

**AMENDMENT 208
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA**

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2006 – 96

To enact Official Plan Amendment No. 208 regarding
the Mayfield West Community Development Plan

The Council of the Corporation of the Town of Caledon, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 208 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council on the 4th day of July, 2006.

Marolyn Morrison, Mayor

Cheri Cowan, Clerk

THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE - does not constitute part of this Amendment.
- PART B – THE AMENDMENT - consisting of the following text and Schedule B constitutes Amendment No. 208 to the Official Plan for the Town of Caledon.
- PART C – APPENDICES - does not constitute part of this Amendment.

**AMENDMENT NO. 208
TO THE
OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA**

PART A – THE PREAMBLE

Purpose of this Amendment:

The purpose of this Amendment is to introduce a Mayfield West Community Development Plan (“Secondary Plan”) which will guide development in the Mayfield West Secondary Plan Area (“Plan Area”), as depicted in Appendix 1 to this Amendment. The policies which constitute the Secondary Plan, together with other applicable policies in Town’s Official Plan, will serve as the basis for the evaluation of development proposals and land use changes within the Plan Area.

Location:

The Plan Area consists of approximately 444 hectares (1,100 acres) of land generally bounded to the west by Highway 10 and the Etobicoke Creek, to the north by the southern portion of Lot 22, Concession 1 E.H.S., the West Half of Lot 21, Concession 2 E.H.S., and the southerly part of Lot 20, Concession 2 and 3 E.H.S., to the east by Dixie Road, and to the south by Mayfield Road and the Highway 410 extension.

Basis of the Amendment:

Policy Context

Official Plan Amendment No. 208, the Mayfield West Secondary Plan, is the end product of a comprehensive planning process undertaken in response to the direction in both the Region of Peel and Town Official Plans to address Mayfield West’s role and function as a Rural Service Centre in the Town of Caledon.

The strategic direction in the Town’s Official Plan, together with forecast allocations of population and employment growth were derived from a comprehensive and extensive Official Plan review process largely conducted concurrent with the preparation of the Region’s Official Plan. Accordingly, both documents anticipate development of the Mayfield West Settlement to accommodate planned population and employment growth within the 2021 timeframe.

Regional Policies

Section 5.4.3 of the Region’s Official Plan confirms that the three Rural Service Centres identified in the Town’s Official Plan are intended to be the primary foci for growth within the Rural System. Boundaries of the Rural Service Centres are identified on the Region’s Land Use Plan, denoting the limits of urban development.

Region of Peel Council approved Regional Official Plan Amendment No. 17 in December 2005. Amendment No. 17 designates the subject lands as part of the 2021 Rural Service Centre for Mayfield West.

The Regional Plan identifies a number of planning objectives and policies which are reflected in the Secondary Plan including:

- a) Achieving a range and mix of housing types, sizes and tenures;
- b) Providing housing for all income groups, including those with special needs;
- c) Support of development densities and patterns which are transit-supportive;
- d) Development patterns which are pedestrian-oriented and promote walking and bicycling within the community; and,
- e) Fostering efficient and environmentally sensitive use of land and buildings in the provision of housing.

Town of Caledon Official Plan Policies

The Town's Official Plan provides the framework for the planning initiatives in the new community covered by this Secondary Plan.

As approved by the Ontario Municipal Board in 1997, Caledon's Tri-Nodal Growth Strategy directs the majority of new growth to the Rural Service Centre settlements of Mayfield West, Bolton and Caledon East. In accordance with this strategy, a series of secondary plans are required to be completed for the Rural Service Centres to provide further policy direction in each specific growth area; this includes the preparation of a Community Development Plan for the Mayfield West Rural Service Centre. Section 5.10.4.3.1 of the Town's Official Plan states that:

“Mayfield West has been designated a Rural Service Centre. A growing community, it represents a significant opportunity to effectively provide a wide range of facilities and services, including housing and employment opportunities in the west part of Caledon. The provisions for these opportunities will be addressed in a comprehensive manner in the Mayfield West Community Development Plan”.

Mayfield West Population

Table 1 of the Region's Official Plan defines population and employment forecasts for Peel's three constituent local municipalities. The forecasts identified for Caledon for 2021 are consistent with those found in Table 4.1 of the Town's Official Plan. Both the Region and Town Official Plan define a population forecast for Caledon of approximately 84,444 for the 2021 timeframe.

Caledon's Official Plan provides a more detailed allocation of population growth on a settlement basis, and allocates a total population of 13,100 to Mayfield West. Today, Valleywood accounts for approximately 2,800 people. The potential population associated with the Snell's Hollow Secondary Plan Area and Residential Policy Areas A and B (see Appendix 1 to this Amendment for the location of these areas), is approximately 1,300. This leaves approximately 9,000 people to be accommodated in Mayfield West.

In June 2003, the Town organized a two-day planning and design workshop to develop principles and creative ideas for the proposed Mayfield West community. Forty-two invited participants representing a broad cross-section of stakeholders participated in the event facilitated by consultants. The results of this workshop effort are contained in the report “Mayfield West Community: A Summary Report of the Planning and Design Workshops June 18 and June 25, 2003”. Some of the key planning and design principles developed in the workshop are as follows:

- a) **Made in Caledon** – develop a community that is distinct and expressive of the Town of Caledon. Include a town commons, town square or market place as a central meeting place and activity focal point;
- b) **Mixed Housing** – develop a compact, mixed-use community that provides a broad mix and range of housing types and tenures, employment and commercial opportunities, and community facilities and services;
- c) **Pedestrian Based Design** – minimize the use of the automobile by establishing a pedestrian oriented community focused on a 5-10 minute walking radius to key community elements such as transit facilities, community facilities, schools and public open spaces. Ensure that all residents have safe and convenient access to transit services;
- d) **Environment** – protect, enhance and regenerate natural habitats to provide continuous vegetative and wildlife corridors. Integrate walking trails and bicycle paths;
- e) **Public Spaces** – locate and design public spaces, such as parks and greenway corridors, so that they are visible and accessible to the public. Avoid public spaces and school grounds that back onto private rear yards; and,

- f) **Employment Opportunities** – the provision of high quality, accessible and available employment lands is vital to contribute to the Town’s employment targets, and to achieve the desired live/work opportunities in the Town, thus reducing the need for commuting.

These principles were subsequently endorsed by Council in September 2003, and are reflected in the objectives of this Secondary Plan.

Background and Implementation

Two studies will assist in the implementation of the Secondary Plan, namely the Mayfield West Master Environmental and Servicing Plan, and the Mayfield West Cultural Heritage Survey. These studies were submitted to the Town in draft form in December 2005 and January 2006 respectively, and were circulated to Town departments, the Town’s urban design Peer Review Team, and relevant agencies, including the Region of Peel, City of Brampton and the TRCA, for review and comments.

1. Mayfield West Master Environmental and Servicing Plan

The Master Environmental and Servicing Plan (“MESP”) is intended to be comprehensive, responsible and sustainable. In this regard, the MESP will determine appropriate environmental monitoring to allow for the implementation of an adaptive management approach to development which will ensure that the Town’s environmental management policies are complied with, and environmental management targets are met. The MESP includes the following reports:

- a) Comprehensive Environmental Impact Study and Management Plan;
- b) Functional Servicing and Stormwater Management Study;
- c) Transportation Master Plan;
- d) Hydrogeological Assessment;
- e) Preliminary Geotechnical Investigation;
- f) Preliminary Environmental Noise Overview; and,
- g) Detailed Water Balance Study.

Comprehensive Environmental Impact Study and Management Plan

The Comprehensive Environmental Impact Study and Management Plan (“EIS & MP”) provides detailed information regarding environmental features, functions, linkages and interdependencies, to assess the impacts of planned urban development on the ecosystem and addresses the management of surface water, ground water, aquatic and terrestrial resources, and greenway corridors in the Plan Area. Recommendations are made in regard to environmental protection, management and monitoring measures.

The EIS & MP has identified significant natural features that are intended for protection, restoration and/or enhancement, and proposes the creation of a linked open space system to improve and protect the Town’s natural environment. The open space system within the Secondary Plan integrates tableland parks and school sites with the valley system of the Etobicoke and Humber Tributaries while ensuring sensitive natural areas of the valley and significant tableland features are preserved.

Functional Servicing and Stormwater Management Study

The Functional Servicing and Stormwater Management Study outlines a coordinated strategy for the provision of sanitary and water supply facilities, and stormwater management.

Transportation Master Plan

The Transportation Master Plan addressed the area-wide transportation issues, including the integration of the required transportation facilities for the Plan Area with the existing and proposed transportation facilities for the Town as a whole. On the basis of this macro-level analysis, the study recommended the ultimate widening of Kennedy and Heart Lake Roads, construction of a new ‘Main Street’ collector road from Highway 10 easterly to the eastern limits

of the Secondary Plan, and construction of a new employment land collector road from Kennedy Road easterly to Dixie Road.

The Secondary Plan has identified a proposed realignment of Kennedy Road to the east of its existing alignment to, among other things, mitigate the traffic impacts of the new development on the existing residential development along Kennedy Road. The Kennedy Road Realignment Study will investigate alignment alternatives for Kennedy Road and make a recommendation as to the specific preferred alignment.

The Transportation Master Plan also recommended protection of land for a potential future partial interchange at the intersection of the planned Highway 410 and Kennedy Road. An Environmental Assessment study will be required to examine, among other things, the potential need and feasibility of the interchange.

Hydrogeological Assessment

The Hydrogeological Assessment examined the existing geological and hydrogeological conditions, assessed the impact of development on the shallow groundwater flow system, and recommended measures to mitigate or reduce the predicted impacts.

Preliminary Geotechnical Investigation

The Preliminary Geotechnical Investigation makes preliminary recommendations pertaining to the geotechnical design of underground utilities and roads and comments on the foundation conditions. A preliminary assessment was also undertaken concerning the long term stability of the slopes (creek banks) within the Plan Area.

Preliminary Environmental Noise Overview

The Preliminary Environmental Noise Overview report provides a summary overview of environmental noise issues and implications for the proposed development within the Plan Area.

Detailed Water Balance Study

The Detailed Water Balance Study addresses the current and future water balance as it pertains to key natural heritage features within the Plan Area, and identifies the implications of any proposed modifications to this water balance.

2. The Cultural Heritage Survey

The Cultural Heritage Survey is comprised of a Stage I Archaeological Assessment, a Built Heritage Resources Assessment, and a Cultural Heritage Landscapes Assessment, which have identified heritage issues that must be considered with respect to development within the Plan Area. Conservation of cultural heritage resources as provided for by the Secondary Plan is consistent with Section 3.2 of the Town's Official Plan and the recommendations of the Cultural Heritage Survey.

Both the Master Environmental and Servicing Plan and the Cultural Heritage Survey will be finalized to the satisfaction of the Town prior to the approval of a Plan that is supplementary to OPA 208, namely the Mayfield West Community Design Plan ("Community Design Plan").

3. Mayfield West Community Design Plan

Good community design is important to successfully integrate the growth projected for the Plan Area while creating the rural small town character envisioned for the community.

The purpose of the Community Design Plan is to contribute to the achievement of the objectives of the Secondary Plan through the establishment of design guidelines covering all aspects of the community's physical development. The Community Design Plan will help guide and inform subsequent development applications and approvals.

4. Commercial Study

In January 2004, Council authorized staff to retain a consulting team of Paradigm Transportation Solutions, Tate Economic Research, and GSP Group to undertake the Mayfield West Market and Transportation Study. The results of this study were presented to Council in September 2004. The Study forecast that:

Approximately 9,300 m² (100,000 ft.²) of retail and service space is warranted within the Mayfield West community based on local use alone”.

The Study observes that it is important to recognize the influences of competing retail and service interests in surrounding GTA communities such as Brampton. For example, it is noted that the development potential of a Mayfield West retail centre anchored by a supermarket is limited because of existing competition in the neighbouring Snelgrove Plaza that includes a Sobeys supermarket.

As part of their submission to Council in February 2005, the Kennedy – Heart Lake Owners’ Group prepared a Commercial and Employment Lands Opportunity Study (Urban Metrics Inc., November 2004). This study concluded that:

“recognizing the competitive environment, the projected Mayfield West population, and expected inflows of sales from outside of the community, some 7,000 to 8,400 m² (75,000 to 90,000 ft.²) of commercial uses could be incorporated into the Mayfield West Town Centre”.

The Secondary Plan provides for approximately 10,000 m² (107,000 ft.²) of commercial lands, which is consistent with the findings and recommendations of the aforementioned studies.

5. Employment Lands Study

Both the Region and the Town’s Official Plan contain employment forecasts for Caledon of approximately 32,000 by 2021. Employment projections were based on an overall activity rate of 0.38 for the 2011 through 2021 period. The Town’s Official Plan does not, however, allocate employment on a settlement basis.

In May 1997, the Town retained C.N. Watson & Assoc. to prepare long term forecasts for employment growth from 1996 to the year 2026, as part of the Mayfield West Community Development Plan Study process. From an employment growth perspective, the results of the analysis defined a gross employment land requirement, exclusive of population related employment, in a range of 106 to 178 hectares (263 to 441 acres).

The Secondary Plan provides for approximately 180 gross hectares (450 acres) of industrial employment lands, which is consistent with the findings and recommendations of the need assessment analysis undertaken by C.N. Watson & Assoc.

PART B – THE AMENDMENT

This part of the document, entitled “PART B - THE AMENDMENT” and consisting of the following text and Schedule B - Mayfield West Land Use Plan constitutes Amendment No. 208 to the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

The Basis of the Plan, being Section 1.4 is amended by replacing the 8th paragraph with the following:

“Secondary Plans will also be developed for the Town’s Rural Service Centres to guide and manage growth within these communities to the year 2021. Secondary Plans have been completed for the Bolton South Hill, Bolton Core Area, West Bolton, North East Bolton, Caledon East and Mayfield West. The Caledon East Secondary Plan is contained in Section 7.7 of this Plan, and the Mayfield West Secondary Plan is contained in Section 7.12.”

Section 4.3.1.2 is replaced as follows:

“Adjustments to Town-wide forecasts on Table 4.1 will generally be made as a part of a comprehensive review of the Plan. Adjustments will also be considered by amendment, when further detailed studies, such as the Village Study, have determined specific population allocations for these settlements for the Plan Period.”

Table 4.1 is amended by revising the 2011 population total to 70,467.

Table 4.2 is amended by revising the 2011 Rural Service Centre population total to 38,269 and the Total 2021 population total to 70,467.

Table 4.3 is amended by revising the 2011 Mayfield West population total to 11,769 and the Total 2011 population total to 38,269.

Section 4.3.3 Population Allocations – Rural Service Centres & Villages is replaced as follows:

4.3.3 Population Allocations – Rural Service Centres & Villages

4.3.3.1 The 2021 population allocation for Bolton, Caledon East and Mayfield West have been assigned (refer to Table 4.3).

4.3.3.2 The 2016 population for Caledon East is 6,400 and shall not be exceeded before this date. The 2011 population for Caledon East represents an interpolation based on the 2016 population of 6,400 as projected in the Caledon East Secondary Plan.

4.3.3.3 The 2021 Population Allocations for the Villages in Table 4.2 and Table 4.4 represent interim budget population allocations only, pending completion of Village Studies. The completion of these studies will determine the actual population allocation for each of the Villages as well as refine the total population allocation for all of the Villages. Until these studies are completed and the appropriate official plan amendment(s) approved, the historically established population for each Village will be used to regulate the population to be accommodated in these communities.

A Village Study has been completed for Inglewood Village, therefore the Inglewood population number shown in Table 4.4 represents the assigned 2021 population allocation for Inglewood.

4.3.3.4 If, as a result of the Village Studies, population remains unassigned from the interim budget allocations noted in Table 4.2 or 4.4, for the Villages, such residual will not be reallocated to other settlements or land areas unless it is as part of a comprehensive review of the Plan. Any unallocation residual may necessitate an amendment to the Town wide forecast in Table 4.1.

Section 5.4.3.9 is amended by adding a reference to “Section 7.12” to the sentence.

Section 5.4.4.2 is replaced with the following:

“General Commercial uses shall be permitted on lands designated General Commercial on Schedule C subject to the provisions of Section 5.10.4.5.3, on Schedule B, subject to the provisions of Section 7.12.9.2, on Schedule C-1 subject to the provisions of Section 7.3, and on Schedule D subject to the provisions of Section 7.7.6.”

Section 5.5.4 Prestige Industrial is amended by adding a reference to “Schedule B” to the first sentence of the first paragraph.

Section 5.5.5 General Industrial is amended by adding a reference to “Schedule B” to the first sentence of the first paragraph.

Section 5.5.5.2 is replaced with the following:

“Council may give consideration to the establishment of a concrete batching plant in the General Industrial designation subject to a rezoning, except that a concrete batching plant will not be permitted in the General Industrial designation as shown on Schedule B – Mayfield West Land Use Plan.”

Section 5.10.4.3.1 Introduction is amended by replacing the last sentence with the following:

“The provision of these opportunities has been addressed in the Mayfield West Secondary Plan”.

Section 5.10.4.3.2 General Policies – Mayfield West is replaced with the following:

5.10.4.3.2 General Policies – Mayfield West

5.10.4.3.2.1 A comprehensive secondary plan for the Mayfield West Rural Service Centre has established the land use designations and detailed policies for Mayfield West and are described in Section 7.12 of this Plan.

5.10.4.3.2.2 Additional growth in the Mayfield West Community Development Plan Study Area is directed by the Regional Official Plan to occur west of Highway 10. This additional growth in the Mayfield West Study Area, will have regard for the Principles, Strategic Direction, Goals, Objectives, and Policies of the Official Plan, as well as comply with the Provincial Policy Statement, Places to Growth – A Growth Plan for the Greater Golden Horseshoe, and the provisions of Section 7.9.2.8 of the Region of Peel Official Plan, and any other applicable policies.

5.10.4.3.2.3 Studies will be completed to assess the appropriate development boundaries and lands to be included in an expanded Mayfield West Rural Service Centre. These studies will include an examination of:

- a) water and sewer servicing capacity and serviceable area;
- b) transportation considerations, and major road network;
- c) environmental and agricultural considerations;
- d) land use designations;
- e) compatibility with existing or proposed development within the City of Brampton;
- f) municipal service requirements and related fiscal impacts; and,
- g) other matters as appropriate, in accordance with Section 6.2.4.4.

- 5.10.4.3.2.4 Based on these studies, an overall secondary plan will be prepared in the form of an official plan amendment to address the specific role and function for an expanded Mayfield West Rural Service Centre. The secondary plan will reflect a 2031 timeframe.

Section 7.0 Secondary Plans & Other Detailed Area Policies is amended by adding a 12th bullet point as follows:

- the Mayfield West Secondary Plan

Section 7.0 Secondary Plans & Other Detailed Area Policies is amended by adding the following new section:

7.12 MAYFIELD WEST SECONDARY PLAN

7.12.1 Introduction

Within the hierarchy of settlements set out in the Town’s Official Plan, the Rural Service Centres of Bolton, Caledon East and Mayfield West are identified as compact, well integrated rural towns on full piped water and sewer services. The Rural Service Centres are designated as the primary growth areas for the planning period and as such will be the focus for the majority of new residential and employment growth. A wide range of commercial, employment, recreational, institutional and other uses and community services will be permitted in these settlements to serve both the needs of residents within the settlement, and of other residents in Caledon.

The purpose of the Mayfield West Secondary Plan (“Secondary Plan”) is to establish policies that will achieve the objectives, identified herein, that have been established for this community. The planned population for the Secondary Plan is approximately 9,000 people and approximately 2,845 dwelling units. Approximately 180 gross hectares (444 acres) of employment generating land uses, complementary and supporting commercial and community uses are also provided.

7.12.2 Location

The area of this Official Plan Amendment consists of approximately 444 hectares (1,100 acres) of land (“Plan Area”) generally bounded to the west by Highway 10 and the Etobicoke Creek, to the north by a southern portion of Lot 22, Concession 1 E.H.S., the West Half of Lot 21, Concession 2 E.H.S., and the southerly part of Lot 20, Concession 2 and 3 E.H.S., to the east by Dixie Road, and to the south by Mayfield Road and the planned Highway 410 extension. The Plan Area is shown in Appendix 1 to this Secondary Plan.

7.12.3 Objectives

In addition to the principles, strategic direction, goals and objectives established elsewhere in the Town’s Official Plan, and in accordance with Council endorsed planning and design principles, the June 2003 Planning and Design Workshop principles, the following objectives have been established specifically for the Plan Area.

7.12.3.1 Community Planning

- a) Allow for growth in Mayfield West in accordance with the policies of the Town’s Official Plan, as amended, and its role as a Rural Service Centre;

- b) Provide for the establishment of a new community of approximately 9,000 people;
- c) Create a community that is distinct and expressive of the Town of Caledon through, among other things, the development of a Village Centre which will include a traditional main street, commercial and institutional uses, appropriate residential uses, and a town commons, town square or market place. The Village Centre will provide a central focus for the community;
- d) Develop a compact, mixed use community that provides residential, employment and commercial opportunities, community facilities and services;
- e) Create opportunities for a broad mix and range of housing types that are suitable for different income, age levels, lifestyles, and household structures of the future residents. The mix and range of residential units shall be encouraged to create opportunities for a variety of unit sizes, bedroom counts, and built form;
- f) Establish a pedestrian oriented community focused on a 5-10 minute walking radius to key community elements such as the Village Centre, community facilities, schools, public open spaces and public transit facilities;
- g) Integrate Valleywood and the Snell's Hollow Secondary Plan Area into the community through pedestrian and/or vehicular connections;
- h) Provide locations for community facilities such as schools and a recreation centre that are community focal points, are visible and accessible to residents and are, as much as possible, part of the open space system;
- i) Provide locations for social housing, including a seniors residence within, or in close proximity to, the Village Centre;
- j) Ensure agricultural operations adjacent to urban development are protected through, among other methods, the application of minimum distance separation policies; and,
- k) Ensure development within the Plan Area is in accordance with all applicable Caledon Official Plan policies including those pertaining to design guidelines, the Town's Industrial/Commercial Design Guidelines, the Town's Parks and Recreation Master Plan, and the Mayfield West Community Design Plan.

7.12.3.2 Employment

- a) Contribute to the Town's employment targets and live/work opportunities through the provision of a range of job-creating land uses adjacent to and north of the Highway 410 extension; and,
- b) Provide for the establishment of an academic/research campus to accommodate a post secondary institution such as a university or community college and research and product development uses.

7.12.3.3 Commercial

- a) Provide for the development of a commercial area, consisting of approximately 9,300 m² (100,000 ft.²) of retail and service space within the Village Centre.

7.12.3.4 Cultural Heritage Resources

- a) Identify, evaluate, conserve and enhance significant cultural heritage resources. Incorporate built heritage resources and contextual landscape elements into the community design through careful consideration of road alignments and appropriate land uses.

7.12.3.5 Community Facilities

- a) Provide the full range of community facilities needed to serve the needs of the residents;
- b) Provide locations for community facilities that are visible and accessible to residents and users;
- c) Provide and promote a broad range of recreational, cultural, and public open space resources to attract visitors, artisans, and craftspeople to the Village Centre; and,
- d) Encourage multi-functional and shared use of public lands and buildings where appropriate.

7.12.3.6 Urban Design

- a) Encourage a high quality and consistent level of urban design for the public and private realm through adherence to the policies and requirements of this Secondary Plan;
- b) Create a public realm of streets, parks and open spaces which is clearly defined by pedestrian-scale buildings, landscape and urban design elements and other public amenities where appropriate;
- c) Establish urban design guidelines which encourage the development of attractive, safe, pedestrian scale, transit supportive development within the community;
- d) Ensure compatibility of land uses and/or development density in the Secondary Plan Area, including compatibility of land uses adjacent to Brampton to the south, through consideration of appropriate scale, massing and siting; and,
- e) Require the preparation of a Mayfield West Community Design Plan which will elaborate on the design objectives and policies of this Secondary Plan.

7.12.3.7 Environment

- a) Adhere to the Ecosystem Planning and Management Objectives contained in Section 3.1 and 5.7 of the Town's Official Plan;
- b) Through the Mayfield West Master Environmental and Servicing Plan, implement an adaptive management approach to development which will ensure environmental impacts are minimized through, among other measures, the incorporation of best practice stormwater management techniques and appropriate environmental monitoring measures;
- c) Implement the recommendations and strategies contained in the Mayfield West Master Environmental and Servicing Plan; and,
- d) Incorporate, to the maximum extent feasible, state of the art energy and water conservation measures in the development of the Secondary Plan.

7.12.3.8 Municipal Servicing

- a) Permit development within the Plan Area only on the basis of full municipal sanitary sewer, storm sewer and water services;
- b) Ensure services, including the necessary sanitary sewer, storm sewer, water services and stormwater facilities, required for any part of the Secondary Plan Area, are in place and operative, with assigned capacity, as necessary, prior to, or coincident with urban development, in accordance with the provisions of this Secondary Plan and the Mayfield West Master Environmental and Servicing Plan;
- c) Design a stormwater management system that is integrated with the open space system and minimizes impacts on the natural environment, in accordance with the recommendations of the Mayfield West Master Environmental and Servicing Plan, while meeting provincial, Town and other government agency water quality and quantity requirements and standards;
- d) Design stormwater management facilities, and in particular the stormwater management facility adjacent to the Village Centre, to provide walking and cycling opportunities, as well as, open space areas for residents and visitors; and,
- e) Ensure that development does not negatively impact the private water wells of residents within the Plan Area.

7.12.3.9 Transportation

- a) Provide an interconnected, grid-like network of collector and local roads that provides an even distribution of traffic; takes its form from natural features; is connected to the surrounding arterial road system; provides numerous access and egress points into the residential neighbourhoods; facilitates direct pedestrian, bicycle and vehicular movement throughout the community; and permits convenient access to transit services;
- b) Within the context of developing a pedestrian oriented community, integrate pedestrian and bicycle linkages, and traffic calming measures within the road network;
- c) Ensure elements of the transportation network, required for any part of the community, are in place and operative as necessary, coincident with urban development, in accordance with the provisions of this Secondary Plan;
- d) Ensure that the road network, street pattern, and streetscape design provide opportunities for transit service in the community, and to connect Mayfield West to other areas of the Town and the rest of the Greater Toronto Area; and,
- e) Provide for the protection of a partial interchange at the intersection of Highway 410 and Kennedy Road.

7.12.3.10 Parks and Open Space

- a) Encourage and facilitate pedestrian and bicycle activity within the community by providing a system of public open spaces, hiking trails, pedestrian walkways and bicycle paths that are visible and accessible and that interconnect the residential neighbourhoods, the Village Centre, community facilities, employment lands, and areas beyond the Plan Area;
- b) Provide parks and open spaces which have a clear functional relationship to the neighbourhoods and which are accessible and in visible locations for

residents and visitors, generally as shown on Schedule B to this Secondary Plan;

- c) Provide open space areas within the residential neighbourhoods which conserve, protect and enhance existing natural features;
- d) Provide a trail system in the Etobicoke Creek valley that, while protecting and enhancing the significant natural features of the valley, includes pathways, pedestrian bridges, boardwalks, lookouts and similar facilities, to the satisfaction of the TRCA;
- e) Incorporate stormwater management facilities into open space areas, meeting the water quality and quantity requirements of the Town and appropriate agencies; and,
- f) Provide parks and open spaces that facilitate recreation activities, and accommodate outdoor facility service levels as prescribed in the Town's Recreation and Parks Master Plan.

7.12.3.11 Financial

- a) Ensure the costs of services, public facilities and infrastructure required to permit and support the development of the lands in the Plan Area are financially sustainable.
- b) Establish appropriate policies and mechanisms to manage the rate and phasing of development in the Plan Area.

7.12.4 The Structural Concept

The Structural Concept establishes an overall vision for the evolution of the Plan Area to the year 2021 and forms the basis for the Secondary Plan policies and designations. It is anticipated that the development of the community, in accordance with the Secondary Plan, will result in a unique, diverse, compact, attractive and livable community which will include a vibrant Village Centre, high quality employment area; commercial facilities to meet both local, community and some Town-wide needs; a series of residential neighbourhoods providing a broad range and mix of housing opportunities; and supporting community facilities.

7.12.4.1 Village Centre

A Village Centre will be located west of a realigned Kennedy Road and east of the Etobicoke Creek and, in accordance with the objectives of this Secondary Plan, will provide a central focus for the community. The Village Centre will include a traditional main street, commercial uses, community facilities such as a recreation centre, and appropriate residential uses. Anchoring the west end of the Village Centre is a pond, approximately 3.6 hectares (9 acres) in size, that will provide stormwater management and also an open space area for residents and visitors to enjoy.

7.12.4.2 Public Realm

The objectives of this Secondary Plan underscore the recognition of the need to plan for the high quality of public realm, composed of clearly defined public spaces and street systems. Public spaces include parks, schools, community facilities, stormwater management facilities, Greenway Corridors, and compatible non-intensive recreational uses within EPA. A comprehensive and integrated system of walking and bicycle trails and/or pathways will provide linkages between the Plan Area, the Snell's Hollow Secondary Plan Area, Residential Policy Area A, Valleywood, the rest of the Town, and the City Of Brampton.

Within the context of developing a pedestrian oriented community, and in support of the objectives of this Secondary Plan, the road network in this Secondary Plan will be based upon a grid which provides for permeability and connectivity for all modes of travel. An interconnected and integrated street network shall provide linkages between the residential neighbourhoods and the public spaces.

7.12.4.3 Greenway Corridors

Greenway Corridors are corridors that will be created to connect key natural features, such as the Etobicoke Creek and the West Humber Tributary, and facilitate the movement of flora and fauna and help maintain ecological processes. In addition, and in support of the objectives of this Secondary Plan, these features will facilitate opportunities to provide pedestrian and bicycle pathways and/or trails that connect the Village Centre, residential neighbourhoods, employment lands, community facilities, as well as the areas beyond the Plan Area.

7.12.4.4 Residential Neighbourhoods

A series of new residential neighbourhoods are proposed and shall be designed to maximize accessibility to the Village Centre, and the public realm. In accordance with the objectives of this Secondary Plan, opportunities shall be provided within each neighbourhood for medium density housing. Centrally located within each neighbourhood will be a community or neighbourhood sized park to provide a focus for the neighbourhoods. Elementary schools are permitted in the residential neighbourhoods. Two school sites, one for each Board, have been provided in the Secondary Plan.

7.12.4.5 Employment Lands

In accordance with the objectives of this Secondary Plan, approximately 180 hectares (444 acres) of employment lands have been reserved adjacent to and north of the Highway 410 extension. These lands will contribute to the Town's employment targets and live/work opportunities through the provision of a range of job-creating land uses including Prestige Industrial, General Industrial, and Academic / Research Campus uses.

The design of the employment area shall capitalize on its highly visible and accessible location adjacent to the planned Highway 410 extension. An appropriate interface between the employment area and existing and future residential development shall be established through the use of roads, landscaping and other community design elements.

7.12.5 Implementation and Supplementary Studies

The following studies provide additional direction and guidance with regard to implementing the policies of the Secondary Plan:

7.12.5.1 Mayfield West Master Environmental and Servicing Plan

The draft Mayfield West Master Environmental and Servicing Plan (January 2006) ("MESP"), shall be finalized to the satisfaction of the Town, in consultation with the Region of Peel, where appropriate, and to the satisfaction of the TRCA, prior to the approval of the Mayfield West Community Design Plan. The MESP is intended to be comprehensive, responsible and sustainable. In this regard, the MESP will determine appropriate environmental monitoring to allow for the implementation of an adaptive management approach to development which will ensure that the Town's environmental management policies are complied with, and environmental management targets are met. The MESP includes the following reports:

- a) Comprehensive Environmental Impact Study and Management Plan;
- b) Functional Servicing and Stormwater Management Study;

- c) Transportation Master Plan;
- d) Preliminary Geotechnical Investigation;
- e) Hydrogeological Assessment;
- f) Preliminary Environmental Noise Overview; and,
- g) Detailed Water Balance Study.

If, in the course of finalizing the MESP, changes are required to this Secondary Plan, they will be addressed in accordance with Sections 6.6.2 and 6.6.4 of the Town's Official Plan.

7.12.5.2 Cultural Heritage Survey

The draft Cultural Heritage Survey (February 2006) shall be finalized to the satisfaction of the Town and, where appropriate, the Ministry of Culture prior to the approval of the Mayfield West Community Design Plan. The Cultural Heritage Survey includes the following reports:

- a) Stage I Archaeological Assessment;
- b) Built Heritage Resources Assessment; and,
- c) Cultural Heritage Landscapes Assessment.

Collectively, these reports have identified heritage issues that must be considered with respect to development within the Plan Area. The Cultural Heritage Survey makes recommendations concerning appropriate conservation measures (see Section 7.12.15).

7.12.5.3 Mayfield West Community Design Plan

Good community design is important to successfully integrate the growth projected for the Plan Area while creating the rural small town character envisioned for the community.

A Mayfield West Secondary Plan Community Concept Plan, attached as Appendix 2 to this Secondary Plan, illustrates how elements of the Plan Area may be implemented. A Mayfield West Community Design Plan ("Community Design Plan") that incorporates and further addresses these elements shall be prepared and approved by Town Council. The purpose of the Community Design Plan is to elaborate, from a design perspective, on the objectives and policies of this Secondary Plan.

Prior to the submission of any development applications associated with the lands within the Plan Area, the Community Design Plan shall be completed to the satisfaction of the TRCA. Should disagreement occur, between the Town and the landowners, with respect to the Community Design Plan, it may be resolved at the Ontario Municipal Board through the referral of the implementing development applications.

The Community Design Plan will be in conformity with and reflect relevant policies contained in this Secondary Plan and the Town's Official Plan, and shall have regard for other design guidelines developed by the Town. Where there is a conflict between the policies of this Secondary Plan and the provisions of the Community Design Plan, the policies of the Secondary Plan shall prevail.

7.12.5.3.1 The objectives of the Community Design Plan are:

- a) Contribute to achieving the objectives of the Secondary Plan through the development of more specific design principles and guidelines for the community elements including the Village Centre; Public Realm; Greenway Corridors; Residential Neighbourhoods; and Employment Lands.
- b) Promote consistency in the design of the public realm and provide a foundation for the review of future planning applications;

- c) Encourage design creativity and harmony;
- d) Create design guidelines for streetscapes and public places that present an attractive, identifiable and safe hierarchy of streets, pedestrian pathways, bicycle paths and open spaces that promote and enhance social interaction, accessibility and high aesthetic value; and,
- e) Develop a comprehensive design vision for the community which would provide the foundation for architectural control guidelines and site plan approval which includes specific built form guidelines.

7.12.5.3.2 The Community Design Plan shall include, as a minimum, the following components: Architectural Design Guidelines (including built form and sustainability guidelines); Streetscape Design Guidelines; and Open Space Design Guidelines.

a) Architectural Design Guidelines

The Architectural Design Guidelines are intended to ensure that buildings and other elements of the private and public realm are consistent in design throughout the Plan Area and will, as a minimum, address:

- i) A heritage building strategy for heritage buildings identified through the Cultural Heritage Survey;
- ii) The built form component of the interface between residential and non-residential land uses;
- iii) The arrangement of buildings on lots, setbacks to the street and the placement and design of parking and garages;
- iv) Building height and massing;
- v) Alternatives to reverse frontage situations and the location, treatment and integration of noise attenuation features adjacent to Highway 10 and collector roads;
- vi) The design and integration of commercial and residential development located within the Village Centre;
- vii) The design and integration of medium density residential development within the Residential Neighbourhoods; and,
- viii) Intended character and general standards for design quality for all commercial and employment land development;
- ix) The manner in which the Architectural Design Guidelines will be implemented.

b) Streetscape Design Guidelines

Streetscape Design Guidelines will be prepared, and incorporated into, the Community Design Plan to ensure that this part of the public realm is consistent in quality of design throughout the Plan Area. The streetscape component will address, as a minimum, the following matters:

- i) The street hierarchy, including the identification of the Primary and Secondary Street system, and the functional and aesthetic requirements for each street type;
- ii) The provision of a continuous pedestrian and bicycle route network;

- iii) The streetscape component of the interface between residential and non-residential land uses;
- iv) The functional and aesthetic requirements for traffic calming measures, where proposed;
- v) Requirements for the mobility impaired, such as standards for the placement of street furniture, and sidewalk maintenance and design;
- vi) Specific treatment for buildings surrounding parks and open space, heritage buildings, the Village Centre and other community facilities;
- vii) Guidelines for the relationship of buildings to streets, setbacks to the street and the placement of parking including on-street and structured parking;
- viii) Approaches to the provision of on-street parking; and,
- ix) Alternatives to reverse frontage situations.

c) Open Space Design Guidelines

The Open Space Design Guidelines are intended to guide the development of the open space network in the Plan Area, and will recognize the relevant policies of the Town's Official Plan and the Town's Parks and Recreation Master Plan. The Open Space Design Guidelines will, from a design perspective, elaborate on the network of parks, Greenway Corridors, stormwater management facilities and community facilities.

- i) Provide details with respect to the size, location and configuration of parks, Greenway Corridors, stormwater management facilities and community facilities in the community;
- ii) Confirm the extent of continuous and unobstructed road frontage adjacent to parks, Greenway Corridors, stormwater management facilities and community facilities within the Plan Area;
- iii) Recommend a conceptual trails plan that provides a connected and continuous system of pedestrian and bicycle routes that will, as a minimum, link the parks, Greenway Corridors, stormwater management facilities and community facilities;
- iv) Establish a design vision for the parks, Greenway Corridors, stormwater management facilities and community facilities;
- v) Provide recommendations regarding the design of the open space component of the interface between residential and non-residential uses; and,
- vi) Incorporate, as applicable, non-intensive recreational uses within EPA as permitted in accordance with Section 7.12.13.7.

7.12.5.4 Mayfield West Traffic Management Plan

A Mayfield West Traffic Management Plan ("Traffic Management Plan") will be required in conjunction with the preparation of the Community Design Plan. The Traffic Management Plan shall, as a minimum, include:

- a) An update of existing and future traffic distribution, capacity at internal road intersections, and infiltration issues;

- b) Recommendations regarding, among other matters, traffic calming measures, school and park zone treatments, sidewalk locations, probable transit routes, and parking prohibitions or restrictions;
- c) A detailed pedestrian and cycling network plan showing how the pedestrian and cycling network interfaces with the land use plans, road network, parks, Greenway Corridors, natural areas, stormwater management facilities, and the surrounding community. A hierarchy of the pedestrian and cycling network, including concrete sidewalks, asphalt paths and aggregate trails, will be established with surface types and widths specified along with a detailed cross-section of each.
- d) Recommendations regarding timing and configuration of new internal road infrastructure.
- e) Road geometrics and road design standards.

The Traffic Management Plan shall be consistent with the findings and recommendations of the Mayfield West Transportation Master Plan and other traffic studies prepared for the Town or the Region of Peel relating to the Plan area.

7.12.5.5 Development Phasing Plans

Prior to the approval of the Community Design Plan, a Development Phasing Plan addressing all lands to be developed in the first phase of development, shall be prepared to the satisfaction of the Town, in consultation with the Region of Peel and the TRCA, where applicable.

In subsequent phases of development, a Development Phasing Plan shall be submitted at the time of submission of the first plan of subdivision application, in that particular phase, addressing all the lands in that particular phase.

Development Phasing Plans shall describe the intended sequence of development within that phase of development, both geographically and chronologically, including the provision of necessary supporting infrastructure, community facilities, the treatment of significant natural features and the provision of services which provide the opportunity to service the community.

Development Phasing Plans will address the following:

- a) The required schedule to provide necessary community and public facilities relative to the construction and occupancy of dwellings, including the proposed parks, schools and recreation centre;
- b) The intended schedule relative to development for the construction and operation of major infrastructure for servicing including the planned trunk routes. In the case of stormwater management facilities, the schedule of construction, including interim and final facilities, where appropriate, and the mitigation of environmental impacts will also be identified;
- c) The intended schedule relative to development for the environmental assessment, construction, reconstruction or improvement of major internal and external roads which will include:
 - i. The construction of Kennedy Road from Mayfield Road to the Highway 410 extension;
 - ii. The construction of Kennedy Road from the Highway 410 extension to the north limit of the Secondary Plan;

- iii. The construction of Heart Lake Road from Mayfield Road to the north limit of the Secondary Plan;
 - iv. The construction of the realigned Kennedy Road and the concurrent construction of a connection between the realigned Kennedy Road and old Kennedy Road, interim and ultimate, if applicable;
 - v. The discontinuation of the existing Kennedy Road from south of the Village Centre to the north limit of the Secondary Plan;
 - vi. The construction of the new east-west collector from Highway 10 easterly to form a new ‘Main Street’ through the community;
 - vii. The construction of a new east-west collector from Kennedy Road to Heart Lake Road; and,
 - viii. The construction of the new east-west industrial collector from Kennedy Road to Dixie Road.
- e. The schedule relative to development for the construction and operation of major utility facilities including gas, hydro and all ‘cable’ services;
 - f. The schedule relative to construction of planned improvements to the regional water and sewer infrastructures through the Plan area;
 - g. The schedule relative to the response times from the existing fire station located in Valleywood and the introduction of full-time fire fighters, and the first phase of development;
 - h. The schedule relative to development for undertaking work to preserve, enhance or restore significant environmental features;
 - i. The schedule relative to the dedication of the valleylands, environmental buffers and associated open space lands; and,
 - j. The recommendations of the MESP.

All development approvals that implement the provisions of this Secondary Plan shall be consistent with the provisions of the Development Phasing Plan, as may be amended from time to time.

Prior to the approval of any development, the developers of lands within the Plan Area shall enter into development agreements with the Town that shall include provisions for implementation of the required elements of the Development Phasing Plan.

7.12.6 Land Use Polices

- 7.12.6.1 The pattern of land use and the general transportation network for the Plan Area are identified on Schedule B to this Secondary Plan. Minor alterations to Schedule B may occur without amendment to this Secondary Plan within the context of plan of subdivision or site plan approval applications provided such minor alterations are in conformity with Sections 6.6.2 and 6.6.4 and provided the general intent of this Secondary Plan is maintained, to the satisfaction of the Town.

In determining what constitutes a minor alteration, regard shall be had to, among other things, the preservation of natural vegetation or other environmentally significant features, preservation of heritage resources, stormwater management requirements, detailed land use relationships, and provided the overall road pattern and principles of connectivity and appropriate traffic distributions are maintained.

7.12.6.2 In accordance with the policies of the Town’s Official Plan, the following land use designations are applied within the Plan Area, as shown on Schedule B:

- a) Residential Area;
- b) General Commercial;
- c) Prestige Industrial;
- d) General Industrial;
- e) Environmental Policy Area; and,
- f) Open Space Policy Area.

In addition, three new land use designations are applied within the Plan Area, as shown on Schedule B:

- a) Mixed High/Medium Density Residential; and,
- b) Academic/Research Campus.

In addition to the land use designations, specific land uses are identified symbolically on Schedule B including:

- a) Elementary Schools;
- b) Gateway Features; and,
- c) Greenway Corridors.

7.12.6.3 The location of park sites, Greenway Corridors, and the sites of other community facilities shown on Schedule B have been selected without regard to property ownership. In order to ensure that property owners contribute equitably towards the provisions of community and infrastructure facilities such as schools, parks, roads and road improvements, external services and storm water management facilities, property owners shall be required to enter into one or more agreements, as a condition of the development of their lands. This developers cost sharing group agreement shall provide for the equitable distribution of the costs (including lands) for the aforementioned community and common public facilities where such costs are not dealt with under the Development Charges Act and where a Developers Group has formed in the Plan Area.

7.12.6.4 All development within the Plan Area shall be planned and zoned consistent with the logical extension and phasing of infrastructure, shall consider impacts on all natural features, and shall be compatible with adjacent developments.

7.12.6.5 Development within the Plan Area shall only be permitted on full municipal services including sanitary and storm sewers, municipal roads, municipal water, hydro and other utilities.

7.12.6.6 Development of residential areas shall be based on a “net” basis. Net density is based on the land area proposed to be developed for residential uses, exclusive of public rights-of-way, parks, school sites and Environmental Policy Area (“EPA”).

7.12.6.7 All development in the Plan Area in the vicinity of agricultural operations will be reviewed to ensure no negative impacts on these agricultural operations. In this regard, the Town will use the Provincial Minimum Distance Separation Formulae I and II to ensure adequate separation distance between agricultural uses and non-agricultural uses. In addition, where appropriate, the Town will use such measures as warning clauses registered on title, landscaping, and other forms of mitigation to protect surrounding agricultural operations.

7.12.6.8 As development occurs within the Plan Area, the Council shall be satisfied that the density targets of the Provincial Places to Grow Plan can reasonably be met. In this regard, appropriate adjustments to the development program will be made as may be necessary.

7.12.7 Residential Policies

7.12.7.1 General Policies

7.12.7.1.1 It is the intent of this Secondary Plan to provide opportunities for a broad range and mix of housing forms in the Plan Area, having regard for the housing policies established in Section 5.10 of the Town's Official Plan, as well as the following specific policies. Where there is a conflict between the policies of Section 5.10 and the following specific policies, the policies of this Secondary Plan shall prevail.

7.12.7.1.2 Low, Medium and Mixed High/Medium Density Residential designations apply within the Plan Area. The predominant use of land within these designations shall be residential.

7.12.7.1.3 The total number of dwelling units in the Plan Area shall be approximately 2,845 dwelling units. The total number of units permitted shall not cause the planned and calculated maximum population of 9,000 people to be exceeded.

7.12.7.1.4 The total number of dwelling units within the Village Centre Area, as identified on Schedule B, shall be approximately 500 units. It is required that the following housing mix be achieved within the Village Centre Area:

- | | |
|---|-----|
| a) Apartments (including large and small): | 35% |
| b) Townhouses (including street and block),
Semi-detached, Triplexes and Fourplexes: | 55% |
| c) Detached: | 10% |

7.12.7.1.5 The total number of dwelling units within the Residential Area, as shown on Schedule B, shall be approximately 2,345 units. It is required that the following housing mix be achieved within the Residential Area:

- | | |
|---|-----|
| a) Detached (< 40 ft.): | 20% |
| b) Semi-detached and Townhouses
(including street and block), Triplexes, Fourplexes
and Apartments: | 40% |

7.12.7.1.6 Minor adjustments to the number of housing units described by Sections 7.12.7.1.4 and 7.12.7.1.5, such as rounding to achieve whole units, will be permitted without an amendment to this Secondary Plan.

7.12.7.1.7 The Town will ensure, through the plan of subdivision approval process, that the range and mix of housing forms within the Village Centre Area and the Residential Area are consistent with the provisions of the Official Plan and this Secondary Plan.

7.12.7.1.8 Within the context of a general pedestrian orientation, new residential neighbourhoods and plans of subdivision within them, will be designed to maximize efficient and safe accessibility to the community's key elements, including the Village Centre, the public spaces, community facilities such as schools, and transit routes.

7.12.7.1.9 Where medium and high/medium density housing abuts lower density, site design considerations will be undertaken to ensure that the amenity of the lower density area is maintained. In considering the location of higher density housing, the Town will endeavour not to have higher density forms of housing abutting lower density forms of housing. Where higher density housing does abut lower density housing, the Town will provide for compatibility between housing forms and densities through such measures as the location, massing and siting of buildings, provision of landscape buffers, and control of the scale of development.

- 7.12.7.1.10 Where residential development occurs adjacent to arterial roads, studies to determine the need for noise attenuation measures will be completed to the satisfaction of the Town, in accordance with the policies of Section 7.12.20, and in consultation with the Ontario Ministry of the Environment, prior to development approval. Noise attenuation measures shall be in conformity with the Community Design Plan.
- 7.12.7.1.11 Residential development adjacent to arterial roads shall be encouraged to occur in such a manner that fencing and reverse frontages are not required. Preference will be given to developments which use, service roads, berms and landscaping adjacent to these roads.
- 7.12.7.1.12 Residential development shall proceed in accordance with the supplementary studies and reports referenced in Section 7.12.5 and provisions contained in the implementing zoning by-law.
- 7.12.7.1.13 Development proponents will be required to carry out such additional studies and investigations as deemed necessary by the Town and other relevant agencies. The specific scope and extent of such studies shall be determined through pre-application consultation between the proponent, the Town and relevant agencies.
- 7.12.7.1.14 Houses located in visually prominent positions in the community such as at neighbourhood gateways, corner lots, parkside lots and at T-intersections will be subject to more detailed design to emphasize the quality and character of the community. The Architectural Design Guidelines shall identify the design treatment for such lots and will indicate the implementation process associated with these Guidelines.
- 7.12.7.1.15 Where direct access to residential development is permitted onto collector roads, a greater front yard setback will be required to ensure adequate off-street parking. Larger than normal lot sizes will be specifically required along the community collector roads so that the number of driveway entrances onto these roads will be minimized and the general appearance of the street will be enhanced.
- 7.12.7.1.16 Proponents of residential development will be required to demonstrate how they conform to the policies of this Secondary Plan and how they have addressed and incorporated the provisions of the Community Design Plan into their proposals, to the satisfaction of the Town.

7.12.8 Residential Area

- 7.12.8.1 Lands designated as Residential Area, as shown on Schedule B, shall be subject to the following policies.
- 7.12.8.2 Development of these lands shall include a mix of low and medium density housing. Medium density development shall be integrated into the overall residential development, so as not to isolate these units into any one area of the community.
- 7.12.8.3 Low density residential building forms may include, detached and semi-detached dwellings, and accessory apartments, where appropriate. The range of density allowed will be within the range of 12-29 units per net hectare (5-12 units per net acre). Net area is defined in Section 7.12.6.5.
- 7.12.8.4 The number and distribution of low density housing forms within the designated Residential Area shall be confirmed through the plan of subdivision application process and the implementing Zoning By-laws.
- 7.12.8.5 Medium density residential building forms may include multiple attached dwelling types such as street and block townhouses, triplexes, and fourplexes. The range of density allowed will be within the range of 30-44 units per net hectare (12-18 units per net acre). Net area is defined in Section 7.12.6.5.

7.12.8.6 Medium density units within the Residential Area shall be:

- a) Dispersed amongst the low density residential building forms permitted in the Residential Area;
- b) Generally situated in nodal locations at the intersections of collector roads within close proximity to community facilities such as parks and schools; and,
- c) A maximum height of 3 storeys.

The number and distribution of medium density housing forms within the designated Residential Area shall be confirmed through the plan of subdivision application process and the implementing Zoning By-laws.

7.12.8.7 Schools

7.12.8.7.1 Elementary schools are a permitted use within the Residential Area designation. Two elementary school sites, one for each School Board, are identified on Schedule B.

7.12.8.7.2 A 2.8 hectare site is located on the east side of Kennedy Road and generally in the vicinity of the recreation centre. A 4.0 hectare site is located on the north side of 'Main Street' and generally west of the Village Centre Area. These locations have been selected to reflect the role of school sites in supporting the community structure, patterns of land use and the opportunity to explore joint venture initiatives with the recreation centre.

7.12.8.7.3 The school sites should be located in accordance with the following attributes: should have direct access to the collector road system; have their main access points located on a street with a minimum 23 metre right-of-way and designed in a manner that will minimize conflicts between pedestrian and vehicular traffic; and have parking and loading areas associated with the school on site.

7.12.8.7.4 School sites may be developed in conjunction with community parks in a campus setting to facilitate joint use and achieve economies of scale. The location, size and configuration of the identified school sites will be further defined by the Town, to the satisfaction of the School Boards, at the draft plan of subdivision stage. Elementary school sites may be relocated to the satisfaction of the School Boards without requiring an amendment to the Town's Official Plan, as amended, provided the alternate sites are consistent with Sections 7.12.8.7.2 and 7.12.8.7.3.

7.12.8.7.5 In the event that all or part of a school site is not required by a School Board, the Town shall have first right of refusal to acquire all or part of a surplus school site for appropriate park or community facilities uses, following a review of the impact that the loss of the school site would have on community structure and pattern of land use. The subdivision or other agreements will establish the conditions for the acquisition of such sites.

7.12.8.7.6 Elementary school sites not required by the School Boards or which are not acquired by the Town may be developed for residential uses subject to an amendment to this Secondary Plan for allocation of additional population.

7.12.9 Village Centre Area

7.12.9.1 General Policies

7.12.9.1.1 The boundaries of the Village Centre Area, and the land use designations for that Area, are shown on Schedule B. The Village Centre Area, shown on Schedule B as a hatched area, is generally located east and west of the realigned Kennedy Road, north and south of 'Main Street', and east of the Etobicoke Creek.

- 7.12.9.1.2 The Secondary Plan allows for the development of the Village Centre Area as the central focus of the community through the provision of policies regarding development, environment, pedestrian and vehicular movement, open space, and urban design.
- 7.12.9.1.3 The Village Centre Area shall function as the principle centre for personal service and business office uses, and a range of retail/service uses, including tourism services such as antiques, gifts, souvenirs, and eating and drinking facilities, including sidewalk cafes, as well as a broad mix and range of residential uses and recreational uses.
- 7.12.9.1.4 Development within the Village Centre Area shall proceed in conformity with the policies of this Secondary Plan and in accordance with the implementation and supplementary studies referenced in Section 7.12.5, and the provisions of implementing zoning by-laws.
- 7.12.9.1.5 The target commercial development level within the Village Centre Area is approximately 10,000 square metres (107,000 square ft.) at full build-out. The Town shall ensure through the development approval process that roads and services are provided to the Village Centre Area in a manner coordinated with development in the surrounding residential neighbourhoods, and that a pre-zoned supply of commercial lands, within the Village Centre Area are available for development. In this regard, the Town may enter into agreements with land owners within the community to ensure the availability of a minimum supply of commercial land on an ongoing basis as defined in such agreement.

The supply of commercial lands will be monitored by the Town and evaluated as part of the consideration of draft plans of subdivision or other development approvals such as implementing zoning bylaws and the application of Holding Zones established in accordance with the Planning Act.

7.12.9.1.6 Vehicular and Pedestrian Accessibility

- a) Steps will be taken, including the posting of signs, to prohibit non-local truck traffic in the Village Centre Area;
- b) Subject to the existence of necessary warrants, traffic signals shall be introduced at the intersection of Kennedy Road and ‘Main Street’;
- c) Pedestrian movement shall be enhanced through the provision of sidewalks adjacent to all development;
- d) A continuous walkway shall be provided in or along the Etobicoke Creek valley. In the long term, the walkway may form part of a larger pedestrian open space system associated within the Etobicoke watershed. In this regard, the Town or TRCA may require land dedication for such purposes in the context of development applications; and,
- e) An extension of the walkway system to residential areas outside the Village Centre Area shall be provided.

7.12.9.1.7 Parking

- a) Provision and maintenance of on-street parking on Kennedy Road and ‘Main Street’ within the Village Centre Area shall be encouraged.
- b) Alternatives to permanent, large areas of surface parking will be sought. Where they are required, they will be located at the rear of buildings and will be screened by a landscaped edge along the street. Parking areas will not be permitted to locate at street intersections.

- c) Appropriate signage and pavement markings will be provided to promote awareness of available parking locations.
- d) The parking provisions contained in the Town's comprehensive zoning by-law shall form the standard for provision of parking. However, where development proponent(s) are able to demonstrate a reduced need for parking to the satisfaction of the Town, alternatives to the current parking standards will be considered.

7.12.9.2 General Commercial

7.12.9.2.1 Lands designated as General Commercial, as shown on Schedule B, shall be subject to Section 5.4 of the Town's Official Plan as well as the following specific policies. Where there is a conflict between the policies of Section 5.4 and the following specific policies, the policies of this Secondary Plan shall prevail.

7.12.9.2.2 The use of lands designated General Commercial in the Village Centre Area shall consist of commercial and commercial/residential mixed-use development.

7.12.9.2.3 All General Commercial uses, as described in Section 5.4.4, shall be permitted, except that all automotive related commercial uses, and drive-through facilities, either stand-alone or in combination with other uses, shall not be permitted to locate in the General Commercial designation.

7.12.9.2.4 Commercial/residential mixed-uses shall be subject to the residential uses being confined to floor levels higher than the first floor level completely above finished grade.

7.12.9.2.5 Buildings shall be a minimum of 2 storeys and a maximum of 4 storeys in height. Exceptions to these height limitations may be permitted in order to address topography, site grading and/or urban design matters, and subject to appropriate integration with surrounding development. Such exceptions will be implemented through a rezoning.

7.12.9.2.6 Development shall be compatible with the building form or characteristics, including style of construction and visual appearance, of the surrounding community/streetscape.

7.12.9.2.7 Buildings will have their façade built directly to the front lot line to promote pedestrian accessibility and define the street or public area. Where a design feature which enhances the quality of the public area is provided and is deemed appropriate by the Town, for instance a pedestrian plaza or café patio, the building may be set back but adjacent to that feature.

7.12.9.2.8 Buildings will have no required setbacks from side lot lines, except where they abut residential uses. Where buildings abut residential uses, a side yard setback will be required. Development will be encouraged to provide a continuous built frontage, broken only by pedestrian access lanes. Buildings shall have their main entrance oriented to the street.

7.12.9.2.9 Sufficient off-street parking will be provided in areas which are convenient for the commercial and residential uses. Off-street parking and loading shall be accommodated at the rear of buildings.

7.12.9.2.10 Residential and commercial/residential mixed-use development shall be identified separately in the implementing zoning by-law.

7.12.9.3 Mixed High/Medium Density Residential

7.12.9.3.1 The use of lands designated Mixed High/Medium Density Residential in the Village Centre Area, as shown on Schedule B, will be residential in nature, with emphasis placed on apartments and townhouse unit types. Mixed High/Medium

Density Residential development shall generally be located adjacent to the General Commercial designation.

- 7.12.9.3.2 Mixed High/Medium Density Residential building forms may include multiple attached dwelling types such as apartments, street and block townhouses, and fourplexes. The density that may be permitted subject to all of the policies of this Secondary Plan, will be within the range of 30-87 units per net hectare (12-35 units per net acre). Net area is defined in Section 7.12.6.5.
- 7.12.9.3.3 Buildings shall be a minimum of two storeys and a maximum of four storeys in height. Exceptions to these height limitations may be permitted in order to address topography, site grading and/or urban design matters, and subject to appropriate integration with surrounding development. Such exceptions will be implemented through a rezoning.
- 7.12.9.3.4 In addition, heights shall be limited to ensure negative environmental impacts are minimal, and that heights will be compatible with existing or future proximate residential uses and that such uses will not significantly lose privacy views or sunlight exposure. In this regard, the Town may require the following:
- a) Preparation of a sun/shade study that models the proposed development to determine shadow casting. If necessary, such study should provide recommendations with respect to mitigation of negative impacts; and,
 - b) Presentation of the proposed development in cross or long section in relation to existing residential uses, in order to determine impacts of overview and privacy. If necessary, proposals should be revised to alleviate problem areas.
- 7.12.9.3.5 Low density housing forms, such as detached, semi-detached and triplex housing forms may, in accordance with Sections 7.12.7 and 7.12.8.3, be permitted on the lands designated Mixed High/Medium Density Residential. Low Density Residential development shall generally be located at the periphery of the Village Centre Area.

7.12.9.4 Recreation Centre

A site for a recreation centre has been identified within the Village Centre Area at the southeast corner of the intersection of Kennedy Road and 'Main Street'. The recreation centre may include facilities such as a swimming pool, gymnasium, community meeting rooms and activity centre. Development of the recreation centre shall be in accordance with Section 5.6 of the Town's Official Plan and the Community Design Plan.

7.12.10 Social Housing

- 7.12.10.1 Three social housing sites will be provided for in the Plan Area as follows:
- a) A fully serviced 0.8 hectare (2 acre) parcel of land within or in close proximity to the Village Centre Area will be provided to Peel Living for a senior citizen housing project;
 - b) A fully serviced 0.8 hectare (2 acre) parcel of land within the Plan Area will be provided to Peel Living for another social housing project; and,
 - c) Fully serviced lands, totaling 0.4 hectares (1 acre), within the Plan Area for housing projects provided by agencies such as Habitat for Humanity.

The lands described above in a) and b) will be conveyed, free and clear of encumbrances, to Peel Living. The lands described above in c) will be conveyed, free and clear of encumbrances to Habitat for Humanity, or a similar social housing organization. These conveyances will occur at the time of registration of the plan of subdivision within which the lands are located.

7.12.10.2 The location of the social housing projects referenced in Section 7.12.10.1 will be to the satisfaction of Peel Living, Habitat for Humanity or other such social housing organization, as applicable.

7.12.10.3 The annual residential phasing, established in Section 7.12.11 shall not restrict the development of the social housing projects referenced in Section 7.12.10.1, and the dwelling units associated with these housing projects shall be excluded from the calculation of total units, density and population.

7.12.11 Residential Phasing

7.12.11.1 Consistent with Section 4.0 of the Town’s Official Plan, and in accordance with Section 7.12.3.11 b), commencing with the registration of the first plan of subdivision, the Town will limit residential growth in the Plan Area to 500 residential units per twelve month period. If less than 500 residential units per twelve month period are approved, the difference may be carried over and approved in the following twelve month period and only in the following twelve month period. This limit shall not include the development of the housing projects sponsored by public housing authorities as identified in Section 7.12.10.

7.12.11.2 Additional registrations beyond those described in Section 7.12.11.1 may occur if they occur in conjunction with the application of Holding Zones such that the limits on residential growth described by Section 7.12.11.1 are not exceeded.

7.12.12 Industrial

7.12.12.1 General Policies

7.12.12.1.1 Industrial development in the Plan Area shall be permitted in accordance with the policies of Section 5.5 of the Town’s Official Plan as well as the following specific policies. Where there is a conflict between the policies of Section 5.5 and the following specific policies, the policies of this Secondary Plan shall prevail.

7.12.12.1.2 Commercial uses will be permitted in the industrial designations, in accordance with Sections 5.5.4.1 j) and 5.5.5.1 l), except that such uses shall not compete with the commercial uses planned for the Village Centre, and to this end banks and restaurants shall not be permitted.

7.12.12.1.3 Lands identified for industrial development in the Plan Area cover approximately 180 hectares (444 acres) located north and east of the planned Highway 410, between Kennedy and Dixie Roads. Within these lands, the following industrial designations will apply, as shown on Schedule B Mayfield West Land Use Plan:

- a) Prestige Industrial;
- b) General Industrial; and,
- c) Academic/Research Campus.

7.12.12.1.4 As shown on Schedule B, only prestige industrial development will be permitted adjacent to Highway 410, Mayfield, Kennedy, Heart Lake and Dixie Roads. Outdoor storage will not be permitted within the prestige industrial and academic/research campus designations. Interior lands within the industrial area boundaries are planned for general industrial uses with provisions for accessory outdoor storage.

7.12.12.1.5 The collector road configuration through the industrial lands, as shown on Schedule B, is conceptual in nature and is intended to provide for appropriate circulation and division of property to provide for the maximum flexibility of end users. The collector road pattern reflects the regional requirements for distance separation from the intersection of Mayfield and Dixie Roads.

- 7.12.12.1.6 In order to address visual impacts, aesthetics and compatibility of uses, development adjacent to Highway 410, Mayfield, Kennedy, Heart Lake and Dixie Roads shall, in addition to conforming to the General Design policies of Section 5.4.9 and 5.5.7, the Town's Industrial/Commercial Design Guidelines, and the Community Design Plan, be guided by the following general site design principles:
- a) The design of the industrial lands in the Plan Area shall capitalize on its prominent location adjacent to the planned Highway 410;
 - b) Truck parking and truck storage, waste enclosures, overhead doors, accessory buildings, and loading/unloading bays shall be oriented away from Highway 410, Mayfield, Kennedy, Heart Lake and Dixie Roads, unless fully screened by a building or topography;
 - c) High quality building facades are encouraged and building elevation drawings may be required as part of the development approvals process. This shall include screening/enclosure of rooftop mechanical units, and limiting the heights of buildings;
 - d) Signage shall be coordinated and integrated into the landscaped areas. Specific restrictions may be placed on signage in order to reduce visual impacts.

The implementing zoning by-law and the Community Design Plan shall include specific provisions which will implement these design principles.

- 7.12.12.1.7 Joint access will be encouraged for industrial development in the Plan Area to limit conflicts with arterial and collector roads.
- 7.12.12.1.8 Industrial uses, which may generate noise, dust, vibration or other environmental impacts, may require appropriate studies in order to address compatibility of land uses and mitigation of impacts.
- 7.12.12.1.9 Development of industrial lands shall respect the natural features and functions associated with the lands designated EPA between Heart Lake and Dixie Roads. Open storage, if permitted on the lot, shall not be permitted within 10 metres of lands designated EPA.
- 7.12.12.1.10 Development will have regard for land use compatibility with adjacent uses both in the Town and within the City of Brampton to the south.
- 7.12.12.1.11 The Secondary Plan provides for approximately 180 hectares (444 acres) of employment generating land uses. The Town shall encourage the extension of roads and services into the lands designated for industrial uses by this Secondary Plan, and the rezoning of such lands for industrial uses. In this regard, the Town may enter into agreements with land owners in the community to seek to ensure the availability of a minimum supply of industrial land on an ongoing basis or as defined in such agreement.

The supply of industrial lands will be monitored by the Town and evaluated as part of the consideration of draft plans of subdivision or other development approvals such as implementing zoning bylaws and the application of Holding Zones established in accordance with the Planning Act.

7.12.12.2 Prestige Industrial

- 7.12.12.2.1 Development on lands designated Prestige Industrial on Schedule B shall be permitted in accordance with Section 5.5.4 of the Town's Official Plan as well as the following specific policies. Where there is a conflict between the policies of Section 5.5.4 and the following specific policies, the policies of this Secondary Plan shall prevail.

- 7.12.12.2.2 Open space and recreation facilities shall not be permitted on any lands designated Prestige Industrial on Schedule B.
- 7.12.12.3 General Industrial
- 7.12.12.3.1 Development on lands designated General Industrial on Schedule B shall be permitted in accordance with Section 5.5.5 of the Town’s Official Plan as well as the following specific policies. Where there is a conflict between the policies of Section 5.5.5 and the following specific policies, the policies of this Secondary Plan shall prevail.
- 7.12.12.3.2 The following uses shall not be permitted on any lands designated General Industrial on Schedule B:
- a) Open space and recreation facilities;
 - b) Concrete batching plants; and,
 - c) Adult videotape stores.
- 7.12.12.3.3 In order to reduce visual impacts and ensure compatibility of uses, the implementing zoning by-law shall contain provisions limiting the height of accessory outdoor storage in the General Industrial designation.
- 7.12.12.4 Academic/Research Campus
- 7.12.12.4.1 Lands designated Academic/Research Campus, as shown on Schedule B, are to accommodate a post secondary education institution such as a community college or university. Providing sufficient lands are still available to accommodate a post secondary education institution, the following additional uses are permitted to locate in the Academic/Research Campus designation:
- a) Research and development facilities;
 - b) Laboratories; and,
 - c) Corporate offices, accessory to a research and development facility.
- 7.12.12.4.2 Section 7.12.12.4 shall be reviewed at intervals corresponding with subsequent 5 year reviews to allow a post secondary education institution to begin to locate in the academic/research campus designation. At such time, if the Town concludes that there is no prospect of a post secondary education institution locating in the academic/research campus designation, the policies pertaining to this designation will be reconsidered and appropriate changes made. In addition, if prior to a 5 year review, a need and feasibility study demonstrates to Council’s satisfaction that there is little prospect of a post secondary education institution locating in the academic/research campus designation, then the lands in this designation may be developed in accordance with the Prestige Industrial designation without amendment to this Plan.
- 7.12.13 Ecosystem Planning and Management**
- 7.12.13.1 All lands on Schedule B are subject to the Ecosystem Planning and Management provisions of Section 3.1 of the Town’s Official Plan, and all lands designated EPA on Schedule B are subject to the provisions of Section 5.7 and the Performance Measures contained in Section 3.1.5 of the Town’s Official Plan and to the following specific policies.
- 7.12.13.2 An Environmental Management Plan and Long Term Monitoring Plan shall be prepared and implemented in accordance with the approved MESP.
- 7.12.13.3 All new development and servicing shall conform to the environmental protection, mitigation and management measures contained in the MESP and subsequent Environmental Management Plan and Long Term Monitoring Plan, to the satisfaction of the Town and TRCA.

- 7.12.13.4 Lands designated EPA on Schedule B that are not owned by the Town or the TRCA shall be conveyed, free and clear of encumbrances, to either the Town or the TRCA. In general, stormwater management blocks shall be conveyed to the Town, and EPA features, including associated ecological buffers, shall be conveyed to the TRCA.
- 7.12.13.5 An ecological buffer area will be required between EPA and adjacent development. The purpose of the buffer is to protect the ecological function and integrity of significant natural features and to provide the opportunity for enhancement and restoration. The buffer area may accommodate a public pathway, however, no buildings or structures of any kind, shall be permitted in the buffer area. Delineation and treatment of ecological buffer areas shall be determined through the MESP.
- 7.12.13.6 The Town shall cooperate with the TRCA to implement the guidelines and recommendations contained in the MESP with regard to planning and policy, rehabilitation and retrofit, stewardship and education, and monitoring and reporting.
- 7.12.13.7 Compatible non-intensive recreational uses may be considered within EPA subject to Section 5.7.3.4 and all other applicable policies of this Plan, and the applicable policies of other relevant agencies.
- 7.12.13.8 **Tableland Forest**
- 7.12.13.8.1 An existing tableland forest is located between Heart Lake and Dixie Roads, north of the proposed east-west industrial collector road within the Plan Area and is designated EPA. It is the intent of this Secondary Plan to preserve and enhance this forest as an environmental feature within the Plan Area as identified on Schedule B.
- 7.12.13.8.2 The preservation and enhancement of this feature will be supported by environmental management practices and forest management techniques as may be adopted by the Town from time to time. The limit of the forest to be preserved, and a natural open space buffer, between the forest limit and adjacent development, will be determined through the finalization of the MESP and subsequent Environmental Management Plan.
- 7.12.13.8.3 As a condition of development approval, the Town shall require a forest management report which provides an updated forest inventory, outlines proposed forest management and protection measures, and addresses tree preservation measures and buffer plantings.
- 7.12.14 Open Space and Recreation**
- 7.12.14.1 **General Policies**
- 7.12.14.1.1 Open space and development of recreation uses are subject to Section 5.8 of the Town's Official Plan, the Town's Parks and Recreation Master Plan, the policies of Section 7.12.13, and the following specific policies. Where there is a conflict between the policies of Sections 5.8 and 7.12.13, and Town's Parks and Recreation Master Plan, and the following specific policies, the policies of this Secondary Plan shall prevail.
- 7.12.14.1.2 Lands designated Open Space Policy Area ("OSPA") are subject to the policies of Section 5.8.4 of the Town's Official Plan.
- 7.12.14.1.3 The open space system within the Plan Area includes community parks, neighbourhood parks, stormwater management facilities, Greenway Corridors, and compatible non-intensive recreation uses within EPA, in accordance with Section 7.12.13.7.

- 7.12.14.1.4 It is the intent of this Secondary Plan to establish a pedestrian trail system and, where feasible, a bicycle pathway system to connect the open space system. The linked open space system shall be provided, in accordance with the approved Community Design Plan, and implemented as individual developments are approved.
- 7.12.14.1.5 The open space system shall be visible and accessible to the public, where compatible with the Town's ecosystem objectives and policies, and performance measures.
- 7.12.14.1.6 Where linkages are provided within road allowances, design guidelines, as provided in the Community Design Plan, may include dedicated pedestrian/bicycle paths, extra right-of-way widths, enhanced boulevard widths, landscaping and signage, as indicated in the Community Design Plan.
- 7.12.14.1.7 In general, the Town shall seek to bring lands designated OSPA on Schedule B into public ownership through the planning approvals process or other mechanisms as appropriate. However, OSPA lands within the residential areas may remain in some form of private ownership provided acceptable provisions are made to establish the internal trail network and allow for appropriate public access and use.
- 7.12.14.2 Parkland
- 7.12.14.2.1 Development of park sites shall be in accordance with Section 5.15 of the Town's Official Plan and the following specific policies. Where there is a conflict between the policies of Sections 5.15 and the following specific policies, the policies of this Secondary Plan shall prevail.
- 7.12.14.2.2 Public parkland shall be provided in accordance with the provisions of the *Planning Act*, subsection 6.2.12 of the Town's Official Plan, the Town's Recreation and Parks Master Plan, and the Community Design Plan.
- 7.12.14.2.3 For the purposes of determining the amount of public parkland to be dedicated under the provisions of the *Planning Act*, 'gross developable land' is defined as the total land area within a plan minus those lands that are designated EPA.
- 7.12.14.2.4 Three categories of parks, namely Community Park, Neighbourhood Park and Special Purpose Park are shown, as OSPA, conceptually on Schedule B. Community park sites may be developed in conjunction with school sites in a campus setting to facilitate joint use and achieve economies of scale. The location, size and configuration of the identified park sites will be further defined by the Town through the plan of subdivision process.
- 7.12.14.2.5 Three community parks are provided for in this Secondary Plan, each a minimum of 2.5 hectares. Each park will be located within an 800 metre radius of the residential neighbourhood it serves, as well as at key locations within the residential neighbourhood, having a visible presence, and will have at least 50% of its boundary line abutting a public street.
- 7.12.14.2.6 One neighbourhood park is provided for in this Secondary Plan, a minimum of 0.5 hectares in size. This park will be located within an 800 metre radius of the residential neighbourhood it serves, as well as at a key location within the residential neighbourhood, having a visible presence, and have at least 50% of its boundary line abutting a public street
- 7.12.14.2.7 This Secondary Plan provides for the development of one special purpose park, a minimum of 3.4 hectares in size, located within the Village Centre Area at the southeast corner of the intersection of Kennedy Road and 'Main Street'. Permitted uses on this site include a recreation centre, multi-use green space and associated parking facilities.

7.12.14.3 Greenway Corridors

7.12.14.3.1 Greenway Corridors are identified on Schedule B. One function of these corridors is to connect key natural features, such as the Etobicoke Creek and the West Humber Tributary, to facilitate the movement of flora and fauna and help maintain ecological processes. Restoration activities are proposed within these corridors, including the planting of trees and shrubs on tableland for the purpose of restoring some cover for species dispersal.

7.12.14.3.2 In addition, and in support of the objectives of this Secondary Plan, a second function of these corridors is to facilitate pedestrian and bicycle activity within the community by providing hiking trails and pathways that interconnect the residential neighbourhoods, the Village Centre, community facilities, and employment lands, as well as the areas beyond the Plan Area.

7.12.14.3.3 The location of the Greenway Corridors shall generally conform with Schedule B. The size and design of the Greenway Corridors will be detailed through the Community Design Plan, in accordance with the findings and recommendations of the MESP. The design of the Greenway Corridors will, as much as possible, provide for their naturalization, while taking into account their dual function, as well as maintenance costs.

7.12.15 Cultural Heritage Resources

7.12.15.1 Conservation of cultural heritage resources shall be consistent with the provisions of Section 3.2 of the Town's Official Plan and the following specific policies. Where there is a conflict between the policies of Sections 3.2 and the following specific policies, the policies of this Secondary Plan shall prevail.

7.12.15.2 Built heritage resources and cultural heritage landscape resources have been identified within the Plan Area through the draft Cultural Heritage Survey (Unterman McPhail Associates, February 2006). This report makes recommendations with respect to the significance of the built heritage and cultural heritage landscape resources and appropriate conservation measures.

7.12.15.3 The built heritage resources identified in the draft Cultural Heritage Survey, and listed below, will require a Cultural Heritage Impact Statement ("CHIS"), to be prepared and submitted in accordance with Section 3.2 of the Town's Official Plan, to address appropriate conservation measures as part of any development application. Additional built heritage resources requiring a Cultural Heritage Impact Statement may be identified through finalization of the Cultural Heritage Survey.

1. Nineteenth century stone farmhouse located at 12701 Hurontario Street (west half Lot 21, Concession 1 EHS, former Chinguacousy Township);
2. Nineteenth century stone farmhouse located at 12304 Heart Lake Road (east half Lot 19, Concession 2 EHS, former Chinguacousy Township);
3. Nineteenth century frame and stucco farmhouse and timber frame gable-roofed barn located at 12516 Kennedy Road (east half of Lot 20, Concession 1 EHS, former Chinguacousy Township);
4. Nineteenth century frame farmhouse with brick veneer located at 12551 Kennedy Road (west half of Lot 20, Concession 2 EHS, former Chinguacousy Township);
5. Nineteenth century residence located at 12409 Kennedy Road (west half of Lot 20, Concession 2 EHS, former Chinguacousy Township); and,
6. Early 20th century concrete block farmhouse located at 12434 Dixie Road (East Half Lot 20, Concession 3 EHS, former Chinguacousy Township).

- 7.12.15.4 It is the intent of this Secondary Plan to conserve significant built heritage resources through retention and integration into new development proposals in the form of their original use or an appropriate adaptive re-use. Where built heritage resources have been identified through a CHIS for retention in their original location, plans of subdivision and other development applications shall be designed to enable these buildings to be preserved in their original location.
- 7.12.15.5 As a condition of development approval, the Town will secure satisfactory financial and/or other guarantees to fully restore or reconstruct any built heritage resources identified for retention that are damaged or demolished as a result of new development.
- 7.12.15.6 All development adjacent to or incorporating a built heritage resource must, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials and design features. The strategy for integrating heritage resources shall be outlined in the Community Design Plan.
- 7.12.15.7 A Stage 1 Archaeological Assessment of the Plan Area (Archaeological Services Inc., February 2006), included as a separate report in the Cultural Heritage Survey, has identified areas of high potential for archaeological resources. Prior to any soil-disturbing activities within the Plan Area, archaeological assessment of these areas shall be completed in accordance with current Provincial guidelines to the satisfaction of the Town and the Ministry of Culture. The archaeological assessment shall include all areas of high archaeological potential within lands maintained as greenlands or conveyed to the Town, except for areas zoned to prohibit soil disturbances for which written commitment to that effect is provided to the Ministry of Culture.
- 7.12.15.8 Consideration shall be given to perpetuating the names of the former 19th and 20th century land owners within proposed subdivisions in the naming of streets, parks, trails and natural areas, and, as a minimum, street names shall be in accordance with the Town's policy requiring one historic street name per plan of subdivision.
- 7.12.16 Transportation**
- 7.12.16.1 **General Policies**
- 7.12.16.1.1 The transportation system servicing the Plan Area, as shown conceptually on Schedule B, shall be developed in accordance with Section 5.9 and the following specific policies. Where there is a conflict between the policies of Sections 5.9 and the following specific policies, the policies of this Secondary Plan shall prevail.
- 7.12.16.1.2 New development shall be serviced by municipal roads and temporary access will generally not be permitted.
- 7.12.16.1.3 An appropriate road widening necessary to achieve the right-of-way requirement shall be conveyed as a condition of development within the Plan Area. Additional right-of-way dedications may be required at intersections for the construction of turning lanes and/or utilities.
- 7.12.16.1.4 Development within the Plan Area must have regard for the approved Highway 410 Extension Environmental Assessment Study and provincial requirements respecting development adjacent to Highway 410.
- 7.12.16.1.5 All roads will be designed and built in accordance with Town standards to accommodate the access and operations requirements of the Town and fire and emergency services, service vehicles and snow plowing.

7.12.16.1.6 Final designs, functions and requirements for roads and other components of the transportation system shall be established based on the findings and recommendations of the following studies:

- a) Mayfield West Transportation Master Plan;
- b) Mayfield West Traffic Management Plan;
- c) Mayfield West Community Design Plan;
- d) Site Specific Traffic Impact Studies, as required;
- e) Environmental Assessment Studies, as required;
- f) Mayfield West Master Environmental and Servicing Plan; and,
- g) Kennedy Road Realignment Environmental Assessment Study.

7.12.16.2 Site Specific Traffic Impact Studies

7.12.16.2.1 Site Specific Traffic Impact Studies may be required for applications for development or redevelopment within the Plan area. The Site Specific Traffic Impact Studies will determine the traffic impact of the proposed development and the feasible and practical means available to accommodate traffic from the proposed development. These studies may include analysis of items such as: turning movements, storage length, internal circulation, fire access, driveway design and grading, gap studies and the traffic impact of any proposed change in use.

7.12.16.2.2 Site Specific Traffic Impact Studies shall be subject to the approval of the Town in consultation with the Region of Peel, and must be consistent with the Mayfield West Transportation Master Plan and the Mayfield West Traffic Management Plan.

7.12.16.3 Kennedy Road Realignment

7.12.16.3.1 This Secondary Plan has proposed a realignment of Kennedy Road to the east of its existing alignment. The realignment shown on Schedule B is conceptual. The Kennedy Road Realignment Environmental Assessment Study will investigate alignment alternatives for Kennedy Road and make a recommendation as to the preferred alignment.

7.12.16.3.2 The preferred alignment of Kennedy Road shall consider, among other things, the minimization of impacts on the area designated EPA and tributary 18 and 19, as identified in the MESP, road geometric standards, and good community planning and engineering practices, and have regard for the findings of the Kennedy Road Environmental Assessment Study (starts at Mayfield Road and runs approximately 800 metres north).

7.12.16.3.3 The design concepts for crossing the area designated EPA shall minimize intrusions and alterations to existing valley and tributary features and functions, and shall adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, to the greatest extent possible, and shall consider road geometric standards and good engineering practices.

7.12.16.3.4 Exact siting and locations for the crossings shall be finalized at the plan of subdivision stage. Siting and design shall address, among other matters, to the satisfaction of the Town in consultation with the TRCA, such requirements as:

- a) Pedestrian and wildlife access in the valley corridor;
- b) Watercourse dynamics such that channelization and armouring, and the need for future remedial works are minimized;
- c) Aquatic habitat including the retention and/or restoration of appropriate riparian habitat;

- d) The safe passage of regulatory flood flows such that existing regulatory flood elevations are maintained to within acceptable limits; and,
- e) Road design, geometric standards, and good engineering practices.

7.12.16.3.5 The Town's Official Plan will designate Kennedy Road as a Major Collector Road from Mayfield to Old School Roads. Developers of land within the Plan Area shall provide a right-of-way to the Town for a 26–36 metre right-of way. The specific right-of-way, within this range, shall be confirmed by the Town in the Community Design Plan.

7.12.16.3.6 At the point where Kennedy Road is realigned, the existing Kennedy Road crossing of tributary 19, as identified in the MESP, shall be removed and the tributary restored and enhanced in accordance with plans approved by the Town and the TRCA.

7.12.16.3.7 It is the intent of this Secondary Plan that the existing Kennedy Road, in proximity to the proposed east-west industrial collector road, will take the form of a cul-de-sac. However, until such time that the Kennedy Road realignment is complete, through access will need to be maintained.

7.12.16.4 Collector Roads

7.12.16.4.1 The alignment and location of the collector road system is shown conceptually on Schedule B. The collector road system includes:

- a) A new 'Main Street' from Highway 10 easterly to the east limits of the Community Development Plan. Developers of land within the Plan Area shall provide a 22–26 metre right-of-way to the Town. The specific right-of-way, within this range, shall be confirmed by the Town in the Community Design Plan. The intersection at Highway 10 shall require the approval of the Ministry of Transportation of Ontario.

The location of the intersection of Highway 10 and 'Main Street' must give consideration for the future extension of 'Main Street' west of Highway 10.

- b) A new east-west industrial collector road from Kennedy Road to Dixie Road. Developers of land within the Plan Area shall provide a 24-30 metre right-of-way to the Town. The specific right-of-way, within this range, shall be confirmed by the Town in the Community Design Plan. Intersections at Dixie Road shall require the approval of the Region of Peel.
- c) A new east-west residential collector road from Kennedy Road to Heart Lake Road. Developers of land within the Plan Area shall provide a 20–26 metre right-of-way to the Town. The specific right-of-way, within this range, shall be confirmed by the Town in the Community Design Plan.

7.12.16.4.2 In addition, two new residential collector roads are proposed, located internally within the Residential Area and intersecting with 'Main Street' and the industrial collector road. Developers of land within the Plan Area shall provide a 20–24 metre right-of-way to the Town. The specific right-of-way, within this range, shall be confirmed by the Town in the Community Design Plan.

7.12.16.4.3 The alignment, location, and ultimate right-of-way for all collector roads identified in a) through c), and the residential collector roads identified in Section 7.12.16.4.2, shall be elaborated on in the Community Design Plan.

7.12.16.5 Local Roads

7.12.16.5.1 Local roads shall be interconnected and incorporate curves and short block lengths in order to avoid long, uninterrupted and straight sections of roadway. The routes and detailed design requirements for local roads shall be determined in

accordance with the pertinent findings and recommendations of the studies required by this Secondary Plan and implemented through development approvals.

7.12.16.5.2 The local road network in the Plan Area will be based on a grid system which provides for the even distribution of traffic, permeability, and maximizes connectivity for all modes of travel throughout the Plan Area.

7.12.16.6 Highway 410 and Kennedy Road Partial Interchange

7.12.16.6.1 A potential future partial interchange will be protected for, through the planning process, at the intersection of Highway 410 and Kennedy Road. An environmental assessment study will be required to determine, among other things, need and justification, social and economic benefits/impacts, operational and safety implications, and environmental impacts associated with the partial interchange.

7.12.16.7 Pedestrian and Cycling Linkages

7.12.16.7.1 Consistent with the objectives of Section 5.9.2 f) of the Town's Official Plan, a pedestrian and bicycle system shall be integrated within the road network and provide appropriate linkages between the Village Centre Area, residential neighbourhoods, the open space system, potential transit stops and places of employment, as well as to areas outside of the Plan Area.

7.12.16.7.2 Pedestrian walkways and bicycle routes shall be required throughout the Plan Area, in accordance with the approved Community Design Plan, and shall utilize public streets and dedicated pathways established throughout the Plan Area.

7.12.16.8 Gateway Features

7.12.16.8.1 The Town shall require developers to provide gateway features at locations with high visibility and profile, as conceptually shown on Schedule B. The ultimate design and location of the gateway features will be elaborated on in the Community Design Plan, to the satisfaction of the Town, in consultation, where appropriate, with the Ministry of Transportation and Region of Peel.

7.12.16.8.2 Implementation of these gateway features will be through the plan of subdivision application process and entirely at the expense of the developers within the Plan Area.

7.12.16.9 Transit

7.12.16.9.1 Potential future transit routes within the Plan Area will be identified in the Traffic Management Plan and reflected in the Community Design Plan.

7.12.16.9.2 Development within the Plan Area shall be designed to minimize walking distances to potential transit routes and shall incorporate through block walkways as required to achieve this objective.

7.12.17 Municipal Services

7.12.17.1 General Policies

7.12.17.1.1 Development within the Plan Area shall be serviced by municipal water, municipal sanitary and storm sewers, municipal roads, hydro and other utilities, in accordance with the MESP and the Development Phasing Plan (see Section 7.12.5.5). New public and private infrastructure shall be developed in accordance with the policies of the Town's Official Plan and shall comply with Town standards as well as with the standards of the respective public and private utility providers and other relevant government agencies.

- 7.12.17.1.2 New development within the Plan Area will be serviced by sanitary sewers extended from the Peel Waste Water System. A piped municipal water supply will be provided from the Peel Lake Based Water Supply System.
- 7.12.17.1.3 The Region of Peel is proposing to install a water main along Kennedy Road through the Plan Area. Development shall be planned to ensure that the proposed water main is within road rights-of-ways or in an easement on publicly owned open space blocks.
- 7.12.17.1.4 No final development approval will be given to any parcel of land within the Plan Area until such time as the necessary stormwater management facility, piped water and sanitary and storm sewer facilities to serve the proposed development are available, or arrangements are in place to ensure that they will be available through the development process.
- 7.12.17.1.5 All development proposals must be accompanied by a Servicing Report which provides the detailed design and implementation of required stormwater, water and wastewater servicing to the satisfaction of the Town, the Region of Peel and the TRCA. Developments will be phased to for the logical extension and phasing of services. Any phasing shall take place in accordance with the policies set out in Section 6.2.1.7 of the Town's Official Plan and the Development Phasing Plan referred to in Section 7.12.5.5.
- 7.12.17.1.6 In extending services to develop specific parcels, the developer shall provide the opportunity for adjacent existing un-serviced or partially serviced development to connect to the municipal system.
- 7.12.17.1.7 Construction of required infrastructure will be based on detailed engineering and design studies to be approved by the Town and the Region of Peel. Final designs, functions and requirements for all municipal services and utilities shall be established in accordance with the findings and recommendations of the following studies:
- a) MESP;
 - b) Cultural Heritage Survey; and,
 - c) Community Design Plan.
- 7.12.17.2 Stormwater Management Facilities
- 7.12.17.2.1 Stormwater management facilities shall be developed in accordance with the MESP and the Community Design Plan, to the satisfaction of the Town, in consultation with the TRCA and any other relevant government agencies.
- 7.12.17.2.2 Stormwater management facilities may be permitted within any land use designation established in the Plan Area, except that facilities proposed within the EPA designation will be subject to the policies of Section 5.7.3.5 of the Town's Official Plan and subject to appropriate zoning. In considering options for stormwater management, the following principles will apply:
- a) Stormwater run-off from new development shall be managed to achieve appropriate levels of surface water quantity, quality and erosion control in order to minimize any adverse effects on downstream watercourses, terrestrial and aquatic habitat functions, and baseflow. Stormwater management shall also be managed to maintain groundwater functions including quantity and quality, existing flow paths and points of discharge;
 - b) Stormwater management techniques shall achieve an overall net environmental benefit to the Etobicoke Creek and West Humber watersheds.
 - c) The location of a stormwater management pond, whether on tableland or within a valley, shall be based on site-specific conditions and an appropriate analysis of environmental, technical, economic and social considerations;

- d) Stormwater management ponds shall be designed to provide a reasonable level of safety, both in terms of their stormwater management function and in relation to potential use of the pond area by members of the public. Additional safety provisions may be required in areas where an increased level of public access is anticipated, such as the stormwater management facility adjacent to the Village Centre Area;
- e) Stormwater management ponds shall be designed to facilitate ease of maintenance;
- f) Stormwater management ponds shall emulate a passive natural feature, to the extent possible, and provide visual amenity for surrounding development; and,
- g) Provincial guidelines regarding storage requirements, maximum and minimum water depths, configuration and temperature mitigation must also be considered, in consultation with the Town and TRCA.

7.12.17.2.3 The policies of Section 7.12.17.2.2, which apply to permanent stormwater management facilities, shall apply equally to interim stormwater management facilities. Interim stormwater management facilities, if any, shall be established in suitable locations which have regard for permanent stormwater management facilities, in accordance with the recommendations of the MESP.

7.12.17.2.4 The general location, configuration and size of stormwater management facilities shall be determined through the finalization of the MESP. Associated landscaping and other aesthetic aspects will be addressed in the Community Design Plan.

7.12.17.2.5 This Secondary Plan proposes to locate a stormwater management facility south of 'Main Street' and west of the Village Centre Area, abutting the Etobicoke Creek valley system, and also at the south east corner of the intersection of Kennedy and the east-west industrial collector Roads. Portions of these proposed locations are designated EPA. A preliminary assessment of the design concepts for developing stormwater management facilities within the area designated EPA shall be included in the MESP, prior to the approval of the Community Design Plan, in order that potential locations can be reviewed and environmental impacts minimized.

7.12.17.2.6 Exact siting and locations for all stormwater management facilities shall be finalized at the MESP, Community Design Plan and plan of subdivision stage. Siting and design shall address, to the satisfaction of the Town, in consultation with the TRCA, such requirements as:

- a) Pedestrian and wildlife access in the valley corridors;
- b) Watercourse dynamics such that channelization and armouring, and the need for future remedial works are minimized;
- c) Aquatic habitat including the retention and/or restoration of appropriate riparian habitat;
- d) The safe passage of regulatory flood flows such that existing regulatory flood elevations are maintained to within acceptable limits; and,
- e) The design of stormwater management facilities as community features, including pedestrian trails, public open spaces, and landscaping etc.

7.12.17.3 Utilities and Telecommunications

7.12.17.3.1 Utilities and telecommunication infrastructure within the Secondary Plan shall be located underground, where feasible, and shall be grouped into a single utility trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights-of-way. Interim above ground installations may be considered for roads on temporary alignments or constructed to an interim rural cross section.

- 7.12.17.3.2 Utility services shall be permitted in all land use designations subject to detailed engineering designs to be approved by the Town. Services proposed within the EPA designations are subject to Section 5.7.3.5 of the Town's Official Plan and should be minimized. Wherever possible, services within EPA should be confined to road crossings of the watercourses. On single loaded roads paralleling the EPA corridors, services should be confined to the edge of the right-of-way farthest from the designated corridor, wherever possible.
- 7.12.17.3.3 Prior to approval of development within the Plan Area, utilities and telecommunications providers are to confirm if services can be provided to support the proposed development, and shall determine appropriate locations for large utility equipment or utility cluster sites.
- 7.12.17.3.4 Lands required to be used for large above ground utility structures shall be shown as a block(s) or easements on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the Town and utility provider. Blocks for large above ground utility structures should, where possible, be identified in the Community Design Plan.

7.12.18 Private Well Monitoring

- 7.12.18.1 As a condition of draft approval of plans of subdivision, a phased well monitoring program and well protection/mitigation strategies shall be implemented for the Plan Area building on the MESP.
- 7.12.18.2 A phased well monitoring and well protection/mitigation strategies shall be established under a joint Developer Group Agreement as required by Section 7.12.22 or in an alternative arrangement satisfactory to the Region of Peel.
- 7.12.18.3 The phased monitoring shall occur over broader areas than individual plans of subdivision consistent with development phases referred to in Section 7.12.5.5, as appropriate. The monitoring and mitigation strategies shall address cumulative impacts of development on private well users.
- 7.12.18.4 The phased well monitoring and associated well protection/mitigation strategies shall be utilized and refined at a site specific scale as part of individual subdivision approvals.
- 7.12.18.5 As a condition of draft approval, assurances in a form of certification by a qualified professional shall be submitted to the Region of Peel in accordance with the Region's Guidelines for Clearance of Standard Draft Conditions for New Developments on Municipal Services and verifying that the terms of reference for monitoring and well protection/mitigation set out in the MESP have been satisfied and that adequate mitigation strategies are in place.

7.12.19 Energy Conservation

- 7.12.19.1 The Town shall encourage development within the Plan Area that is consistent with programs to reduce energy consumption and promote waste reduction. Energy conservation will be encouraged through appropriate site planning, urban design and the use of energy efficient materials and landscaping.
- 7.12.19.2 All new buildings that are constructed within the Plan Area shall adhere in design, construction and operation to a minimum standard of Energy Star certification.

7.12.20 Noise and Light Impacts

- 7.12.20.1 New residential development shall meet noise level guidelines and policies of the Town of Caledon, Ministry of the Environment and Energy, Ministry of Municipal Affairs and Housing, and criteria of the Region of Peel, relating to noise pollution in residential developments.

- 7.12.20.2 In accordance with the requirements of the Town's Official Plan, a detailed Noise Impact and Mitigation Study will be provided at the plan of subdivision application stage in support of residential development, in particular, adjacent to Highway 10 and Kennedy Road, commercial and industrial land uses, and collector roads.
- 7.12.20.3 Lighting in new development areas shall be designed to minimize impacts on adjacent areas, the natural environment and the visibility of the night sky.
- 7.12.20.4 In accordance with Section 7.12.7.1.11, appropriate methods to mitigate the impacts of noise and light may be required between residential areas and Highway 10 upon completion and approval of noise and light studies.

7.12.21 Financial Agreements

- 7.12.21.1 Prior to the approval of any development, the Town, in consultation with the Region, shall be satisfied as to the availability of transportation facilities, water supply and sewer capacity to accommodate the development. This may require front-end or accelerated payment agreements and/or other cost-sharing agreements, and limitations to be placed on the development, consistent with the Development Phasing Plan.

7.12.22 Developer Group Agreement(s)

- 7.12.22.1 In order to ensure that all affected owners contribute equitably towards the provision of the community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of environmental features, roads and road improvements, internal and external services, stormwater management facilities, and private well monitoring, protection and mitigation, property owners shall be required to enter into one or more Developers' Group Agreements as a condition of the development of their land.
- 7.12.22.2 These agreements shall provide for the equitable distribution of the costs, including lands, of the aforementioned community and infrastructure facilities and associated studies where such costs are not dealt with under the *Development Charges Act, 1997*.
- 7.12.22.3 All non-participating landowners within the Plan Area will not be entitled to development approvals under the provisions of this Secondary Plan until such time as they have joined the Developers Group as participating landowners, and participate in the delivery of infrastructure as required. Prior to approval for any development within the Plan Area, the Town shall require a certificate from the Developers Group cost-sharing trustee confirming the development proponent is in good standing with the Developers Group.

7.12.23 Land Dedication and Acquisition

- 7.12.23.1 The policies of the Town's Official Plan and this Secondary Plan shall apply.
- 7.12.23.2 Pursuant to Subsection 25(1) of the *Planning Act*, R.S.O. 1990, c P.13, the Town or the Region may acquire and hold any lands required to implement any feature of this Secondary Plan. This may include the expropriation of lands required to implement the road network in the Secondary Plan, where the property owners or the developers' group are unable to secure lands for the construction of the required road infrastructure.
- 7.12.23.3 An environmental clearance shall be required prior to the conveyance of any lands to the Town. The environmental clearance shall be based on the appropriate level of site assessment as established in Ministry of the Environment guidelines.

7.12.24 **Implementation**

7.12.24.1 The provisions of the Town’s Official Plan regarding implementation shall apply with regard to this Secondary Plan.

7.12.24.2 Plans of subdivision shall only be recommended for approval which:

- a) Conform with the policies and designations of this Secondary Plan; and,
- b) Are consistent with the final and approved recommendations of all the supplementary and required studies referred to in this Secondary Plan.

7.12.24.3 This Secondary Plan shall be implemented by an appropriate zoning by-law or by-laws to zone the lands in accordance with the provisions herein. Zoning shall be established at the time of applications for development.