville Core Areas

Zoning applications for commercial or mixed use development within the Kleinburg or Nashville Core Areas shall be supported by the following information:

- 1) a planning report outlining in detail how the proposed development conforms with the policies of this plan and in particular on Urban Design and Core Areas;
- 2) a preliminary site plan including:
 - preliminary building architectural elevations;
 - relationship to adjacent buildings;
 - relationship of the proposed development to the street;

- facilities for public sidewalks and pedestrian amenities along the street or to adjacent parks or open space areas;
- residential amenities for any residential units which may be proposed;
- a traffic and parking report establishing the requirements of the proposed development and the adequacy of the proposed facilities;
- a vegetation report identifying any mature vegetation on site and how it is to be protected and integrated into the proposed development;
- an environmental/open space report identifying how the site is to be integrated with any adjacent open space or valley land;
- a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development.

5.3.3 Residential Areas

Council may, as a condition of draft plan approval, require the preparation and approval of design guidelines for residential development.

5.4 Non Conforming Uses

- 1) Any land, building or structure lawfully used for a purpose prohibited by a by-law on the day of the passing of the by-law, is termed a non-conforming use.
- 2) In principle, non-conforming uses within the planning area shall not be extended and should eventually cease to exist. The land affected should revert to a use that conforms to this Plan and to the provisions of the implementing by-law. However, in cases where refusal to permit the expansion of a non-conforming use would create undue hardship, limited extension or enlargement of such a use may be permitted, consistent with the policies of this Plan for that type of use.
- 3) The City may amend a by-law so as to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law and/or which does not conform to the provisions of this Plan, provided:
 - that such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed; and
 - that the extension or enlargement of the non-conforming use will not adversely affect the welfare of the community in which it is located.
- 4) In considering an application for the extension or enlargement of a non-conforming use, the City shall determine if it is not possible to relocate such a use to a place where it will conform to the designated land use. Council may then consider passing a by-law pursuant to the Planning Act. Such a by-law

may then be passed without an amendment to the Official Plan, provided it complies with the policies of this Plan for that type of use.

- 5) Before making any decision on an application, Council will refer such application to the Committee of the Whole for a report on the various aspects of the matter for the information of Council. Before passing such a by-law, Council shall be satisfied that the following requirements or any of them, as considered relevant to each specific application, will be fulfilled in order to safeguard the wider interests of the general public:

- that the proposed expansion or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the by-law applying to the area;
- that the characteristics of the non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, environmental impacts and traffic-generating capacity. No amendment to the zoning by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the use with the surrounding area;
- that the neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the established non-conforming use in order to improve its compatibility with the surrounding area; and
- that in all cases where an existing non-conforming use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions as a condition of approving an application for extension or enlargement of the non-conforming use, especially where public health and welfare are directly affected.

6.0 Interpretation

- 1) The locations of and boundaries between the land use designations shown on the Schedules to this Plan are approximate, except where they coincide with arterial roads, railway lines, or other clearly defined physical features. Minor adjustments will not require an amendment to this Plan as long as the intent of its policies is maintained.
- 2) The location of the by-pass, arterial collector and primary road system is approximate, and minor adjustments will not require an amendment to this Plan provided that the intent of its policies is maintained.
- 3) All statistics, with the exception of density requirements may vary within 5% as long as the intent of the policies of this Plan is maintained.
- 4) The text and maps and Table A contained herein constitute the Kleinburg-Nashville Community Plan. Photographs, drawings and graphics contained in the document are intended to be illustrative and are provided for information only.

Schedules

THIS IS SCHEDULE 'A' TO AMENDMENT NO. 601

ADOPTED THE _____ DAY OF _____, 2001

SIGNING OFFICERS
















MAYOR

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KLEINBURG NASHVILLE COMMUNITY PLAN

SCHEDULE 'A' LAND USE

LEGEND

-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY AREA
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  HIGHWAY 27 VALLEY CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA

NASHVILLE RD.

HUNTINGTON RD.
TCPL

HUMBER
NORTH
EXT.

HUMBER
NORTH
EXT.

HUMBER
ES

NORTH
(APPROVED)

HUMBER TRAILS
ES

FOSTER WOODS
PARK

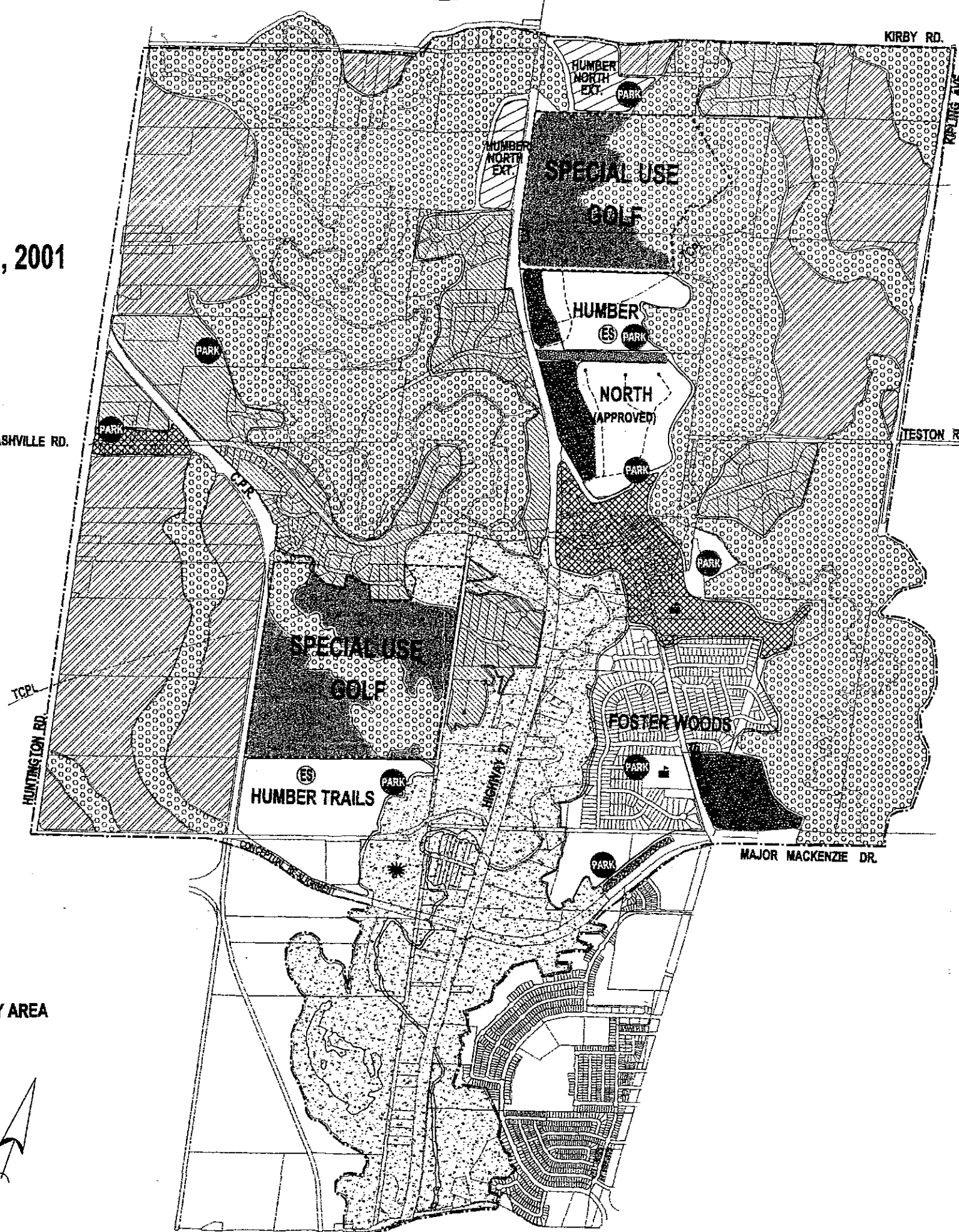
MAJOR MACKENZIE DR.

KIRBY RD.

MAPLING AVE

TESTON RD.

SCALE

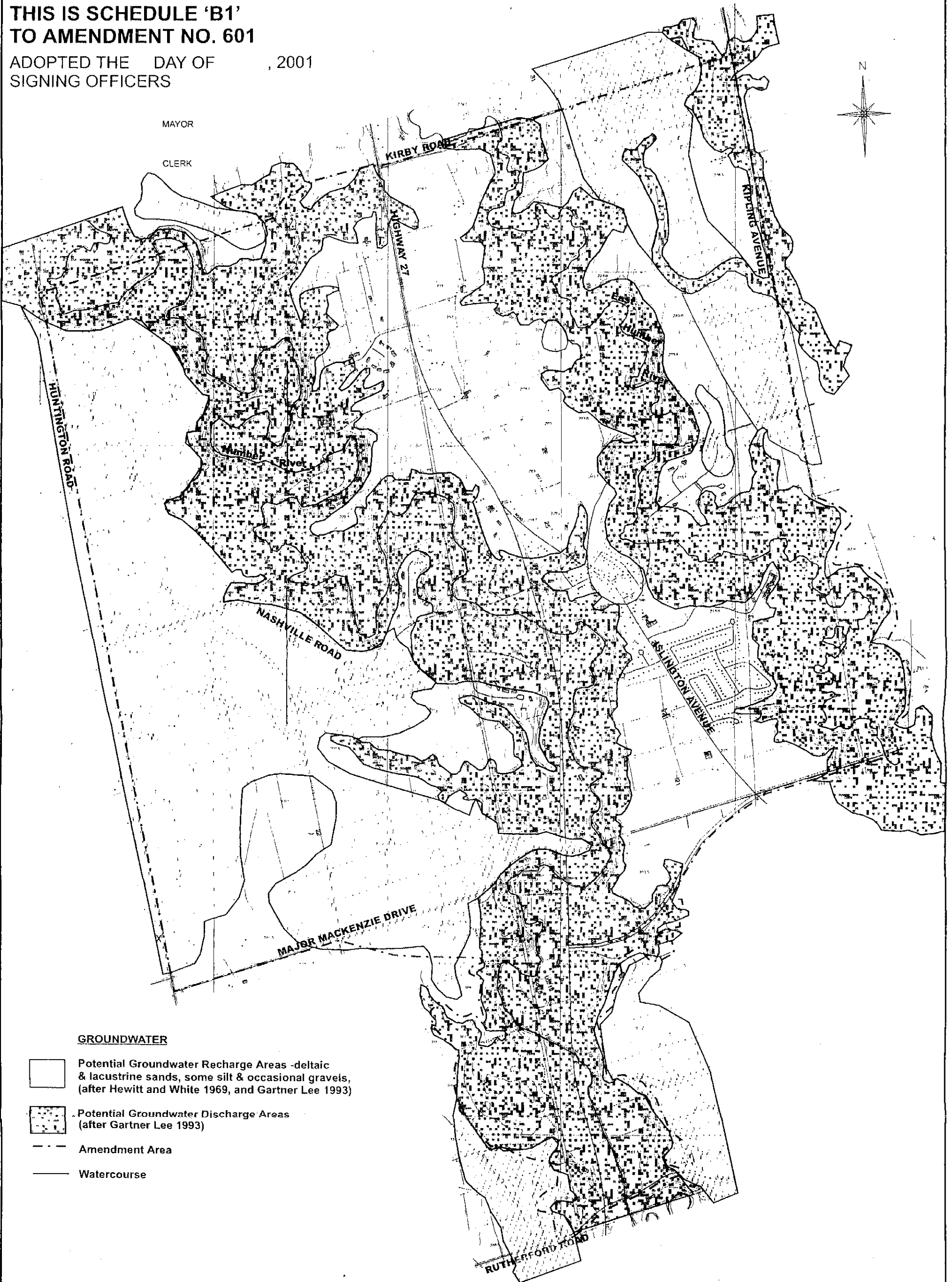
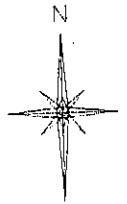


**THIS IS SCHEDULE 'B1'
TO AMENDMENT NO. 601**





ADOPTED THE DAY OF _____, 2001
SIGNING OFFICERS

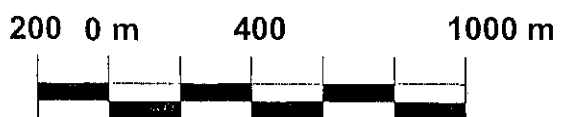
MAYOR

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GROUNDWATER

-  Potential Groundwater Recharge Areas -deltaic & lacustrine sands, some silt & occasional gravels, (after Hewitt and White 1969, and Gartner Lee 1993)
-  Potential Groundwater Discharge Areas (after Gartner Lee 1993)
-  Amendment Area
-  Watercourse



SCHEDULE 'B1'
**HYDROGEOLOGICALLY SENSITIVE AREAS
(GROUNDWATER RECHARGE AND DISCHARGE AREAS)**

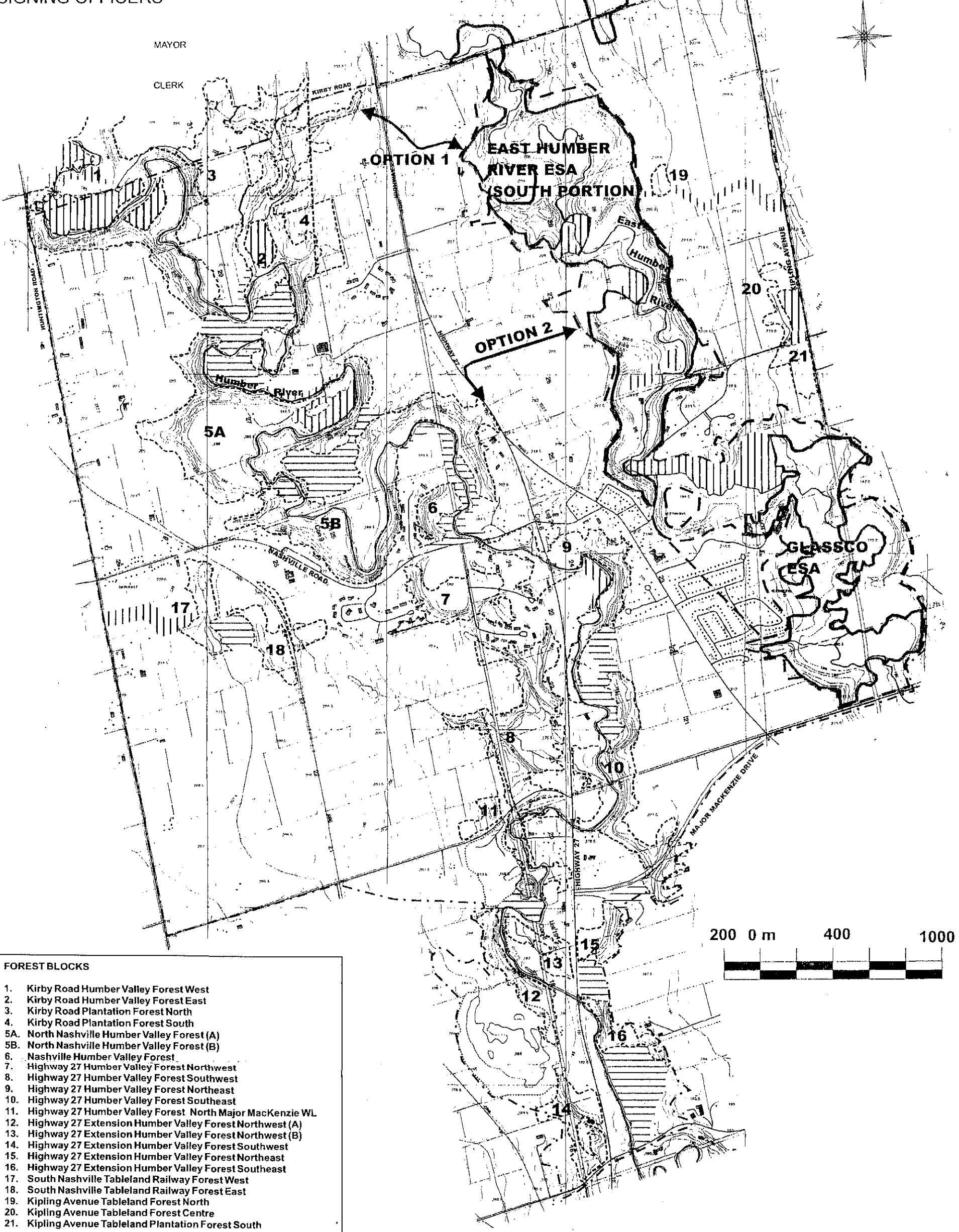
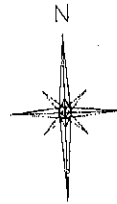
**THIS IS SCHEDULE 'B2'
TO AMENDMENT NO. 601**

ADOPTED THE DAY OF , 2001
SIGNING OFFICERS

**EAST HUMBER
RIVER ESA
(NORTH PORTION)**

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- FOREST BLOCKS**
1. Kirby Road Humber Valley Forest West
 2. Kirby Road Humber Valley Forest East
 3. Kirby Road Plantation Forest North
 4. Kirby Road Plantation Forest South
 - 5A. North Nashville Humber Valley Forest (A)
 - 5B. North Nashville Humber Valley Forest (B)
 6. Nashville Humber Valley Forest
 7. Highway 27 Humber Valley Forest Northwest
 8. Highway 27 Humber Valley Forest Southwest
 9. Highway 27 Humber Valley Forest Northeast
 10. Highway 27 Humber Valley Forest Southeast
 11. Highway 27 Humber Valley Forest North Major MacKenzie WL
 12. Highway 27 Extension Humber Valley Forest Northwest (A)
 13. Highway 27 Extension Humber Valley Forest Northwest (B)
 14. Highway 27 Extension Humber Valley Forest Southwest
 15. Highway 27 Extension Humber Valley Forest Northeast
 16. Highway 27 Extension Humber Valley Forest Southeast
 17. South Nashville Tableland Railway Forest West
 18. South Nashville Tableland Railway Forest East
 19. Kipling Avenue Tableland Forest North
 20. Kipling Avenue Tableland Forest Centre
 21. Kipling Avenue Tableland Plantation Forest South

Existing Environmentally Significant Area (ESA's)	Recommended Areas for Forest Regeneration to Enhance the Integrity of Forest Blocks and to Promote Intra-valley Linkages
Existing Area of Natural and Scientific Interest, (Humber River ANSI)	Priority Forest Regeneration and Linkage Areas
Boundaries of Forest Blocks Evaluated in this Study	Potential Connecting Linkage Between the Main Humber and East Humber River Valleys
Amendment Area	
Watercourses	

SCHEDULE 'B2'

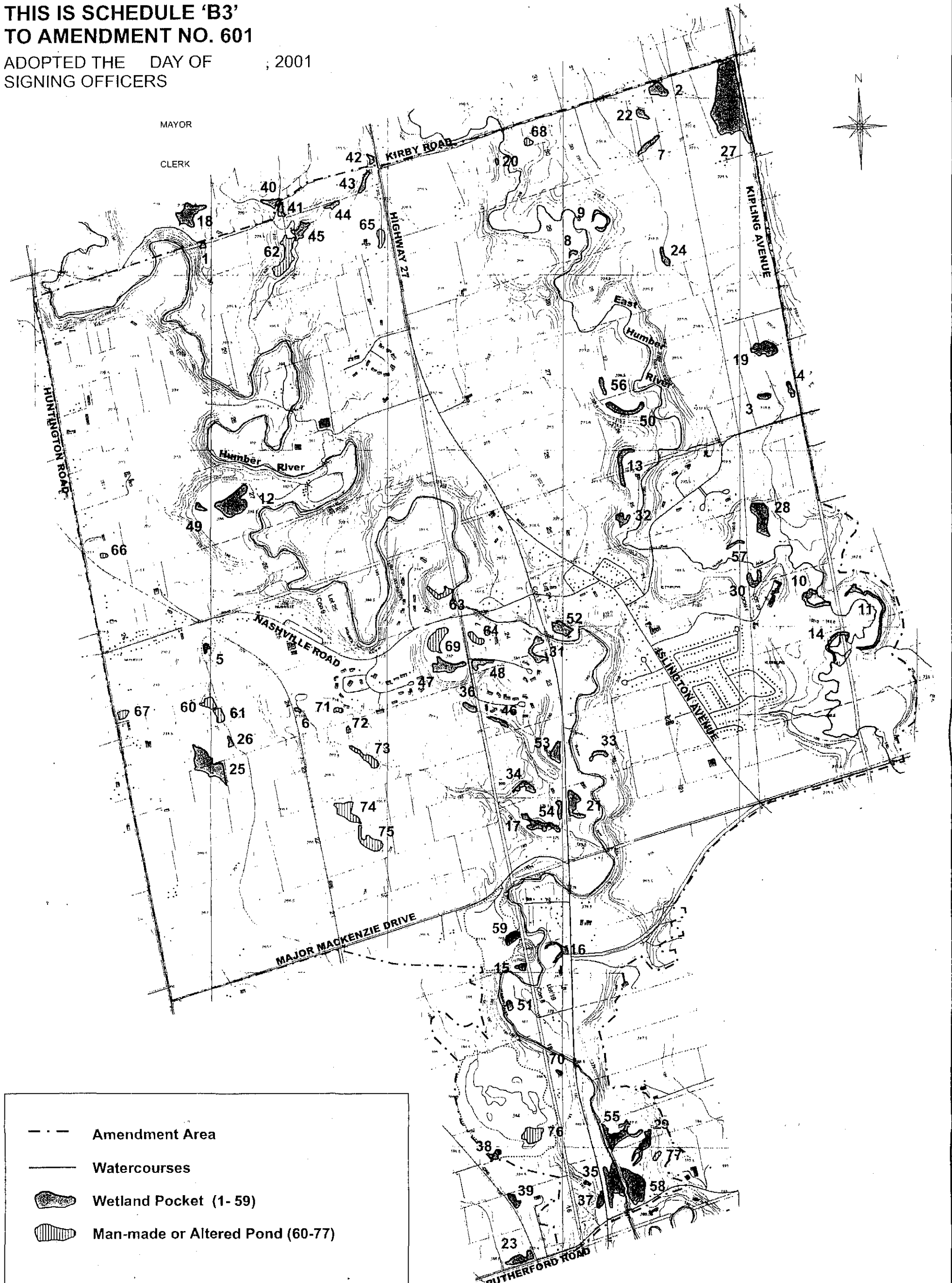
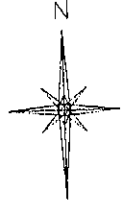
**HABITAT ENHANCEMENT OPPORTUNITIES
FOREST REGENERATION & LINKAGES**





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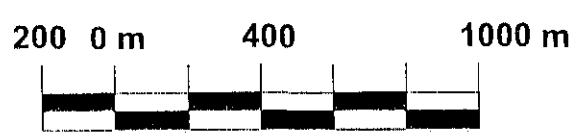
ADOPTED THE DAY OF , 2001
SIGNING OFFICERS

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-  Amendment Area
-  Watercourses
-  Wetland Pocket (1-59)
-  Man-made or Altered Pond (60-77)



SCHEDULE 'B3'

**WETLAND POCKETS
AND PONDS**

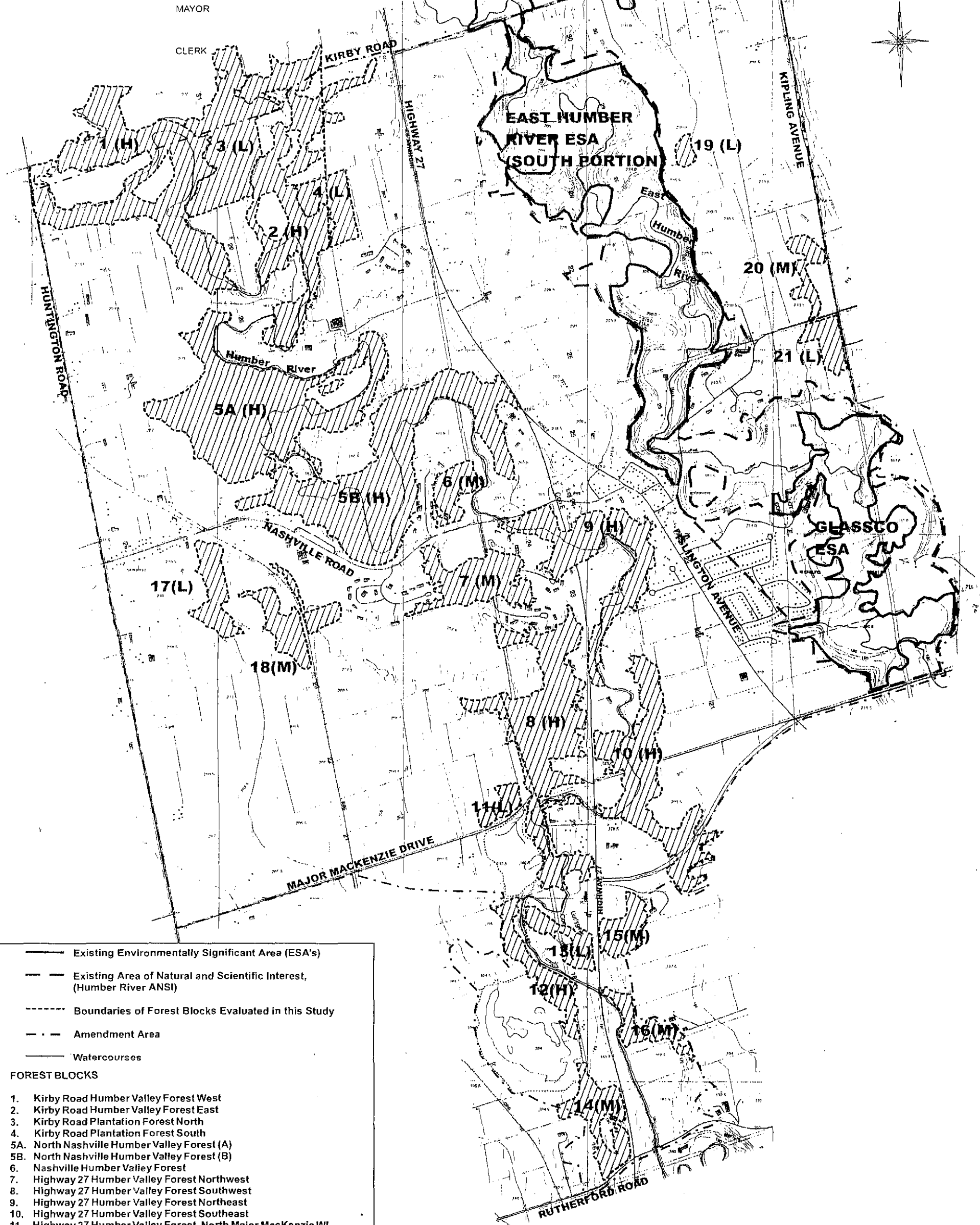
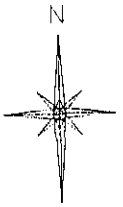
**THIS IS SCHEDULE 'B4'
TO AMENDMENT NO. 601**

ADOPTED THE DAY OF , 2001
SIGNING OFFICERS

**EAST HUMBER
RIVER ESA
(NORTH PORTION)**

MAYOR

CLERK

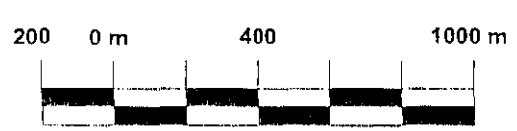


- Existing Environmentally Significant Area (ESA's)
- - - Existing Area of Natural and Scientific Interest, (Humber River ANSI)
- Boundaries of Forest Blocks Evaluated in this Study
- . - . Amendment Area
- Watercourses

FOREST BLOCKS

1. Kirby Road Humber Valley Forest West
2. Kirby Road Humber Valley Forest East
3. Kirby Road Plantation Forest North
4. Kirby Road Plantation Forest South
- 5A. North Nashville Humber Valley Forest (A)
- 5B. North Nashville Humber Valley Forest (B)
6. Nashville Humber Valley Forest
7. Highway 27 Humber Valley Forest Northwest
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17. South Nashville Tableland Railway Forest West
18. South Nashville Tableland Railway Forest East
19. Kipling Avenue Tableland Forest North
20. Kipling Avenue Tableland Forest Centre
21. Kipling Avenue Tableland Plantation Forest South

SUMMARY FUNCTIONAL RATING
H = high, M = moderate, L = low





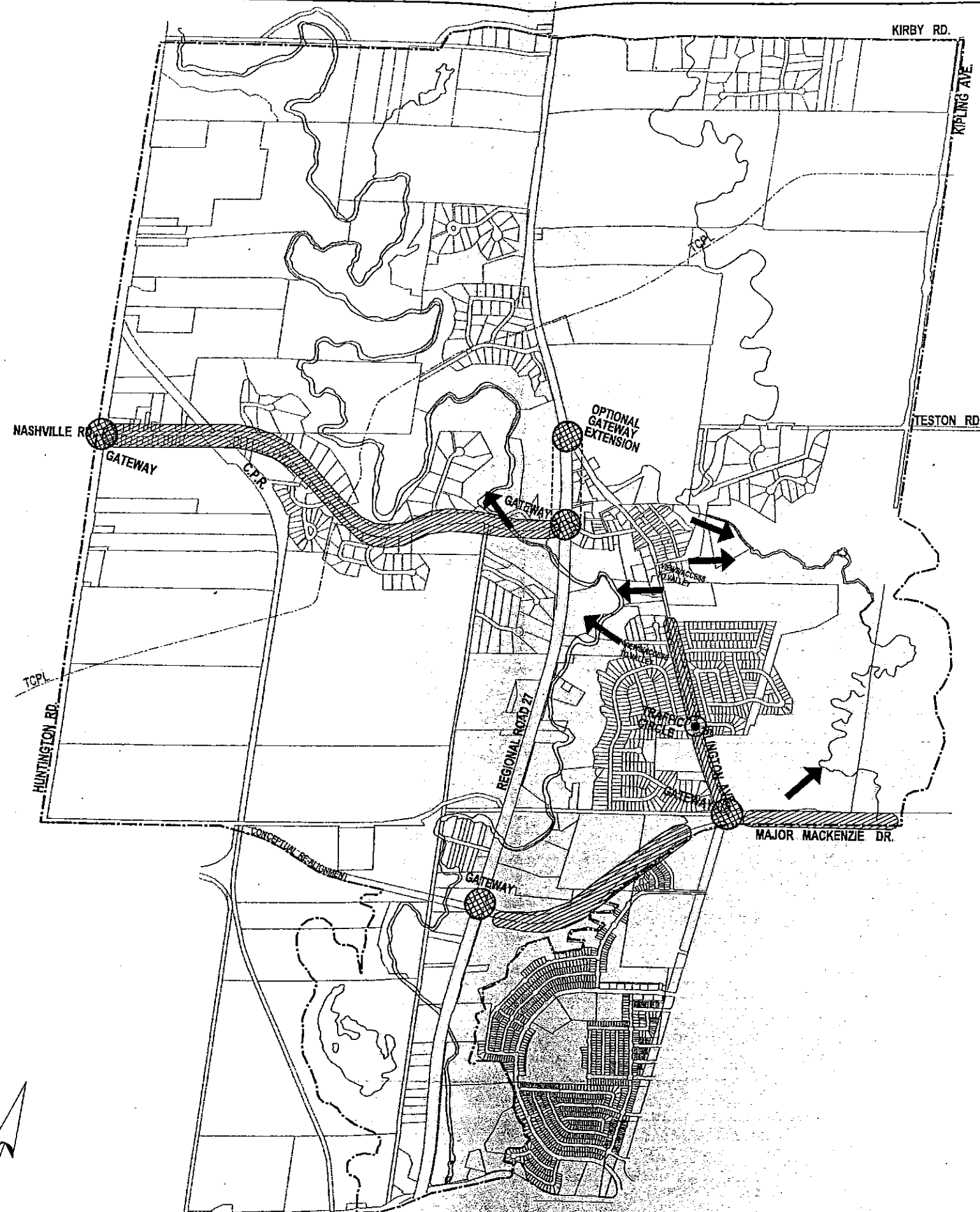
SCHEDULE 'B4'

**SIGNIFICANT
WOODLANDS**

Appendices

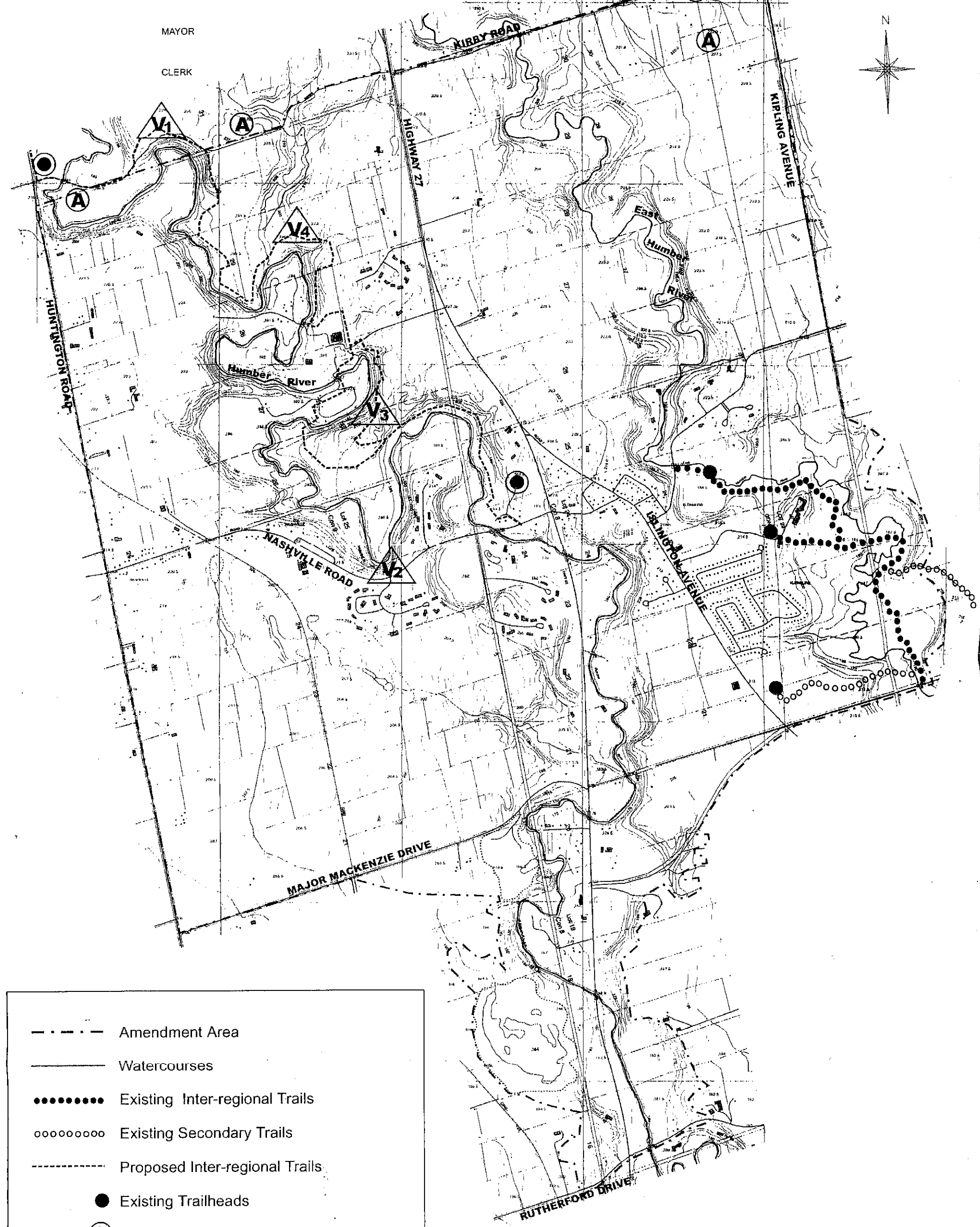
KLEINBURG NASHVILLE COMMUNITY PLAN APPENDIX 'A' URBAN DESIGN

 COMMUNITY CORRIDORS
 AMENDMENT AREA



**THIS IS APPENDIX 'B'
TO AMENDMENT NO. 601**

ADOPTED THE ... DAY OF ..., 2001
SIGNING OFFICERS



--- --	Amendment Area
—	Watercourses
●●●●●●●●	Existing Inter-regional Trails
○○○○○○○○	Existing Secondary Trails
-----	Proposed Inter-regional Trails
●	Existing Trailheads
⊙	Proposed Trailheads
Ⓐ	Alternate Trailheads
△	Proposed Viewing Stations (1-4)

200 0 m 400 1000 m

APPENDIX 'B'

**PASSIVE RECREATION
ENHANCEMENT
OPPORTUNITIES**