



W E S T G O R M L E Y

8.0 THE WEST GORMLEY SECONDARY PLAN

The lands within the West Gormley Secondary Plan area encompass approximately 361 hectares (892 acres) of land and are generally located within the area bounded by Bayview Avenue (realigned) to the west, Leslie Street to the east, Bethesda Sideroad to the north and Stouffville Road to the south.

Basis

The lands within the West Gormley Secondary Plan are designated “Settlement area”, “Natural Core Area”, and “Natural Linkage Area” in accordance with the Oak Ridges Moraine Conservation Plan (ORMCP). Designated as Settlement area within the ORMCP, the West Gormley Secondary Plan area is intended to accommodate urban growth and permit a range of residential, commercial, employment and institutional uses. Natural Core Areas are lands containing a high concentration of *key natural heritage features*, *key hydrological features* or landform conservation areas. The Oak Ridges Moraine Conservation Plan identifies low-intensity recreational uses and unserviced parks as permitted uses within Natural Core Areas. Natural Linkage Areas are intended to provide open space connections between Natural Core Areas.

The lands within the West Gormley Secondary Plan designated as “Natural Core Area” and “Natural Linkage Area” in the Oak Ridges Moraine Conservation Plan are included on **Schedule “A”** (Land Use Plan) to this Secondary Plan to provide context only. These lands are subject to the policies of the York Region Official Plan and the Town of Richmond Hill Official Plan, in accordance with the policies and requirements of the Oak Ridges Moraine Conservation Plan as approved by the Minister of Municipal Affairs and Housing. The lands designated as “Oak Ridges Moraine Natural Core Area” on **Schedule “A”** (Land Use Plan) to this Secondary Plan incorporate all buffers and setbacks from natural features as required by the Oak Ridges Moraine Conservation Plan. The required buffers have been or will be conveyed to the Toronto and Region Conservation Authority.

The West Gormley Secondary Plan provides for the establishment of an urban residential community with supporting parks, schools, open space, institutional and neighbourhood commercial uses.

The York Region Official Plan states that *development* of this area shall not be permitted until the provisions of the Oak Ridges Moraine Conservation Plan have been satisfied and the community building and servicing policies of the York Region Official Plan have been satisfied. The policies in the West Gormley Secondary Plan provide that prior to the approval of *development* of the lands, the provisions and requirements of the Oak Ridges Moraine Conservation Plan and the policies of the York Region Official Plan and Richmond Hill Official Plan be addressed through the Master Environmental Servicing Plan.

The lands subject to the policies in the West Gormley Secondary Plan include two separate neighbourhoods to the east and west of the “Oak Ridges Moraine Natural Core Area” lying in the centre of the concession block and also to a small parcel of land of approximately 2.1 hectares at the southwest corner of Leslie Street and Bethesda Sideroad.

Development within the West Gormley Secondary Plan shall address and satisfy the provisions of the Oak Ridges Moraine Conservation Plan.

The requirements for the Master Environmental Servicing Plan as set out in the Official Plan indicates that the Master Environmental Servicing Plan shall include a demonstration of the Greenway System that includes the Urban Open Space System, identifying all *key natural heritage features* and *key hydrological features* and a *development* concept indicating how the *development* will occur in accordance with Town policies.

As the lands within the *settlement area* lie within two different sub-watersheds, separate Master Environmental Servicing Plans have been prepared for each of the two major parcels of land to the east and west of the ORM Natural Core Area designation.

A conceptual block plan illustrating how the lands could be developed in accordance with the policies in the

West Gormley Secondary Plan is attached as Appendix 1 (Conceptual Block Plan) to this Secondary Plan for information purposes only.

8.1 INTRODUCTION

The following text and **Schedule “A”** – (Land Use Plan) to this Secondary Plan attached hereto, constitutes Chapter 8 (West Gormley Secondary Plan) to the Richmond Hill Official Plan.

8.2 PURPOSE

The purpose of this Secondary Plan is to establish principles and policies for the *development* of the West Gormley Secondary Plan area as shown on **Schedule A10** (Secondary Plan Areas) to Part I of the Richmond Hill Official Plan.

8.3 LOCATION

The lands within the West Gormley Secondary Plan area encompass approximately 361 hectares (892 acres) and are generally contained within the area bounded by Bayview Avenue to the west, Leslie Street to the east, Bethesda Sideroad to the north and Stouffville Road to the south.

8.4 PRINCIPLES OF DEVELOPMENT

8.4.1 Environmental Sustainability

The guiding principle for *development* in the West Gormley Secondary Plan area is “Environment First”. This means that *development* will only be approved if it can be demonstrated that the policies of the Oak Ridges Moraine Conservation Plan, the York Region Official Plan and the Richmond Hill Official Plan have been met.

The objectives associated with this principle are:

- a. To conform to all of the applicable policies of the Oak Ridges Moraine Conservation Plan, the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement, the York Region Official Plan and the Richmond Hill Official Plan.
- b. To provide an interconnected urban open space system which links the Oak Ridges Moraine to the Rouge Valley in accordance with the Oak Ridges Moraine Conservation Plan designations for Natural Core and Natural Linkage areas.

8.4.2 Neighbourhood Identity

The urban areas within the West Gormley Secondary Plan are physically separated by lands designated as “Oak Ridges Moraine Natural Core Area”, the majority of which have been dedicated to the Toronto and Region Conservation Authority. As a result, the urban areas are not contiguous. This principle relates to trying to achieve a neighbourhood identity.

The objectives associated with this principle are:

- a. To provide for a range of land uses including Greenway System designations, open space areas, residential neighbourhoods, public uses such as schools and local commercial service opportunities.

- b. To foster a sense of community identity by connecting neighbourhoods through public uses and an urban open space system.
- c. To provide for the extension of necessary public services and facilities to support the community.

8.4.3 Housing Choices

This principle is to ensure that *development* within the “Oak Ridges Moraine Urban Area” of the West Gormley Secondary Plan area will provide opportunities for a mix and range of housing types.

The objectives associated with this principle are:

- a. To provide a range and mix of housing types in order to achieve a balanced community.
- b. To address the requirements of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.
- c. To encourage housing *developments* and designs in order to achieve more compact residential *development*.
- d. To achieve an urban form which makes effective use of land, services, community facilities and related infrastructure.

8.4.4 Municipal Services

This principle is to ensure that all *development* within the West Gormley Secondary Plan area be on municipal services carried out pursuant to an Environmental Assessment that considers all alternative servicing solutions and in a manner that is environmentally responsible. The objectives are:

- a. To locate future residential *development* in a manner which allows for the logical extension of municipal services.
- b. To strategically locate *stormwater management works* in order to minimize the number of facilities and maintenance requirements.

8.4.5 Transportation and Transit

This principle relates to the need to ensure that the West Gormley neighbourhoods are connected to the street and transit systems both internally and externally.

The objectives associated with this principle are:

- a. To create a neighbourhood accessible to the broader Oak Ridges and Richmond Hill community by both street and transit services.
- b. To ensure that *development* occurs in accordance with requirements for street improvements on surrounding arterial streets.

8.4.6 Financial Viability

This principle is to ensure that new *development* occurs in a manner which is timed to the provision of necessary infrastructure and is undertaken in a manner which does not impact the Town’s finances including operating costs.

The objectives associated with this principle are:

- a. To ensure the costs of *development* including infrastructure required to service the *development* is borne by the landowners.
- b. To ensure that the costs for infrastructure and other municipal services are included in the Town-wide and area specific *development* charges, as applicable and in accordance with the *Development Charges Act*.
- c. To require phasing of *development* consistent with the timed delivery of required Regional and local infrastructure.

8.5 ENVIRONMENT AND WATER RESOURCE POLICIES

8.5.1 General Policies

- a. Prior to approving new *development*, Council shall be satisfied that the *development* addresses all of the requirements of the Oak Ridges Moraine Conservation Plan.
- b. All applications for *development* including applications for Zoning By-law Amendment and draft plan of subdivision must be accompanied by a conformity statement that demonstrates how the *developments* meet the requirements of the Oak Ridges Moraine Conservation Plan.

8.5.2 Natural Environment

- a. It is the intent of Council that the lands identified on **Schedule "A"** (Land Use Plan) to this Secondary Plan as "Oak Ridges Moraine Natural Core Area" and "Oak Ridges Moraine Natural Linkage Area" shall be dedicated to the Province of Ontario, Toronto and Region Conservation Authority or other appropriate public body in order to ensure their long term protection.
- b. Where lands designated "Oak Ridges Moraine Natural Core Area" or "Oak Ridges Moraine Natural Linkage Area" have been dedicated to the Province and/or Toronto and Region Conservation Authority in accordance with settlements of the *Oak Ridges Moraine Conservation Act*, such lands shall not be included in environmental studies and/or the MESP except where such lands will be impacted by proposed *development*.
- c. Where lands designated "Oak Ridges Moraine Natural Core Area" or "Oak Ridges Moraine Natural Linkage Area" have been dedicated to the Province of Ontario and/or Toronto and Region Conservation Authority, all buffers and setbacks as required in accordance with the Oak Ridges Moraine Conservation Plan shall be deemed to have been included in the dedicated lands.
- d. Where the lands designated "Oak Ridges Moraine Natural Core Area" or "Oak Ridges Moraine Natural Linkage Area" have not been dedicated to the Province of Ontario and/or Toronto and Region Conservation Authority, the lands shall be subject to the policies and requirements of Section 3.2.1.1 (Lands on the ORM) and the relevant land use and design policies of Section 4.10 (Greenway System) of Part I of the Richmond Hill Official Plan.
- e. Revisions to the water resource management studies submitted in the August 2004 and September 2005 MESP's shall be submitted as part of the updates to the Master Environmental Servicing Plans in accordance with Terms of Reference to be prepared in consultation with the TRCA.
- f. Natural Heritage Evaluations in accordance with Section 5.24, of Part I of the Richmond Hill Official Plan, shall be submitted on a site specific basis prior to draft plan approval or site plan approval in order to demonstrate how the proposed *development* meets the policies and requirements of the Oak Ridges Moraine Conservation Plan.

- g. The Terms of Reference for the Natural Heritage Evaluation shall be approved in consultation with the Town and TRCA and shall include, in addition to the requirements of Section 5.24 of Part I of the Richmond Hill Official Plan, the following:
- i. A demonstration of conformity with the requirements of the Oak Ridges Moraine Conservation Plan and Provincial Policy Statement;
 - ii. A description of the proposed *development* including conceptual servicing and stormwater management facilities;
 - iii. Identification of the interdependencies between and relationship of the water resources regime and lands within the ORM Natural Core and ORM Natural Linkage designations;
 - iv. Confirmation that the water management and servicing schemes do not impact the areas dedicated as ORM Natural Core and ORM Natural Linkage as shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan; and
 - v. Identification of the *key natural heritage features* and/or *key hydrological features* and their functions which could potentially be impacted by *development* during the pre-construction and post construction period to ensure no impact to the areas designated ORM Natural Core and ORM Natural Linkage.

8.5.3 Master Environmental Servicing Plan

- a. Master Environmental Servicing Plans (MESPs) dated August 2004 for the Rouge Watershed and September 2005 for the Humber Watershed were previously submitted in support of *development* applications within the West Gormley Secondary Plan area. Prior to the approval of Zoning By-law amendments and draft plans of subdivision, the MESPs shall be revised to the satisfaction of the Town, York Region and the Conservation Authority to reflect any changes in land use and/or Provincial regulations in effect.
- b. The MESPs shall be prepared on the basis of sub-watersheds and have regard for all aspects of the subwatershed.
- c. The MESPs shall demonstrate that the requirements of the *Oak Ridges Moraine Conservation Act* and the Oak Ridges Conservation Plan have been met.
- d. The revised MESPs shall, in addition to other matters, provide the following information:
 - i. An analysis of the water budget;
 - ii. Analysis of servicing requirements including stormwater management, and allocation of water and sanitary sewer capacity;
 - iii. Heritage and archaeological inventory and analysis including the identification of how these resources will be protected and/or preserved; and
 - iv. An assessment of transportation systems including streets, transit, traffic calming design solutions pedestrian and bicycle facilities.

8.6 LAND USE POLICIES

8.6.1 General Policies

- a. The community structure of the West Gormley Planning Area is based on achieving a balanced community which includes areas identified for residential, commercial and public uses.
- b. New *development* must be undertaken in accordance with the principles, objectives and policies outlined in

Sections 8.4 and 8.5 of this Secondary Plan.

- c. Although desirable, the ability to connect neighbourhoods within this area may be limited by the overarching considerations for protection of the Oak Ridges Moraine Natural Core and Natural Linkage lands and therefore, the *development* of lands within the concession block will be based on the *development* of neighbourhoods.
- d. It is intended that urban design guidelines be prepared for the residential areas prior to the approval of Zoning By-law amendments, draft plans of subdivision and site plans.

8.6.2 Residential Policies

8.6.2.1 General Residential Policies

- a. The Town will encourage innovative subdivision and site plan design including a mix of housing types.
- b. In accordance with Sections 3.4.2 (Cultural Heritage) and Section 3.4.3 (Archaeological Resources) of the Part I Richmond Hill Official Plan, Council shall have regard for the conservation of structures and sites of historic, architectural or archaeological significance.
- c. Energy conservation shall be incorporated into the design of plans of subdivision and site plans in accordance with the energy and sustainable design policies as set out in Section 3.1.9.5 (Energy Conservation) and Section 3.2.3 (Sustainable Design) of the Part I Richmond Hill Official Plan.
- d. Aesthetic streetscapes shall be encouraged through the integration of varied building types, open space and protection of heritage features.

8.6.2.2 Residential Low Density

- a. The predominant use of land in areas designated Residential Low Density as shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan shall be for single detached, semi-detached, duplex, triplex, quadruplex, street townhouses and other low density housing types which are ground-oriented.
- b. In areas designated Residential Low Density, a maximum density of approximately 25 units per net residential hectare (10 units per acre) shall be permitted. This maximum density calculation shall not include the counting of *additional residential units*.
- c. Except as otherwise provided in this Secondary Plan, the maximum height of any residential building shall not exceed 3 ½ storeys.

8.6.2.3 Residential Medium Density

- a. The predominant use of land in areas designated Residential Medium Density shall be semi-detached, street townhouses, block townhouses and other low-rise housing forms which conform to the density requirements.
- b. In areas designated Residential Medium Density, a maximum density of 60 units per net residential hectare (24 units per acre) shall be permitted. This maximum density calculation shall not include the counting of *additional residential units*.
- c. The maximum building height in areas designated Residential Medium Density shall be four (4) storeys.
- d. In order to minimize the impact on *low density residential developments*, the design and appearance of multiple unit dwellings shall be integrated with and be *compatible* in scale and massing with the surrounding *development*.

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8.6.2.4 Residential Mixed Use

- a. Permitted uses on lands designated Residential Mixed Use shall include:
 - i. A range and mix of developments, including commercial and residential uses designed to be consistent with the applicable Provincial, Regional and local policies in effect at such time as servicing capacity is available;
 - ii. Commercial uses, including retail, personal service and professional office where they are integrated with the residential uses either as mixed use *developments* or as part of a commercial core serving the immediate neighbourhood and located internal to the *development* and not on an arterial street; and
 - iii. Mixed use residential and commercial *developments* shall be encouraged to locate on an arterial street in order to address the public street and shall include a service street access in order to minimize points of access to the arterial street.
- b. Prior to adoption of a Zoning By-Law to permit *development* of any parcel of land designated as Residential Mixed Use, a detailed Concept Plan shall be submitted and approved by the Town in accordance with Section 5.2 of Part 1 of the Richmond Hill Official Plan.
- c. The Tertiary Plan shall include the following requirements in addition to those as set out in Section 5.2 of Part 1 of the Richmond Hill Official Plan:
 - i. Urban design studies which show transition in the massing, siting, orientation and heights of buildings;
 - ii. An analysis of the relationship of buildings to the street, to the adjacent open space, to adjacent uses and to one another;
 - iii. A detailed plan indicating the relationship of the proposed *development* to adjacent land uses including pedestrian circulation and connections to the urban open space system; and
 - iv. The relationship of the buildings to the natural landforms of the Oak Ridges Moraine and protection of views of the ORM Natural Core and ORM Natural Linkage designations.
- d. *Development* standards for buildings and structures on lands designated Residential Mixed Use, as shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan, shall be established in the Zoning By-Law subsequent to the approval of the Tertiary Plans required in Section 8.6.2.4.c of this Secondary Plan.
- e. Underground or structured parking shall be required for any buildings in excess of 4 storeys.
- f. Alternative concept plans including computer generated perspectives showing the massing, orientation and urban design of the buildings as well as the streetscape within the context of the site shall be required as part of any *development* application for Residential Mixed Use *development* together with traffic, parking, shadowing, servicing and urban design objectives.
- g. Applications for *development* within areas designated Residential Mixed Use shall be subject to site plan control and architectural design review at the applicant's expense.

8.6.2.5 Other Permitted Uses in Residential Designations

The following uses may also be permitted in all residential designations shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan in accordance with the following policies.

8.6.2.5.1 Day Nurseries

- a. Applications for amendments to the Zoning By-law to permit *day nurseries* may be permitted in Residential designations subject to the following criteria:
 - i. The *development* has access to an arterial, major collector or minor collector street;

- ii. The *development* is adjacent to a commercial or institutional use or community facility;
- iii. The facility is licensed under the *Day Nurseries Act*;
- iv. The area of the site is sufficient to provide for adequate parking, circulation of traffic, drop off and pick up areas and outdoor amenity space.

8.6.2.5.2 Seniors Residential and Institutional Uses

- a. Applications for amendments to the Zoning By-law to permit seniors residential and institutional *developments* may be permitted subject to the following provisions:
 - i. The *development* has access to an arterial, major collector or minor collector street;
 - ii. The site is of sufficient size to provide for adequate setbacks, parking and transition from adjacent uses; and
 - iii. The site is adjacent to other institutional uses or community facilities.

8.6.2.5.3 Schools and Places of Worship

- a. Applications for amendment to the Zoning By-law to permit elementary schools operated by the York Region District School Board and the York Catholic District School Board will be assessed on the basis of conformity with the following criteria:
 - i. Frontage and access on a collector street;
 - ii. The site is situated on a straight segment of roadway with good visibility and with sufficient frontage to meet the standards of the respective school board;
 - iii. The school forms a campus with parks or other public facilities wherever possible; and
 - iv. Residential driveways directly opposite school sites are minimized wherever possible in order to minimize conflicts with local traffic.
- b. Applications for amendment to the Zoning By-law to permit secondary schools operated by the York Region District School Board and the York Catholic District School Board will be assessed on the basis of conformity with the following criteria:
 - i. The school is located at an intersection of an arterial and a collector street with access via the collector street;
 - ii. The school forms a campus with parks or other public facilities wherever possible;
 - iii. Residential driveways directly opposite school sites shall be minimized wherever possible; and
 - iv. The location has good visibility and sufficient frontage on a straight segment of the roadway to meet the standards of the respective School Board.
- c. Applications for amendment to the Zoning By-law to permit private schools will be assessed on the basis of conformity with the following criteria:
 - i. Such uses shall be located on arterial streets and preferably at the intersection of collector and arterial streets;
 - ii. A minimum of two (2) access points shall be provided;
 - iii. The sites shall be a minimum of 1 hectare (2.47 acres) and a maximum of 2.5 hectares (6.18 acres) and sites in excess of 2.5 hectares (6.18 acres) in the *settlement area* shall require an Official Plan Amendment;
 - iv. Traffic and parking studies shall be submitted to the Town which demonstrate that such use will not adversely impact the existing or proposed traffic network satisfactory to the Town;
 - v. The impact on adjacent residential areas is minimized through the incorporation of adequate parking, landscaping, setback and buffering provisions in the Zoning By-law; and
 - vi. Adequate measures to address vehicular drop-off and pick-up through features such as lay-bys are provided.

- d. Applications to amend the Zoning By-law to permit places of worship in residential areas will be assessed on the basis of conformity with the following criteria:
 - i. Such uses shall be located at intersections of arterial streets or at the intersection of collector and arterial streets. Mid-block sites may be considered where they abut other institutional or commercial uses and where shared facilities such as parking may be available;
 - ii. Traffic and parking studies shall be submitted which demonstrate to the satisfaction of the Town that such a use in that location will not adversely impact the existing or proposed traffic network;
 - iii. The impact on adjacent residential areas is minimized through the provisions of adequate parking, landscaping, setback and buffering provisions in the Zoning By-law; and
 - iv. All such *developments* are to be subject to site plan control and architectural design control.

8.6.2.5.4 Home Occupations

- a. Home occupations may be permitted in Residential designations without amendment to the Zoning By-law subject to the following criteria:
 - i. The home occupation is carried on by an occupant of the dwelling;
 - ii. The home occupation constitutes a secondary use and is carried on entirely within the *dwelling unit*;
 - iii. The business does not generate traffic on a daily or routine basis which exceeds the residential parking standard;
 - iv. There is no outside storage of goods or materials;
 - v. The residential façade and appearance of the dwelling unit is maintained;
 - vi. Signage is consistent with the residential requirements in the Sign By-law;
 - vii. The home occupation does not include retail sales from the dwelling; and
 - viii. Medical and animal clinics are not permitted.

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8.6.2.5.5 Additional Residential Units

Additional residential units may be permitted in accordance with the following policies:

- a. *Additional residential units* are permitted in areas zoned for residential development.
- b. Notwithstanding (a), an *additional residential unit* is not permitted:
 - i. on *hazard lands* or *hazardous sites*; or
 - ii. on lands within the "Oak Ridges Moraine Natural Core" and "Oak Ridges Moraine Natural Linkage" designations.
- c. The dwelling and *additional residential unit(s)* meets all Provincial building and fire code regulations and requirements.
- d. Exterior changes to the existing *ground-related dwelling* are compatible with the character of the area.

8.6.3 Neighbourhood Commercial Policies

- a. Within the Neighbourhood Commercial Area, a range of uses including retail, commercial, and office may be permitted in accordance with the policies of this Section.
- b. The maximum site area for Neighbourhood Commercial *developments* shall be 1 hectare.
- c. The maximum height for commercial *developments* shall be 2 storeys.
- d. Service stations and drive-through restaurants will not be permitted within this designation except by an amendment to this Secondary Plan which demonstrates the need for such uses and further that such uses conform to the provisions of the Gas Bar/Convenience Retail Study, as prepared by the Town.

- e. Where any commercial *development* is adjacent to, or in immediate proximity to a residential area, potential adverse impacts between the uses shall be mitigated through building setbacks, visual screening, landscaping, fencing and other forms of buffering, particularly to screen parking areas.
- f. Vehicular access to Leslie Street shall be controlled in order to minimize the number of direct access points in consultation with the appropriate agency having jurisdiction. Access to adjacent collector streets will be encouraged wherever possible.
- g. Neighbourhood commercial *developments* shall be designed to address the street and include a comprehensive and unified streetscape and landscape plan to minimize the visual impact of surface parking.
- h. No open storage of goods, materials, machinery or equipment is permitted.
- i. All uses shall provide access and parking in accordance with the *Accessibility Act*.

8.6.4 Institutional Policies

- a. New Institutional designations not specifically identified on **Schedule "A"** (Land Use Plan) to this Secondary Plan shall only be permitted subject to applications for Official Plan and Zoning By-law amendments which demonstrate conformity with the policies of this Secondary Plan and Part I of the Richmond Hill Official Plan.
- b. In general, institutional uses including schools, parks and places of worship shall be located along arterial and/or major collector streets.
- c. The lands located at the north-west intersection of Leslie Street and Stouffville Street are designated "Institutional" on **Schedule "A"** (Land Use Plan) to this Secondary Plan and are currently used as a place of worship with recreational and cultural facilities. Additional uses such as *day nurseries*, private schools, seniors housing and other uses considered accessory to the Institutional use may be permitted without amendment to this Secondary Plan subject to the following requirements:
 - i. A detailed and comprehensive concept plan showing all of the existing and proposed land uses together with related studies such as traffic, servicing, urban design are approved by Council prior to the adoption of the amending Zoning By-law;
 - ii. A detailed streetscape plan is submitted for the Stouffville Street and Leslie Street frontages and approved by Council as part of the site plan;
 - iii. The urban design for the *development* includes consideration of the Hamlet of Gormley Heritage Conservation District located to the south of Stouffville Road; and
 - iv. The *development* is subject to site plan control including urban design prior to the approval of any additional uses or buildings on the lands.

8.6.5 Parks and Open Space

8.6.5.1 General Policies

- a. In the long term, it is intended that there will be an open space system linking the Town's parkland at Lake Wilcox, the Lake St. George Conservation Area, the ORM Natural Core and ORM Natural Linkage Areas and the Rouge Watershed together with the public park land dedicated within the *settlement area* of the West Gormley Secondary Plan. The linkages between these facilities shall be through the establishment of a natural trail system.
- b. The design of neighbourhoods in the West Gormley Secondary Plan shall provide for suitable connections into the ORM Natural Core area or ORM Natural Linkage area to facilitate a portion of the trail system envisaged in the Oak Ridges Moraine Conservation Plan.
- c. Public parkland shall be provided in accordance with the provisions of the *Planning Act* and Section 3.1.8 of Part I of the Richmond Hill Official Plan.
- d. The exact location, boundaries and extent of parkland dedication or cash-in-lieu of parkland dedication shall be confirmed at the time of subdivision approval.
- e. Lands dedicated to the Town shall be subject to a Phase I Environmental Site Assessment.

8.6.5.2 Parks

- a. The Park system planned for the West Gormley Secondary Plan area shall include Local Parks (Neighbourhood Parks and Linear Parks), Urban Squares and pedestrian and bicycle paths.
- b. The provision of parkland within the Secondary Plan area shall be determined on a comprehensive basis and not on an individual ownership basis.
- c. Land shall be conveyed to the Town for park purposes at a rate of 1.0 hectare per 300 residential units proposed or 5% of net residential area plus 2% of commercial lands where applicable, whichever yields the greater amount of parkland.
- d. Standards and locations of parkland shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan shall be sufficiently flexible to allow variations which may be required due to particular site and/or *development* circumstances.
- e. Linear and Neighbourhood Parks shall be centrally located within a neighbourhood and shall be sized from 1.0 hectares to 2.5 hectares (2 – 6 acres) with frontage on a collector street wherever possible. Parks should be linked to the urban open space system through cycling and/or walking trails and provide for both passive and active recreation.
- f. Linear Park sites may be included within the total Neighbourhood Park area requirements and will generally be 0.30 hectares (0.75 acres) to 0.60 hectares (1.5 acres) in size.
 - i. Pedestrian links to parkland from residential areas will be required and shall be no less than 6 metres in width.
 - ii. Additional parks, urban squares and urban open space connections shall be required as part of the Concept Plan to be approved by Council for the lands designated Residential Mixed Use, located at the intersection of Bayview Avenue and Bethesda Sideroad.

8.6.5.3 Schools

- a. The West Gormley Secondary Plan area shall be served by two (2) elementary schools as shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan.
- b. The Town will encourage the School Boards to locate schools in close proximity to other schools in order to maximize open space and reduce site area requirements.
- c. Where any site is designated for a school or where an existing school is declared surplus, the site may be utilized for *low density residential* purposes in the event that the school is not developed. The site may also be dual zoned for schools and *low density residential* purposes.
- d. The elementary school symbols shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan are symbolic in nature, establishing the intent to have an elementary school facility locate in these general locations. The precise location of school site requirements will be confirmed at the draft plan of subdivision stage.
- e. The design and layout of the schools shall encourage reduction of school related traffic congestion on and around the site.
- f. In consultation with the York Region District School Board and York Catholic District School Board, it is Council's policy to obtain a first right-of-refusal on designated school sites which are not required for school purposes in order to purchase such land for park purposes.

8.6.6 Cultural Heritage Policies

- a. It is the intent of Council to protect the heritage resources within this Secondary Plan area by recognizing historically and architecturally significant buildings and structures, cultural heritage and archaeological sites, and where feasible, providing for their conservation.
- b. Sites or structures of historical or archaeological value shall be considered prior to any *development*, and shall be protected from incompatible *development*, wherever possible, and shall be retained on their original site, wherever possible.

8.7 TRANSPORTATION AND SERVICING POLICIES

8.7.1 Transportation

8.7.1.1 General Policies

- a. The streets plan and the street classification is shown on **Schedule "A"** (Land Use Plan). The street classification consists of arterial streets, major collector streets, minor collector streets and local streets.
- b. It is the Town's intention to require traffic calming initiatives to be implemented in the design of streets throughout the West Gormley Secondary Plan area to reduce traffic infiltration into adjacent neighbourhoods.
- c. In the event that traffic volumes are excessive on any of the arterial streets surrounding the West Gormley Secondary Plan area, the Town of Richmond Hill may request that York Region prepare a traffic management plan which may include turning movement restrictions.

8.7.1.2 Arterial Streets

- a. Bayview Avenue, Leslie Street and Stouffville Road are arterial streets under the jurisdiction of York Region, which bound the West Gormley Secondary Plan area and are intended for through traffic.
- b. Bethesda Sideroad is an arterial street under the jurisdiction of the Town of Richmond Hill.
- c. The right-of-way widths for arterial streets will be 36 metres. Additional widenings may be required at intersections and at locations which require cutting and filling to improve vertical alignments.
- d. Access points on arterial streets shall be controlled so as not to interfere with their function of providing for through traffic movements.
- e. All *development* adjacent to arterial streets shall be designed with direct frontage onto a parallel service street, wherever possible. In the event that construction of a parallel service street is not possible, direct access by individual *developments* will not be permitted.
- f. Sidewalks shall be provided on both sides of an arterial street, unless Council determines otherwise.
- g. Intersection and access points onto arterial streets shall be controlled with regard to the geometric requirements for visibility, grades and curvatures so as not to create a safety hazard.

8.7.1.3 Major and Minor Collector Streets

- a. Collector streets are identified on **Schedule "A"** (Land Use Plan) to this Secondary Plan. Generally these streets shall provide for through traffic between arterial streets and between arterial streets and other collector streets.
- b. Major collector streets shall have a right-of-way of 26 metres while minor collector streets shall have a right-of-way of 23 metres. Additional right-of-way widths may be required at intersections with other streets, or in areas of physical or topographic constraint. Reduced right-of-way widths for major collector streets will be considered if it can be demonstrated that traffic calming has been introduced in the design of the community. The introduction of speed humps as traffic calming on major collector streets will not be permitted.

- c. Direct access from abutting properties onto minor collector streets shall be permitted provided that such access does not result in traffic hazards due to proximity to major intersections or other special features.
- d. Sidewalks shall be provided on both sides of all collector streets.
- e. Transit routes have not yet been defined. However, it is expected that transit vehicles may operate on both major and minor collector streets. Home buyers on such streets shall be advised that those streets may be public transit routes in the future through the subdivision approval process.

8.7.1.4 Local Streets

- a. Local streets are intended for residential access only. They shall be designed to discourage through traffic.
- b. The rights-of-way shall generally be 18 to 20 metres. Rights-of-way of service streets parallel to arterial streets may be further reduced subject to approval by the Town.
- c. In general, sidewalks shall be provided on one side of local streets and may or may not be required on short cul-de-sac streets subject to the satisfaction of the Town.
- d. Sidewalks may be required on both sides of certain local streets in the vicinity of elementary schools to ensure the safety of students.
- e. On-street parking may be allowed except in locations where it will create a conflict between pedestrian and vehicular traffic or interfere with the safe operation of vehicular traffic.
- f. Due to the pattern of land ownership, there are certain parcels of land which may become inaccessible as a result of the *development* of adjoining lands. The Town shall ensure, in the plan of subdivision, rezoning or site plan approval process, that appropriate access is provided to all lands.

8.7.1.5 Public Transportation

- a. The Town will work with York Region Transit, GO Transit and the Province to develop a coordinated transit system which encourages residents to use transit as an alternative means of transportation.
- b. The arterial and collector street system has been designed so that most residents will be within an acceptable *walking distance* to potential public transit routes. In the Plans of Subdivision, the local street and pedestrian walkway systems shall be designed to minimize *walking distances* to potential transit stops.
- c. Transit transfer points should be provided at the intersection of all arterial and collector streets. Collector streets shall be designed to structural standards to allow for bus traffic.
- d. All collector streets, within a subdivision, shall have the potential to become a transit route.
- e. The Town is pursuing with GO Transit a northerly extension of the Richmond Hill GO Rail service to Vandorf. This extension will include an all-day two-way service with a permanent equipment layover site in the general area between Bethesda Sideroad and Stouffville Road. Reference to this layover site can be found in the document entitled "GO Rail Expansion Program, Oriole Junction to Vandorf, Richmond Hill Corridor, Environmental Assessment Study, February 1993".

8.7.1.6 Pedestrian and Non-Motorized Traffic

- a. Consideration shall be given to pedestrian and other non-motorized forms of movement through the design and location of sidewalks, walkways and bicycle paths within the West Gormley Secondary Plan area.
- b. *Development* shall be designed with street configurations that encourage easy access to local stores, schools and parks by pedestrians and bicycles.

- c. Street configurations shall be designed to facilitate convenient pedestrian access to Leslie Street, Bayview Avenue and Bethesda Sideroad to promote access to transit.

8.7.2 Servicing Policies

8.7.2.1 Regional Trunk, Treatment and Servicing Capacity

- a. Proposed infrastructure additions are required to the York Durham Servicing System (YDSS) and the York Water System (YWS) in order to provide servicing capacity for the proposed *developments* within the West Gormley Secondary Plan area. The approval of the infrastructure is subject to Environmental Assessments to be approved by the Province of Ontario. Until such time as the infrastructure and servicing capacity needed to accommodate the *development* within the West Gormley Secondary Plan area has been approved and is within two years of completion and/or other suitable arrangements to provide such infrastructure are approved to the satisfaction of York Region and Town of Richmond Hill, the approval of Zoning By-law amendments, draft plans of subdivision and site plan approvals shall be considered premature.
- b. Prior to the approval of comprehensive Zoning By-laws for the West Gormley Secondary Plan area, York Region shall have approved that there is sufficient water and wastewater capacity available including within the treatment facilities, to allow the *development* to proceed.

8.7.2.2 Upper Leslie Trunk Sewer

- a. The servicing of the lands within the West Gormley Secondary Plan area along the Leslie Street frontage are intended to be determined by an Individual Environmental Assessment for the Upper Leslie Trunk Sewer. If the Upper Leslie Environmental Assessment is not submitted for approval by December 31, 2011, or if Terms of Reference for the Environmental Assessment have not been submitted for approval by December 31, 2009, then the means of servicing of the lands may be determined by an Environmental Assessment specific to servicing the lands pursuant to the *Environmental Assessment Act*.
- b. The specific Environmental Assessment may be conducted by the proponent subject to the approval of York Region and the Town of Richmond Hill. The proponent for this Environmental Assessment may be a public body or a private entity or a public/private partnership. The alternatives to be considered in the specific Environmental Assessment will include servicing through the Upper Leslie Trunk sewer as well as a servicing solution specific to the lands.
- c. Where the results of the Environmental Assessment require the Town to assume responsibility for infrastructure that forms part of the long term servicing strategy for York Region, and where Council has agreed to allow the proponent to proceed with the Environmental Assessment, the proponent may be required to provide financial and liability undertakings to ensure the operation of the alternative servicing scheme does not result in additional operational costs to the Town.

8.7.2.3 Master Environmental Servicing Plan

- a. Prior to the approval of Zoning By-law Amendments, any draft plan of subdivision or site plan approval on the lands within this Secondary Plan area, the following policies shall have been satisfied:
 - i. The draft Master Environmental Servicing Plans (MESPs) submitted by the applicant and dated August 2004 for the lands within the Rouge Watershed and September 2005 for the lands within the Humber Watershed, shall be revised to address the requirements as set out in Section 8.5.3 of this Secondary Plan.
 - ii. The revised MESP shall confirm the ability to provide sewer and water to the satisfaction of York Region and the Town of Richmond Hill.
 - iii. The infrastructure provisions of the Oak Ridges Moraine Conservation Plan, York Region Official Plan, and Richmond Hill Official Plan shall have been addressed to the satisfaction of York Region, the Town

- of Richmond Hill, and the Conservation Authority.
- iv. An Environmental Assessment(s) shall have been completed to the satisfaction of York Region for the required Regional infrastructure to serve this Secondary Plan.
 - v. All land necessary to enable construction of the required Regional infrastructure to serve the Secondary Plan area has been secured by York Region and/or the Town of Richmond Hill.
 - vi. The capital cost of the required Regional infrastructure, to serve the Secondary Plan area, is included in York Region's capital budget for construction within two years following the date of draft plan approval or otherwise secured to the satisfaction of York Region.
 - vii. Construction of the required Regional Infrastructure, to serve this Secondary Plan area is within two years of completion, or other suitable arrangements to provide sewer capacity are determined to the satisfaction of York Region and the Town of Richmond Hill.
 - viii. York Region shall have confirmed the availability of water and wastewater capacity to the Town of Richmond Hill for the Secondary Plan area and the Town of Richmond Hill has confirmed that it will allocate capacity to the plans of subdivision within the Secondary Plan area.

8.7.2.4 Utilities and Telecommunications

- a. Facilities for electrical power distribution, telephones, high capacity fibre optics communication cable, cable television, natural gas and other energy distribution systems shall be located underground and in a single utility corridor where feasible.
- b. The Town shall cooperate with the appropriate public and private agencies to ensure that all new *developments* are fully serviced upon completion of building construction.
- c. All plans of subdivision shall include appropriate locations for Canada Post centralized mail delivery systems.

8.7.2.5 Noise

- a. In accordance with Section 3.1.9.7 of Part 1 of the Richmond Hill Official Plan, applicants for proposed *development* may be required to submit a Noise Analysis Report using recognized noise measurement and prediction techniques. Applications for *development* within 500 metres of the CN rail line or a Regional arterial street will be required to include a Noise Analysis Report at the time of the application.
- b. That report shall contain an assessment of noise levels to which the proposed uses will be subjected before and after abatement measures are installed, for the existing and anticipated situation during both day time and night time hours.
- c. New residential *development* shall endeavour to meet the noise level guidelines of the Ministry of the Environment.
- d. Where anticipated indoor and/or outdoor sound levels in a proposed *development* will exceed the Ministry of the Environment noise level guidelines, tenants or purchasers shall be notified.
- e. For applications proposed within 50 metres of the CN rail line, Council will require the submission of a noise feasibility study which demonstrates to the satisfaction of the Town, the feasibility of achieving Provincial objectives for noise prior to recommending draft approval.

8.7.2.6 Energy Conservation

- a. The Town will encourage *development* within the West Gormley Secondary Plan area that is consistent with programs to conserve energy, reduce waste, encourage transit ridership and promote alternative modes of transportation to the single automobile occupant.
- b. The Town may consider Section 37 Bonus provisions for *developments* which implement green roof initiatives (LEED) as part of their site and/or building design.

8.8 IMPLEMENTATION

8.8.1 General Provisions

- a. Implementation of the policies of this Secondary Plan shall be in accordance with the *Planning Act*, *Oak Ridges Moraine Conservation Act* and Plan, *Places to Grow Act* and Plan, and other applicable Provincial legislation and the York Region Official Plan.
- b. Implementation shall also be in accordance with the policies of the Richmond Hill Official Plan, as amended from time to time. Where a conflict exists between the policies of this Secondary Plan and Part I of the Richmond Hill Official Plan, the policies of this Plan shall apply.
- c. The implementation of the West Gormley Secondary Plan is expected to occur over a ten year time frame when the necessary Regional infrastructure and servicing capacity has been completed and allocated to the Town of Richmond Hill.

8.8.2 Zoning By-law

- a. Prior to the approval of draft plans of subdivision, the Town and the TRCA shall have approved a completed MESP and the Town shall have adopted a Zoning By-law to implement the policies and designations of this Secondary Plan.
- b. The Zoning By-law may contain provisions for holding zones as provided for in Section 36 of the *Planning Act* in recognition of the following circumstances:
 - i. The need to receive a revised MESP which demonstrates that *development* can proceed without impact to the groundwater and/or natural heritage systems; and
 - ii. The need to ensure available servicing capacity.
- c. Accordingly, it is the intent of Council to enact a By-law and amend existing By-laws in accordance with the provisions of this Secondary Plan which utilizes the holding provisions of Section 36 of the *Planning Act*. The Zoning By-law shall define and incorporate a holding symbol which shall be the letter "H", which shall precede the use and density provisions contained in any such By-law.
- d. No *development* shall occur on lands zoned with a Holding symbol until the Holding "H" symbol has been removed. An amendment to the By-law will be required and shall not be adopted until the following conditions have been satisfied:
 - i. Council has been satisfied as to the suitability and capacity of a site for the intended uses including the compatibility with adjacent uses;
 - ii. A plan of subdivision has been draft approved and a related subdivision agreement has been executed; or
 - iii. A consent has been granted by the Committee of Adjustment and a *development* agreement with the Town has been executed; or
 - iv. An application for site plan has been submitted and reviewed by the Town, in accordance with the Town's Site Plan Control By-law and a Site Plan Agreement has been executed.
- e. The division of land by way of consent or exemption from part lot control shall only be permitted where the Town is satisfied that the division or conveyance does not prejudice the future *development* of the remaining lands or abutting lands.

8.8.3 Subdivision of Land

- a. *Development* in the West Gormley Secondary Plan area is subject to subdivision control and part lot control.

- b. In addition to the provisions of the *Planning Act*, Council must be satisfied that proposed draft plans of subdivision meet the following conditions:
 - i. Conform with the principles, objectives, policies and criteria of the Oak Ridges Moraine Conservation Plan and this Secondary Plan;
 - ii. Can be provided with adequate services and facilities as required by the Region and the Town;
 - iii. Do not prejudice the *development* of adjacent lands; and
 - iv. Are not premature.

8.8.4 Development Charges

- a. Prior to any *development* approval, the Town shall have enacted Development Charge By-laws identifying the Town-wide and area specific development charges that may be applicable to land with the West Gormley Secondary Plan area.
- b. Prior to approval of any *development*, the Region shall have enacted such Development Charge By-law(s) that may be applicable identifying the Regional development charges that may be applicable to the provision of Regional infrastructure necessary to allow for the servicing of the lands.
- c. Prior to any *development* approval, the Town in consultation with the Region shall be satisfied that the arterial streets are planned and identified for improvement within the planning time frame including the completion of any Environmental Assessments necessary to widen the boundary streets.

8.8.5 Required Studies, Reports and Plans

- a. This Secondary Plan identifies a number of studies, reports and plans which must be completed and reviewed prior to the adoption of a Zoning By-law and approval of draft plan of subdivision, condominium or site plan agreement. It is intended that most of these studies will be completed and approved as part of the revisions to the Master Environmental Servicing Plans for the Humber and Rouge Watersheds.
- b. Studies, reports and plans required by this Secondary Plan shall be completed in accordance with terms of reference prepared by or approved by the Town and will be completed by qualified professionals having the appropriate technical knowledge, experience and credentials to complete the studies identified.
- c. If the Town determines that a peer review of any study, report or plan required by this Plan is necessary, the proponent may be required to provide the necessary funding to allow the Town to obtain the peer review.

8.8.6 Land Securement and Dedication

- a. It is the intent of Council that the areas within the Oak Ridges Moraine Conservation Plan including the required buffers be dedicated at minimal or no cost to the Toronto and Region Conservation Authority or other appropriate public agency.
- b. The Town may secure lands, whether for environmental or other purposes through one or more of the following mechanisms:
 - i. Acquisition in accordance with the *Planning Act* and the *Development Charges Act*;
 - ii. Working with the Oak Ridges Moraine Foundation, Provincial Government, York Region, Toronto and Region Conservation Authority and adjacent municipal partners to use all funds available to acquire land;
 - iii. Encouraging landowners to dedicate or bequeath environmental lands;
 - iv. Density transfers and/or bonuses;
 - v. Expropriation as provided for in the *Municipal Act*;
 - vi. Negotiation as a condition of *development* approval;

- vii. Land exchanges with the Town and/or other landowners;
- viii. Easements for protection of natural heritage registered on title;
- ix. Public purchase; and
- x. Any other available means for protecting environmental and natural heritage areas with minimal impact to the Town's financial resources.

8.8.7 Urban Design

To support the principles for *development* in the West Gormley Secondary Plan area, Urban Design Guidelines will be developed that provide direction to ensure that the West Gormley Secondary Plan area will be a distinct community with well-defined cohesive neighbourhoods that promote a sense of identity. Urban Design Guidelines for the West Gormley Secondary Plan area, including a Park Master Plan, conceptual Block Plan for the lands located west of Leslie Street and a Concept Tertiary Plan for the lands located at Bayview Avenue and Bethesda Sideroad shall be undertaken and approved by the Town prior to consideration of individual draft plans of subdivision or site plan approval. The Urban Design Guidelines shall be based on the following policies:

- a. Significant natural features will be incorporated into the urban fabric so that they are highly visible.
- b. Schools and parks will be located to act as visual and physical focal points and to maximize accessibility within neighbourhoods and, where possible, will be campused together.
- c. Special attention will be paid to the architecture and massing of civic and institutional buildings to reinforce their role as community landmarks and focal points.
- d. The structure of the plan will be based on a modified grid pattern of streets with appropriate allowances for protection of natural features and topographic features.
- e. There will be a clear hierarchy of local and collector streets that encourage connectivity to internal and external amenities, transit facilities and public spaces.
- f. Priority locations for special streetscape attention will include entrance streets leading into the community, focal points within the community, areas adjacent to scenic or environmental features, and locations that provide a vista or special point of relationship with open spaces.
- g. Regardless of their size and function, all streets will be designed to be safe, supportive of social interaction, and pedestrian-friendly.
- h. Special regard shall be given to the design of buildings in highly visible priority locations adjacent to valley corridors, natural features, parks, schools, community entrances and perimeter arterial streets.
- i. Streetscape design guidelines including consideration of:
 - i. A variety in built form and massing;
 - ii. Attractive landscaping, street furniture and street lighting;
 - iii. Pedestrian friendly environments; and
 - iv. Shelters for pedestrians at transit stops.

8.8.8 Regional Fiscal Impact Analysis

Prior to the approval of any *development* applications (including, but not limited to, plans of subdivision, site plans and rezoning applications), the Region shall have completed an economic/fiscal impact analysis and the conclusions of the analysis shall be resolved to the satisfaction of the York Region Finance Department prior to the approval of any *development* application, if applicable.

8.9 INTERPRETATION

8.9.1 General Interpretation Policies

- a. The implementation of this Secondary Plan shall be in accordance with the provisions of the *Planning Act*, and the respective policies of the Richmond Hill Official Plan.
- b. The boundaries between the land use designations shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan hereto are approximate, except where they coincide with arterial streets or valley lands as defined elsewhere in this document. Minor adjustments shall not require a further amendment to this plan as long as the intent is maintained.
- c. All area allocations and other statistics are approximate and should be regarded as flexible. Minor variations from statistics shall be permitted as long as the intent of the policies of this Secondary Plan is maintained.
- d. The provisions of the Part I Richmond Hill Official Plan, as amended from time to time, regarding the interpretation of the Richmond Hill Official Plan, apply in regard to this Secondary Plan. In the event of conflict with Part I of the Richmond Hill Official Plan or any amendment thereto, the provisions of this Secondary Plan shall prevail unless otherwise specified.
- e. The alignments of streets shown on **Schedule "A"** (Land Use Plan) to this Secondary Plan are approximate, except where they correspond with existing streets. Minor alignment adjustments shall not require amendments to this Secondary Plan, as long as the general intent of its policies is maintained.

APPROVED BY OMB

April 26, 2013

f. Notwithstanding the provisions of this Plan, applications for Draft Plan of Subdivision and Zoning By-law Amendment which were deemed complete and still in process prior to the approval of this Plan, are required to conform only with the policies of the West Gormley Secondary Plan as they read prior to the approval of this Plan, namely, pursuant to the Order of the Ontario Municipal Board in Case No. PL040712 and PL040713 dated June 6, 2006.

8.9.2 Definitions

Definitions contained in this Secondary Plan shall only apply to the West Gormley Secondary Plan Area. Where a word is italicized in this Secondary Plan, but not identified in Section 8.9.2 of this Secondary Plan, the meaning of such word shall be as defined in Part 1 of the Richmond Hill Official Plan.

Gross Residential Hectare

means the area of land measured in hectares utilized for residential dwellings including the lot area; local residential streets; local parks, including walkways and bicycle ways; public and separate elementary and secondary schools; churches and other institutions such as day nurseries and nursing homes; and local municipal facilities such as fire halls. This area excludes major arterial streets and required widenings where identified and collector streets.

Net Density

means the overall site/subdivision density calculated on the basis of total units divided by total net residential area (Net residential hectares).

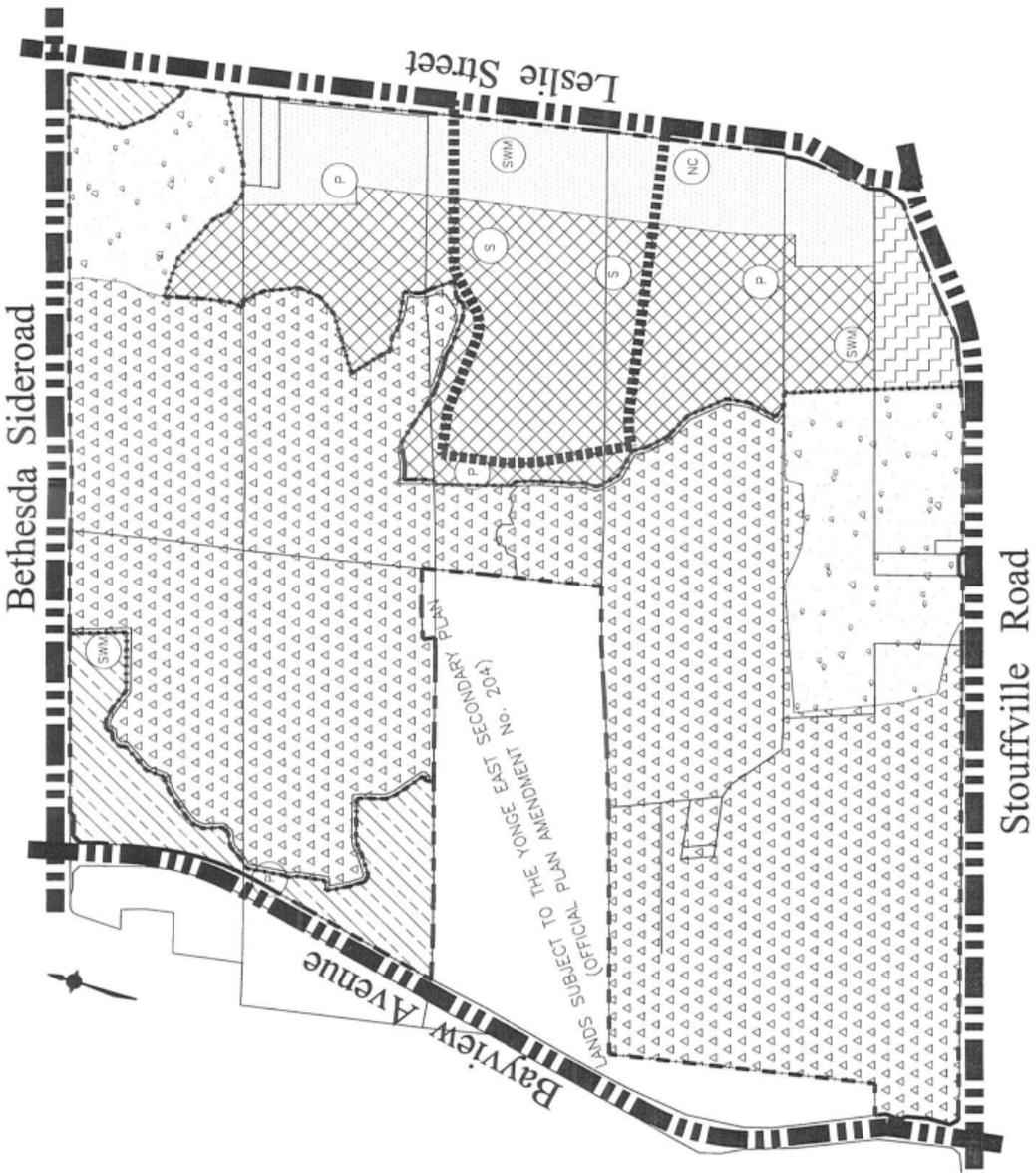
Net Residential Hectare

means the area of land measured in hectares utilized for residential dwelling units including the lot area and local residential streets.

WEST GORMLEY SECONDARY PLAN

Schedule A - Land Use Plan

-  Lands Subject To This Amendment
-  West Gormley Planning District
-  Residential Low Density
-  Residential Medium Density
-  Residential Mixed Use
-  Institutional
-  Parks
-  Schools
-  Storm Ponds
-  Neighbourhood Commercial
-  Oak Ridges Moraine Natural Core Area
-  Oak Ridges Moraine Natural Linkage Area
-  Arterial Road
-  Minor Collector Road



OCTOBER 12, 2005

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APPENDIX 1 TO THE WEST GORMLEY SECONDARY PLAN

DEVELOPMENT CONCEPT

LEGEND

-  SUBJECT LANDS
-  ARTERIAL ROAD
-  MINOR COLLECTOR ROAD
-  LOCAL ROAD (CONCEPTUAL)
-  PEDESTRIAN PARK/SCHOOL CONNECTOR
-  POTENTIAL SIGNALIZED INTERSECTION

LAND USE

-  LOW/MEDIUM DENSITY RESIDENTIAL
-  RESIDENTIAL MIXED USE
-  COMMERCIAL
-  SCHOOL
-  INSTITUTIONAL
-  PARK
-  OPEN SPACE
-  STORMWATER MANAGEMENT POND
-  ORM NATURAL CORE AREA
-  ORM NATURAL LINKAGE AREA

OCT. 12, 2005

