

Town of Whitby Official Plan Review

Proposed Draft Official Plan Amendments – Amendment #1

Green text = new policy; **strikethrough** = deletion of existing policy

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
Section 1 – Introduction - does not form part of the Official Plan		
<p>1.1 Purpose</p> <p>The Official Plan is the principal policy document which the Municipality may use to express its goals and objectives for the community, significant environmental conditions and its development or redevelopment. This Official Plan provides a general policy direction and planning framework to guide the physical, social, economic and environmental management and growth of the Town of Whitby (Municipality).</p> <p>The policies of the Whitby Official Plan are intended to particularly reflect and direct development that is expected to occur in the Municipality to 2031. A review of this Plan is expected on a five-year basis, and as such, the principles upon which it is based to guide development are expected to remain relevant and effective. <i>(Added by OPA 90)</i></p> <p>The general purpose of this Plan is:</p> <ul style="list-style-type: none"> a) to provide policies to ensure the quality of life and to secure the health, safety, convenience and welfare for the present and future inhabitants of the Municipality; b) to set out the future form of the Municipality, establishing the general land use and 	<p><i>Section 1.1 is proposed to be revised as shown below:</i></p> <p>1.1 Purpose</p> <p>The Official Plan is the principal policy document which the Municipality may use to express its goals and objectives for the community, significant environmental conditions and its development or redevelopment. This Official Plan provides a general policy direction and planning framework to guide the physical, social, economic and environmental management and growth of the Town of Whitby (Municipality).</p> <p>The policies and designations of the Whitby Official Plan are intended to reflect and direct development that is expected to occur in the Municipality to 2031. A review of this Plan is expected on a five-year basis, and as such, the principles upon which it is based to guide development are expected to remain relevant and effective.</p> <p>The general purpose of this Plan is:</p> <ul style="list-style-type: none"> a) to provide policies to that support the creation of healthy and complete, sustainable communities, and ensure the quality of life and secure the health, safety, convenience 	<p>Housekeeping amendment</p> <p>Healthy and Complete Communities Direction 2</p>

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<p>transportation pattern and to articulate a policy framework by which this form can be achieved and under which it can best function in a regional environment;</p> <p>c) to respond to existing and future Regional and Provincial policies, statements and guidelines which affect the Municipality and appropriately incorporate them in the Official Plan;</p> <p>d) to provide sufficient residential land to satisfy housing needs in terms of housing type, tenure, density and cost, taking into account household size and income of new households in accordance with the Municipality's Municipal Housing Statement and Land Use Review Study;</p> <p>e) to provide policies which ensure the provision of affordable housing in Whitby;</p> <p>f) to provide policies to ensure an efficient development approvals process and other administrative requirements; and</p> <p>g) to provide policies and directives for the overall management of growth, maintenance of the existing community and sustaining the environment.</p>	<p>and welfare for the present and future inhabitants of the Municipality;</p> <p>b) to set out the future form of the Municipality, establishing the general land use and transportation pattern and to articulate a policy framework by which this form can be achieved and under which it can best function in a regional environment;</p> <p>c) to respond to existing and future Regional and Provincial policies, statements and guidelines which affect the Municipality and appropriately incorporate them in the Official Plan;</p> <p>d) to provide sufficient residential land to satisfy housing needs in terms of housing type, tenure, density and cost, taking into account household size and income of new households in accordance with the Municipality's Municipal Housing Statement and Land Use Review;</p> <p>e) to provide policies which ensure the provision of affordable housing in Whitby;</p> <p>f) to provide policies to ensure an efficient development approvals process and other administrative requirements; and</p> <p>g) to provide policies and directives for the overall management of growth, maintenance of the existing community and sustaining the environment.</p> <p>The following text and schedules of Sections 2.0 to Section 11.0 inclusive constitute the Official Plan of the Corporation of the Municipality of the Town of</p>	<p>Updating since the Municipal Housing Statement and Land Use Review are no longer relevant.</p> <p>Moved from Section 1.3.</p>

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	<p>Whitby.</p> <p>Section 1 and the appendix (Building Design and Location and Site Design) are not part of the statutory Official Plan.</p>	
<p>1.2 Review Process</p> <p>1.2.1 This Plan repeals the existing Official Plan of the Town of Whitby and provides a new Official Plan covering the whole Municipality.</p> <p>1.2.2 The urban climate of the Whitby area has changed substantially since the existing Official Plan was adopted. In response to growth pressure, and in anticipation of substantial future pressures, the new Durham Regional Official Plan was approved by the Province in 1993, and new Provincial planning initiatives have been formulated.</p> <p>1.2.3 A new Updated Official Plan is required to guide and control development. The new Official Plan will control the form of future urban growth while safeguarding the natural attributes of the Municipality from urban encroachment.</p> <p>1.2.4 An Official Plan is not a static document. Changes or amendments, can be either internally initiated by Council, by applications submitted from landowners or by provincial and public agencies. Provisions of the <u>Planning Act</u> require municipalities to hold a public meeting not less than every five years to determine the need for any updating of the Official Plan.</p> <p>On October 4, 1989, the Municipality held such a meeting and determined that a comprehensive review of the existing Official Plan was in order. There were several significant reasons why a comprehensive Official Plan Review and Update was warranted.</p>	<p><i>Section 1.2 is proposed to be deleted in its entirety.</i></p>	<p>Out of date and not necessary to be replaced.</p>

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<p>1.2.5 One of the most noteworthy reasons for the comprehensive review of the Plan was its age. The previous Whitby Official Plan had been adopted by Whitby (Council) in 1973 and approved by the Province in 1974. Since the adoption of the Municipality's previous Plan, the Region of Durham passed an upper tier Official Plan in 1976, and more recently in November 1993, a new Official Plan has been approved by the Minister. The new Regional Plan requires that area municipalities prepare and adopt a new Official Plan in conformity to the Regional Plan. In addition, given the age of Whitby's Plan, it became increasingly important that this Plan's underlying basis, assumptions and goals be assessed. A general need existed to update and revise policy directions, terminology and language contained in the present Official Plan.</p> <p>1.2.6 Since the Official Plan for Whitby was adopted in 1973, a great deal of growth throughout the community had occurred. Options and strategies for growth within the municipality had changed over time. Urban expansion and intensification require thorough, strategic examination related to needs and opportunities in the Municipality. Consideration must also be given to the efficient utilization of the urban infrastructure within existing servicing areas. Environmental health and its protection and enhancement are also now established and key considerations for the future development of the community. Growth management is an important concept and strategy for a growing municipality.</p> <p>1.2.7 Key objectives of the Review and Update of the Whitby Official Plan were:</p> <p style="padding-left: 40px;">a) the collection of new background information on which to build a new document for the</p>		

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<p>Municipality;</p> <ul style="list-style-type: none"> b) the comprehensive analysis of existing policy noting where changes could/should be made; c) the thorough assessment of growth alternatives and the strategic implications on decision-making; d) the preparation of a new Official Plan which addresses, as much as possible, the critical issues requiring policy changes; and e) the participation of the public throughout all phases of the process. 		
<p>1.3 Content</p> <p>The following text and schedules of Sections 2.0 to Section 11.0 inclusive constitute the Official Plan of the Corporation of the Municipality of the Town of Whitby.</p> <p>Section 1 and the appendix and the appendix (Building Design and Location and Site Design) is are not part of the statutory Official Plan. (Amended by OPA 90)</p>	<p><i>Section 1.3 is moved to Section 1.1.</i></p>	<p>Not necessary to have a separate section.</p>
<p>Section 2 – Municipal Development Principles and Strategy</p>		
<p>2.1 Guiding Principles</p> <p>The Municipality's Guiding Principles for development in the Official Plan are:</p> <ul style="list-style-type: none"> a) to maintain and enhance Whitby's identity within the Region of Durham and the Greater Toronto Area; 	<p><i>Section 2.1 is deleted in its entirety and replaced with the following:</i></p> <p>2.1 Vision</p> <p>Whitby's vision is to be a healthy and complete community, providing for balanced and sustained</p>	<p>The addition of a Vision Statement</p>

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<ul style="list-style-type: none"> b) to provide for balanced growth and encourage ecosystem-based strategies to support sustainable development; c) To direct a significant amount of intensification in the form of residential and employment growth to appropriate lands in centres and along corridors within the Built Boundary in conformity with the Provincial Growth Plan and the Durham Regional Official Plan; <i>(Added by OPA 90)</i> d) to encourage the orderly and compact, mixed-use pattern of urban growth through the consideration of all development and intensification proposals and the provision of supporting municipal infrastructure and community facilities; e) to encourage a liveable, safe and healthy community in Whitby's south urban community and in Brooklin by providing the fullest opportunities for employment, housing, education, arts and culture, recreation, transportation, health services, and the maintenance and enhancement of Whitby's natural and cultural heritage resources; f) to establish and maintain linked transportation systems through the community for transit, vehicular and pedestrian movement, by road, rail and greenways. These systems will connect living areas with Whitby's central, employment and open space areas, and neighbouring municipalities; g) to maintain and enhance sensitive environmental features, their function and 	<p>residential and employment growth and cultural diversity, while maintaining a high quality of life and unique community identity, and enhancing its heritage and natural environment attributes.</p> <p>2.1.1 Guiding Principles</p> <p>To implement the vision of the Town, the following guiding principles are to be considered in making planning decisions:</p> <ul style="list-style-type: none"> a) to promote, sustain and enhance Whitby within the Region of Durham and the Greater Toronto Area as a desirable place to live, learn and access economic opportunities; b) to manage growth in a balanced way to sustain and positively impact the health of the community and the quality of life, while recognizing the Town's unique character, civic identity and natural and cultural heritage assets; c) to encourage balanced growth and ecosystem-based strategies to support sustainable development; d) to direct a significant amount of intensification in the form of residential and employment growth to appropriate lands in centres and along corridors within the Built Boundary in conformity with the Provincial Growth Plan and the Durham Regional Official Plan; e) to encourage the orderly and compact, mixed-use pattern of urban growth through the consideration of development and redevelopment proposals, and opportunities for 	<p>implements Healthy and Complete Communities Direction 12.</p> <p>Revisions have been made to the Guiding Principles generally in accordance with Healthy and Complete Communities Direction 13.</p>

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<p>linkages;</p> <p>h) to continue to integrate community consultation into the Municipal planning process; and</p> <p>i) to conform to the Provincial policy for the Oak Ridges Moraine in accordance with the Oak Ridges Moraine Conservation Plan.</p>	<p>community renewal, along with the provision of supporting municipal infrastructure and community facilities;</p> <p>f) to encourage the provision of housing that is available to all ages, abilities, incomes, and household sizes;</p> <p>g) to ensure that new development and community renewal is compatible with the scale and density of existing built form and that the character of existing and well established residential neighborhoods is maintained and enhanced over time;</p> <p>h) to encourage the continued revitalization of Downtown Whitby and Downtown Brooklin, which reflects their heritage significance and promote a mix of uses and attractions that reinforce the function of the two Downtown areas as cultural, administrative, entertainment, retail and social focal points of the community;</p> <p>i) to require a high order of urban design, incorporating accessibility considerations, in all development and redevelopment proposals to enhance Whitby as an attractive, liveable community;</p> <p>j) to protect existing industrial uses in appropriate locations, and support the growth of new industrial and business sectors;</p> <p>k) to establish and maintain linked and integrated transportation systems, that safely and efficiently accommodate various modes of transportation including trains, automobiles, trucks, public transit, cycling and walking;</p>	<p>Also implements Design Direction 2</p>

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	<p>l) to require that the construction of infrastructure, or expansions to existing infrastructure, occurs in a manner that is compatible with adjacent land uses and minimizes social and environmental impacts, with consideration given to the long term maintenance, operational and replacement costs;</p> <p>m) to maintain a diverse and interconnected system of public spaces that feature convenient, and comfortable access, encourage safe and healthy environments, minimize hazards and attract and appropriately serve all components of the population;</p> <p>n) to support the establishment, maintenance and enhancement of a Natural Heritage System throughout the Municipality over the longer term, including the natural resources associated with the Oak Ridges Moraine, Greenbelt, Former Lake Iroquois Plain, Lake Ontario waterfront and watercourses; and</p> <p>o) to require that local decision-making processes are transparent through the provision of information and an open, participatory process.</p>	
<p>2.2 Basis (not reproduced here)</p>	<p>Section 2.2 is proposed to remain as is.</p>	<p>No change.</p>
<p>2.3 Development Strategy</p> <p>2.3.1 The Municipality's growth management strategy as represented by this Official Plan focuses on the following key elements and approaches in providing for the future needs of its population:</p> <p> a) maintaining and enhancing a healthy and liveable environment through the adoption of appropriate goals and policies to accomplish this;</p>	<p><i>The existing Section 2.3 is proposed to be deleted in its entirety.</i></p>	<p>The proposed new Section 2.3 Goals and Strategic Objectives will replace this section and generally reflects the same elements.</p>

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<ul style="list-style-type: none"> b) adopting the principle of land stewardship to protect land and water resources from the negative impact of inappropriate use, and premature development; c) adopting best management practices to manage, enhance, and conserve Whitby's significant natural features; d) establishing linked parks and open space systems, primarily through the Oak Ridges Moraine, the former Lake Iroquois shoreline, the Lake Ontario waterfront, and Heber Down Conservation Area, and a system of greenways comprising valleylands, parks, utility corridors, and open space systems; and e) providing community and recreational services and educational and cultural facilities in concert with growth of the Municipality and the ability to afford these services and facilities. <p>2.3.2 The Municipality's development strategy has regard for the Official Plan for Durham Region, which establishes the overall context for Whitby's growth to the year 2024 2031. (<i>Amended by OPA 90</i>)</p> <p>2.3.3 The Municipality's development strategy also includes:</p> <ul style="list-style-type: none"> a) planning for future growth in which the Municipality continues to maintain its share of population and employment within the Region; b) the provision of a future new housing supply having a variety of densities, types and 		

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<p>affordability, along with policies to encourage residential intensification;</p> <p>c) the provision of a viable, contiguous, protected agricultural community;</p> <p>d) the establishment of a program of economic development along with the designation of lands for business parks and general industrial uses;</p> <p>e) the provision of transit throughout the urban portion of the municipality in conjunction with transit supportive land uses;</p> <p>f) the development of safe and secure roads, transitways, walkways, trails and bikeways for the efficient movement of people, goods and services;</p> <p>g) the provision of parkland, open space and recreational services and activities;</p> <p>h) the provision of municipal services in a logical sequential manner north from the lakeshore to lands of higher elevation; and</p> <p>i) directing growth in rural areas to the Hamlets where possible and appropriate.</p>		
	<p><i>Proposed new section for Goals and Strategic Objectives proposed as follows:</i></p> <p>2.3 GOALS AND STRATEGIC OBJECTIVES</p> <p>A series of goals and strategic objectives have been developed based on the Municipality's vision and guiding principles, as set out in Sections 2.1. Policies are provided</p>	<p>These are broad goals and strategic objectives that provide a framework for the Official Plan</p>

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	<p>throughout this Plan, to assist in the implementation of these sustainability goals and strategic objectives.</p> <p>2.3.1 Form and Structure of Urban Development</p> <p>2.3.1.1 Goal</p> <p>To encourage a form and structure of development that will contribute to the overall vision, goals and objectives of the Municipality.</p> <p>2.3.1.2 Strategic Objectives</p> <p>It is a strategic objective of this Plan to:</p> <ul style="list-style-type: none"> a) Utilize the Municipal Structure Plan shown on Map 1 as the basis for making key land use decisions that will have an impact on the continuing liveability and evolution of the Municipality into a healthy and complete, sustainable community. b) Reinforce the function of the downtown areas as the primary cultural, business, entertainment and commercial focal points of the community. c) Focus development and intensification in centres and along corridors in the built up areas where infrastructure, transit and community facilities already exist. <p>2.3.2 Sustainable Development</p> <p>2.3.2.1 Goal</p> <p>To encourage the design and distribution of land uses and all types and scales of development that will contribute to making Whitby a healthy, complete and</p>	<p>as a whole.</p> <p>Implements Healthy and Complete Directions 1 and 10.</p>

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	<p>sustainable community with a strong and competitive economy.</p> <p>2.3.2.2 Strategic Objectives</p> <p>It is a strategic objective of this Plan to:</p> <ul style="list-style-type: none"> a) Promote a compact urban form and develop an energy-efficient mix of land uses, that are transit-supportive and promote active transportation, where appropriate, to provide a liveable, healthy community. b) Promote practices and support land use patterns that preserve and enhance the natural heritage system, water quality and air quality within the community. c) Support the adaptation and mitigation of the effects of climate change. d) Promote and encourage land use patterns, services and facilities within the community that facilitate positive social interaction, public safety and accessibility of all ages and abilities. e) Support the arts and culture industry, and provide public spaces and recreational opportunities that will continue to foster a vibrant, liveable community. <p>2.3.3 Growth Management</p> <p>2.3.3.1 Goal</p> <p>To ensure that growth is appropriately balanced and phased and that required infrastructure is provided to meet the needs of present and future residents and</p>	

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	<p>businesses.</p> <p>2.3.3.2 Strategic Objectives</p> <p>It is a strategic objective of this Plan to:</p> <ul style="list-style-type: none"> a) Provide for the logical and orderly sequencing of development through the planning and development approvals processes. b) Provide for balanced growth through the support for employment opportunities in addition to residential community development. c) Consider the impacts of development on municipal infrastructure to ensure that the development pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service. d) Endeavour to ensure, through coordination with the Region of Durham, that the extension of water distribution and wastewater systems are undertaken in conjunction with growth requirements. e) Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, driving, and public transit where feasible. f) Ensure that the construction of all infrastructure, or expansions to existing infrastructure, occurs in a manner that is compatible with adjacent land uses and with a minimum of social and environmental impact. 	

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	<p data-bbox="1098 228 1692 345">g) Encourage the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality.</p> <p data-bbox="953 386 1304 418">2.3.4 Community Character</p> <p data-bbox="953 448 1104 480">2.3.4.1 Goal</p> <p data-bbox="1047 509 1692 570">To protect and enhance the character of existing and future urban areas.</p> <p data-bbox="953 610 1287 643">2.3.4.2 Strategic Objectives</p> <p data-bbox="1047 672 1507 704">It is a strategic objective of this Plan to:</p> <p data-bbox="1098 740 1692 922">a) Maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.</p> <p data-bbox="1098 951 1692 1133">b) Encourage the development of neighbourhoods which are compact, pedestrian-friendly and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces.</p> <p data-bbox="1098 1162 1692 1255">c) Provide community facilities that are safe, visible and accessible to residents in each neighbourhood.</p> <p data-bbox="1098 1284 1692 1406">d) Enhance the character of the Municipality by protecting and maintaining the Municipality's cultural heritage resources and rich heritage for future generations.</p>	

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	<p>e) Foster a sense of civic identity through a high standard of community design in all future development that considers:</p> <ul style="list-style-type: none"> • the appropriate integration of the design of public and private spaces; • a high degree of visual diversity and aesthetic quality; • a well-defined public realm, including an interconnected open space network; • sustainable and energy efficient building and site design; • a pedestrian oriented development pattern; • accessibility for all residents; and • the sensitive integration of new development with existing development. <p>f) Establish a series of design guidelines and standards that will set the stage for the development of attractive projects and appealing neighbourhoods and destinations.</p> <p>g) Encourage and support public art and cultural facilities and opportunities for place-making, events and experiences throughout the Municipality as a means to foster community and neighbourhood identity and contribute to a vibrant and creative Municipality.</p> <p>2.3.5 Natural Environment</p> <p>2.3.5.1 Goal</p> <p>To protect and enhance significant natural heritage</p>	

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	<p data-bbox="1045 224 1617 256">features, areas and functions in the Municipality.</p> <p data-bbox="953 293 1285 326">2.3.5.2 Strategic Objectives</p> <p data-bbox="1045 358 1507 391">It is a strategic objective of this Plan to:</p> <ul style="list-style-type: none"> <li data-bbox="1094 423 1692 548">a) Protect significant natural heritage and hydrologic features and their associated habitats and ecological functions through the development review process. <li data-bbox="1094 581 1692 727">b) Support actions to improve the quality of waters entering creeks and Lake Ontario from Regional sanitary services, the Municipality's storm water management system and surface runoff. <li data-bbox="1094 760 1692 885">c) Support actions along the Lake Ontario Waterfront that strengthen biodiversity and natural connections to the Great Lakes Basin ecosystem and between watersheds. <li data-bbox="1094 917 1692 1157">d) Recognize and protect the many significant environmental and topographical features that contribute to the character of the Municipality, including the Lynde Creek and other valley systems, the former Lake Iroquois Plain area, and the vast forest tracts, smaller woodland areas and wetland areas that support diverse wildlife communities. <li data-bbox="1094 1190 1692 1312">e) Make planning decisions that contribute to the protection, conservation and enhancement of water and related resources on a watershed and subwatershed basis. <li data-bbox="1094 1344 1692 1425">f) Support an interconnected system of open spaces and natural heritage features that contributes to the health and character of the 	

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<p>2.4 Municipal Structure</p> <p>2.4.1 The Whitby Official Plan is based on a 20-year planning horizon (2011) planning horizon to 2031 and has been prepared within the context of the urban and rural patterns of the Region of Durham and the Greater Golden Horseshoe Greater Toronto Area. The Plan guides and regulates the growth in a manner consistent with history, geography and economy while adhering to good planning principles. In addition, this Plan has been prepared within the context of existing Provincial Policy Statements, Guidelines and Expressions of Provincial Interest and the new Durham Regional Official Plan. <i>(Amended by OPA 90)</i></p> <p>2.4.2 The Municipal Structure Plan, outlined on Map 1, conceptually illustrates the relationship between the Whitby Official Plan at 2011 and the Durham Official Plan at 2021.</p> <p>The Municipal Structure Plan, outlined on Map 1, conceptually illustrates the relationship of the municipal structure anticipated by the Whitby Official Plan and the Region of Durham Official Plan to 2031. <i>(Amended by OPA 90)</i></p> <p>2.4.3 The Plan features the following main elements:</p> <p>a) south Whitby urban community which can be effectively serviced. This area extends from the Fourth Concession southerly to the waterfront and has an approximate serviced population capacity of 135,000 to the year 2021;</p>	<p>Minor changes are proposed to Section 2.4 as shown:</p> <p>2.4 Municipal Structure</p> <p>2.4.1 The Whitby Official Plan is based on a planning horizon to 2031 and has been prepared within the context of the urban and rural patterns of the Region of Durham and the Greater Golden Horseshoe. The Plan guides and regulates the growth in a manner consistent with history, geography and economy while adhering to good planning principles. In addition, this Plan has been prepared within the context of existing Provincial Policy Statements, Guidelines and Expressions of Provincial Interest and the new Durham Regional Official Plan.</p> <p>2.4.2 The Municipal Structure Plan, outlined on Map 1, conceptually illustrates the relationship of the municipal structure anticipated by the Whitby Official Plan and the Region of Durham Official Plan to 2031.</p> <p>2.4.3 The Plan features the following main elements:</p> <p>a) Whitby and Brooklin urban communities which can be effectively serviced, with an approximate serviced population capacity of 190,760 to the year 2031;</p> <p>b) a rural area which will accommodate the proposed Highway 407/transitway, major Hydro Transmission and pipeline rights-of-way, as well as including includes major wooded areas of the Municipality, the Heber Down Conservation Area, the Oak Ridges Moraine, the former Lake Iroquois shoreline, agricultural areas and rural settlement areas;</p>	<p>Updating.</p> <p>Updating. The urban area now generally extends beyond these facilities.</p>

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<p>a) Whitby and Brooklin urban communities which can be effectively serviced, with an approximate serviced population capacity of 190,760 to the year 2031; <i>(Amended by OPA 90)</i></p> <p>b) an expanded urban area for the Brooklin community having a 30 year serviced population capacity of 25,000 for future growth, which has been allocated in the Regional sanitary sewer and water supply system in addition to the 135,000 mentioned in Section 2.4.3 a); <i>(Amended by OPA 90)</i></p> <p>b) a rural area which will accommodate the proposed Highway 407/transitway, major Hydro Transmission and pipeline rights-of-way, as well as including major wooded areas of the Municipality, the Heber Down Conservation Area, the Oak Ridges Moraine, the former Lake Iroquois shoreline, agricultural areas and rural settlement areas;</p> <p>c) Whitby's rural population target will be 2,100 3,000 persons. Only limited infilling in the Hamlets will be permitted until such time as Secondary Plans specify the extent of future growth for these areas and appropriate servicing can be provided; <i>(Amended by OPA 90)</i></p> <p>d) maintenance and enhancement of the natural features of the valley systems, the encouragement of appropriate recreation and conservation activities within all open space areas and the preservation of the agricultural area;</p> <p>e) creation of a diverse Lake Ontario Waterfront</p>	<p>c) Whitby's rural population target will be 2,100 persons. Only limited infilling in the Hamlets will be permitted until such time as Secondary Plans specify the extent of future growth for these areas and appropriate servicing can be provided;</p> <p>d) maintenance and enhancement of the natural features of the valley systems, the encouragement of appropriate recreation and conservation activities within all open space areas and the preservation of the agricultural area;</p> <p>e) creation of a diverse Lake Ontario Waterfront area used for conservation, recreational and tourism purposes, and also provides opportunities to live or work;</p> <p>f) the intensification of land use along Highway 42 Brock Street, north from Port Whitby to the Taunton Road area which will integrate the major centres of activity, thereby enhancing Whitby's community identity and transit usage. Intensification of land uses along Highway 2 Dundas Street is also encouraged;</p> <p>g) recognition of five major commercial centres within the urban development area, including the development of a new Major Central Area at Brock Street and Taunton Road, as being the most efficient manner of serving the Municipality;</p> <p>h) recognition of major industrial and business employment areas along the existing Highway 401, the proposed Highway 407/Transitway Corridor and southeast of Brooklin centre along Thickson Road;</p>	<p>Clarification and consistency.</p> <p>Clarification and consistency.</p> <p>Updating.</p> <p>Updating.</p>

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<p>area used for conservation, recreational and tourism purposes, and also provides opportunities to live or work;</p> <p>f) the intensification of land use along Highway 12, north from Port Whitby to the Taunton Road area which will integrate the major centres of activity, thereby enhancing Whitby's community identity and transit usage. Intensification of land uses along Highway 2 is also encouraged;</p> <p>g) recognition of five major commercial centres within the urban development area, including the development of a new Major Central Area at Brock Street and Taunton Road, as being the most efficient manner of serving the Municipality;</p> <p>h) recognition of major industrial and business employment areas along the existing Highway 401, the proposed Highway 407/Transitway Corridor and southeast of Brooklin centred along Thickson Road;</p> <p>i) the development of Gateway concepts, at strategic entry points to the Municipality such as Highway 401 and Brock Street, and Highway 401 and Thickson Road; and</p> <p>j) emphasis upon the structural framework of the Plan rather than the timing.</p> <p>k) The West Whitby Secondary Plan Study Area is planned to accommodate a minimum of 26,260 persons and jobs by 2031. <i>(Amended by OPA 91)</i></p>	<p>i) the development of Gateway concepts, at strategic entry points to the Municipality such as Highway 401 and Brock Street, and Highway 401 and Thickson Road; and</p> <p>j) emphasis upon the structural framework of the Plan rather than the timing.</p> <p>k) The West Whitby Secondary Plan Study Area is planned to accommodate a minimum of 26,260 persons and jobs by 2031</p>	

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<p>2.5 Development Review</p> <p>2.5.1 To assist in the consideration of any development proposal, planning studies may be undertaken including the impact on residents of the Municipality, delineation of internal road patterns, distribution of housing types, location of schools, parks, shopping facilities, pedestrian walkways, squares, buffer strips, servicing concepts and consideration of urban and landscape design concepts.</p> <p>2.5.2 When considering development proposals, Council may require the proponent to provide a Management Plan or Statement indicating how the development will impact and benefit the Municipality from a fiscal, facilities and environmental point of view. The Municipality will assist the proponent in providing the municipal requirements affected or generated by the project.</p> <p>2.5.3 Council shall ensure that the costs of growth-related municipal capital projects are equitably shared between existing and future residents through such procedures as the <u>Development Charges Act</u> and any other enabling legislation and procedures.</p>	<p><i>The existing Section 2.5 is proposed to be deleted in its entirety.</i></p>	<p>Section 2.5 should be deleted because the intent is generally addressed in Section 10 – Implementation, although Section 2.5.3 should be relocated to Section 9.7.2.</p>
<p>Section 3 - Economic Development Renamed Section 3 – Economic Prosperity and Sustainable Community Planning (see comment)</p>		
<p>3.1 General</p> <p>3.1.1 The Municipality will endeavour to diversify, expand and balance the municipality's assessment and employment base.</p>	<p><i>The existing Section 3 is renumbered as Section 3.1 and revised as follows:</i></p> <p>3.1 Economic Prosperity</p> <p>3.1.1 Goal</p>	<p>Note: Staff are further considering options for locating the Economic Prosperity and Sustainable Community Planning policies in the Official</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>3.1.2 The Municipality shall provide for a full range of strategically located serviced land to accommodate a variety of commercial and industrial employment and service opportunities.</p> <p>3.1.3 Council shall attempt to both preserve the existing employment base as well as promote the development of a diversified range of new employment and economic opportunities at all times.</p> <p>3.1.4 Council will encourage the expansion of tourism in the Municipality based on assets such as the waterfront, arts and cultural facilities, heritage features, recreational attractions and tourist destinations.</p> <p>3.1.5 Council will develop an economic development strategy in order to: encourage the retention and creation of employment and business opportunities; establish an appropriate non-residential to residential assessment ratio; and develop a framework for monitoring the implementation of the economic development strategy. In developing this strategy, Council shall consult with the Region of Durham.</p> <p>3.1.6 In endeavouring to maintain and improve the existing employment activity rate, the Municipality shall establish an overall employment to population ratio of 50% over the life of this Plan.</p> <p>3.1.7 Council will encourage the healthy development and promotion of traditional shopping districts in Downtown Whitby and Brooklin, through the Business Improvement Areas, as permitted under the <u>Municipal Act</u>.</p>	<p>To provide opportunities for economic development and the creation of jobs, and to enhance the opportunities for new business development in the Municipality.</p> <p>3.1.2 Objectives</p> <p>3.1.2.1 To foster a competitive and positive business climate in the Municipality.</p> <p>3.1.2.2 To strive to achieve an overall employment to population ratio of 50% over the life of this Plan in order to maintain and improve the existing employment activity rate.</p> <p>3.1.2.3 To encourage opportunities for a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents and visitors to the Municipality.</p> <p>3.1.2.4 To protect lands designated for industrial uses for long term employment uses and prevent conversion of industrial lands to other uses.</p> <p>3.1.2.5 To encourage wherever possible, through the land use planning process, the retention of existing businesses in the Municipality.</p> <p>3.1.2.6 To recognize and protect the economic importance of the Municipality's natural attributes, such as its rural countryside character and natural heritage features and areas, to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.</p> <p>3.1.2.7 To support the protection of the Municipality's cultural heritage resources to maintain and attract economic development, increase tourism opportunities and</p>	<p>Plan and may propose an alternative location in the draft for consideration at the public meeting.</p> <p>Revisions generally reflect an updating of the policies as well as the addition of a goal and objectives.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>enhance the character and vitality of neighbourhoods and districts.</p> <p>3.1.3 Policies</p> <p>3.1.3.1 The Municipality will endeavour to shall promote, diversify and expand and balance the municipality's assessment and the employment opportunities in the Municipality while preserving the existing employment base, and shall monitor employment activity.</p> <p>3.1.3.2 The Municipality shall endeavour to maintain, through coordination with the Region of Durham, a sufficient supply of serviced industrial land that is available for development at all times and in appropriate locations.</p> <p>3.1.3.3 The Municipality shall provide for a full range of strategically located serviced land to accommodate a variety of commercial and industrial employment uses within industrial areas, and related service opportunities and higher order and high density office uses along Regional Corridors.</p> <p>3.1.3 Council shall attempt to both preserve the existing employment base as well as promote the development of a diversified range of new employment and economic opportunities at all times.</p> <p>3.1.3.4 The Municipality shall endeavour to maintain a range of site sizes and location for industrial uses in order to provide choice for a range of economic activities.</p> <p>3.1.3.5 Council The Municipality will encourage the expansion of tourism in the Municipality based on assets such as the waterfront, arts and cultural facilities, heritage features, recreational attractions and tourist destinations.</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>3.1.5 Council will develop an economic development strategy in order to encourage the retention and creation of employment and business opportunities; establish an appropriate non-residential to residential assessment ratio; and develop a framework for monitoring the implementation of the economic development strategy. In developing this strategy, Council shall consult with the Region of Durham.</p> <p>3.1.6 In endeavouring to maintain and improve the existing employment activity rate, the Municipality shall establish an overall employment to population ratio of 50% over the life of this Plan.</p> <p>3.1.3.6. Council The Municipality shall encourage the healthy and balanced development of all commercial areas and promotion of traditional shopping districts for commercial, higher order office development and community and government services in Downtown Whitby and Downtown Brooklin.</p> <p>3.1.3.7 The Municipality shall encourage the development of appropriately scaled and located home-based businesses and home industries.</p> <p>3.1.3.8 The Municipality may consider innovative infrastructure financing tools, including public/private partnerships and developer front-end financing to provide community facilities and infrastructure through the development approval process.</p>	
	<p><i>A new Section 3.2 – Sustainable Community Planning is proposed to be added to Section 3. The following new policies are proposed:</i></p> <p>3.2 Sustainable Community Planning</p>	<p>Note: Staff are further considering options for locating the Economic Prosperity and Sustainable</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>3.2.1 Goal</p> <p>3.2.1.1 To encourage the planning and design of development that will embrace principles of sustainability to contribute to the achievement of a complete and healthy community.</p> <p>3.2.2 Objectives</p> <p>3.2.2.1 To encourage development, redevelopment, upgrading and retrofitting that:</p> <ul style="list-style-type: none"> a) Reduces energy consumption and greenhouse gas emissions through efficient site and building design and innovative construction techniques; b) Conserves, protects and enhances water quality; c) Minimizes the adverse impacts on, and where possible enhances, air quality; d) Promotes transit use and active transportation such as cycling and walking; e) Preserves, protects and enhances the urban forest and natural heritage system; and, f) Enhances the health, safety and social well-being of the Municipality's residents. <p>3.2.3 General</p> <p>3.2.3.1 The Municipality shall consider the implementation of a range of appropriate mechanisms and tools that will ensure new development and redevelopment promotes and integrates the principles of</p>	<p>Community Planning policies in the Official Plan and may propose an alternative location in the draft for consideration at the public meeting.</p> <p>Implements Healthy and Complete Communities Directions 10 and 11.</p> <p>Provides a framework for the work of the Whitby Sustainable Advisory Committee and advances the Town's integration of sustainable development into its policies, programs and activities.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>sustainability.</p> <p>3.2.4 Sustainability Strategy</p> <p>3.2.4.1 As part of the Municipality's strategy towards sustainability, the Municipality shall engage the public in developing an Integrated Community Sustainability Plan which will consider both Corporate and Community level strategies for sustainability. The Integrated Community Sustainability Plan for the Corporation and the community shall include an examination of social, cultural, environmental, and economic aspects to foster a safe, healthy and accessible community with a prosperous economy, healthy natural environment and rich cultural heritage. Components of the Integrated Community Sustainability Plan may include the provision of sustainable development standards, sustainability performance checklists and health impact assessments, to aid in the assessment of development applications and the implementation of the Integrated Community Sustainability Plan.</p> <p>3.2.5 Sustainable Development Standards/Guidelines</p> <p>3.2.5.1 The Municipality may prepare comprehensive sustainable development standards/guidelines, in consultation with the development industry. These standards are intended to support sustainable site design for development and redevelopment on public and private property, which will further enhance the natural heritage, economic vitality, cultural heritage and social aspects of the Municipality.</p> <p>3.2.5.2 Sustainable development standards may address, but not be limited to, such issues as:</p> <p>a) Energy efficient building and site design;</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>b) Water conservation, on-site water management techniques and other low impact development techniques for stormwater management;</p> <p>c) Green building materials;</p> <p>d) Waste reduction through reuse and recycling;</p> <p>e) On-site renewable energy generation and recovery;</p> <p>f) Natural heritage preservation and enhancement;</p> <p>g) Active transportation;</p> <p>h) Community social infrastructure; and</p> <p>i) Cultural heritage and the provision of cultural amenities.</p> <p>3.2.6 Sustainability Performance Checklists</p> <p>3.2.6.1 Where sustainability performance checklists have been established as part of an Integrated Community Sustainability Plan, such checklists will be used in the development review process to assess the level at which new development and redevelopment achieve the sustainable development standards and other sustainability objectives.</p> <p>3.2.7 Health Impact Assessment</p> <p>3.2.7.1 In order to support a healthy, age- and ability-friendly and accessible community, the Municipality may collaborate with the Region of Durham to identify the impacts of land use on human health and to determine suitable mechanisms for assessing these impacts through the development review process.</p> <p>3.2.8 Climate Change</p> <p>3.2.8.1 In order to ensure public health and safety, infrastructure security and essential services, the</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>Municipality shall prepare, in consultation with the Region of Durham, the Conservation Authority and other relevant stakeholders, a climate change strategy/local action plan to address both mitigation and adaptation aspects of climate change. This strategy may address targets and policies and programs to reduce the effects of climate change and minimize adverse impacts.</p> <p>3.2.8.2 The Municipality shall work with proponents of development applications, the Region of Durham, Conservation Authority and other stakeholders to ensure that climate change effects are considered in flood management and in the management of the Natural Heritage System.</p> <p>3.2.8.3 Until such time as a climate change strategy/local action plan is adopted, the Municipality shall encourage proactive measures towards climate change mitigation and adaptation through:</p> <ul style="list-style-type: none"> a) innovative design and landscaping that: <ul style="list-style-type: none"> i. mitigates fluctuations in water levels; ii. incorporates on-site water retention and recycling techniques or systems; and, iii. helps mitigate other possible effects of climate change; b) energy generation from renewable resources; c) transit usage and active transportation; d) encouraging energy efficient and green buildings; and, e) reducing the risk of infrastructure damage during severe weather by improving municipal infrastructure. <p>3.2.9 Energy Conservation</p> <p>3.2.9.1 Energy conservation shall be encouraged through community and site planning, design, and the use of</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>energy-efficient materials and landscaping. During the development review process, consideration shall be given to energy conservation measures such as the orientation of streets and buildings, increased densities, walkability and decreased automobile dependency, and the use of energy-saving landscaping and building materials.</p> <p>3.2.9.2 The Municipality shall encourage energy conservation by:</p> <ul style="list-style-type: none"> a) promoting compact urban form, intensification and redevelopment that is transit-supportive; b) encouraging innovative design in new development and redevelopment that incorporates energy conservation principles; c) encouraging efficient waste and resource management principles; d) promoting the use of vegetation that will reduce energy consumption of buildings; and, e) promoting active transportation. <p>3.2.9.3 The Municipality shall develop Corporate and Community Energy Conservation and Demand Management Plans which will detail the Municipality's energy use requirements, establish a plan to reduce energy demand, consider the use of alternative and renewable generation options and district energy systems, which will in turn, reduce the Municipality's greenhouse gas emissions.</p> <p>3.2.10 Air Quality</p> <p>3.2.10.1 The Municipality shall work to improve air quality through active transportation and land use policies that reduce reliance on private automobiles through the development of compact, mixed use, and pedestrian friendly communities and by continuing to improve and enhance the Municipality's urban tree</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>canopy.</p> <p>3.2.11 Tree Canopy</p> <p>3.2.11.1 To protect and enhance the existing tree canopy, the Municipality may prepare plans, guidelines, standards and by-laws for the protection and expansion of the tree canopy through the development review process.</p> <p>3.2.12 Water Conservation</p> <p>3.2.12.1 The Municipality shall promote water conservation in development and redevelopment by encouraging:</p> <ul style="list-style-type: none"> a) the use of low irrigation/naturalized low maintenance landscaping or other innovative techniques for conserving water; b) the use of water saving technologies in building design; and c) reductions in stormwater flows to stormwater and sanitary sewer systems through innovative on-site stormwater management systems and pervious natural surfaces in site design. <p>3.2.13 Urban Agriculture</p> <p>3.2.13.1 The Municipality supports the establishment of community gardens and farmers' markets in appropriate locations to contribute to the accessibility of locally grown produce in urban areas, thereby lowering energy consumption, greenhouse gas emissions, and transportation costs.</p> <p>3.2.14 Outdoor Lighting/Dark Sky Guidelines</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	3.2.14.1 In order to reduce the adverse effects of outdoor lighting, the Municipality shall develop dark-sky guidelines for use during the development review process.	
Section 6 – Heritage Resources		
<p>6.1 Heritage Resources</p> <p>6.1.1 Goal</p> <p>6.1.1.1 To identify and preserve heritage resources such as buildings, other structures and sites which are of historical, architectural and archaeological significance.</p> <p>6.1.2 Objectives</p> <p>6.1.2.1 To achieve sound growth management through an effective balance between preserving the significant elements of the community's cultural and natural heritage and providing the opportunity for new development and growth.</p> <p>6.1.2.2 To ensure all new development permitted by the policies and designations of this Plan has regard for heritage resources and shall whenever possible, incorporate these resources into any plan that may be prepared.</p> <p>6.1.2.3 To promote greater awareness of the Municipality's heritage resources among the general public.</p> <p>6.1.2.4 To encourage the preservation of buildings and sites of architectural, archaeological or historical significance and historical monuments, on the original site, wherever possible, and to preserve historical documents and materials.</p> <p>6.1.3 Policies</p>	<p><i>Section 6.1 – Heritage Resources is proposed to be deleted in its entirety and replaced with the following Section 6.1 – Cultural Heritage and Archaeological Resources:</i></p> <p>6.1 Cultural Heritage and Archaeological Resources</p> <p>6.1.1 Goal</p> <p>6.1.1.1 To identify and conserve Whitby's cultural heritage resources and archaeological resources so that they may be experienced and appreciated by existing and future generations, and enhance Whitby's sense of history, sense of community, identity, sustainability, economic health and quality of life.</p> <p>6.1.2 Objectives</p> <p>6.1.2.1 To identify, safeguard and protect cultural heritage resources and archaeological resources and to ensure that such resources are conserved through the development review process in accordance with applicable legislation and tools.</p> <p>6.1.2.2 To encourage the development of a municipal-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.</p> <p>6.1.3 General</p>	<p>Implements Heritage and Established Neighbourhood Directions 1, 2 and 3.</p> <p>Updates provisions of the Official Plan to implement the Ontario Heritage Act and the Provincial Policy Statement.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>Pursuant to Part IV of the <u>Ontario Heritage Act</u>, Council has established a Local Architectural Conservation Advisory Committee (L.A.C.A.C.) to advise and assist Council on all matters relating to the Town's heritage. Council, prior to giving notice to designate a building or other structure under Part IV of the <u>Ontario Heritage Act</u>, shall consult with the Local Architectural Conservation Advisory Committee.</p> <p>6.1.3.1 Council, in co-operation with the Local Architectural Conservation Advisory Committee, shall:</p> <ul style="list-style-type: none"> a) identify and preserve, where possible, buildings and other structures which are of historical and/or architectural significance; b) encourage new development which is sympathetic to the existing settlement fabric; c) ensure the preservation of local archaeological resources; and d) promote awareness of the Municipality's heritage among the general public through appropriate means such as publications directed at both the general public and owners of heritage buildings and sites. <p>6.1.3.2 The Local Architectural Conservation Advisory Committee shall be encouraged to maintain an inventory of all buildings and other structures of significant architectural and/or historical interest within the Municipality.</p> <p>6.1.3.3 Council shall encourage and support the recognition and preservation of its significant heritage resources by designating, under Part IV and Part V of the <u>Ontario Heritage Act</u>, buildings and other structures</p>	<p>6.1.3.1 The Municipality may use the authority and tools provided by legislation, policies, programs and guidelines in implementing and enforcing the cultural heritage policies of the Town.</p> <p>6.1.3.2 Pursuant to the Ontario Heritage Act, Council has established a municipal heritage committee, LACAC Heritage Whitby, to advise and assist Council on heritage matters.</p> <p>6.1.4 Cultural Heritage Resources</p> <p>6.1.4.1 The Municipality shall protect and conserve cultural heritage resources in accordance with applicable legislation, policies and recognized heritage protocols. The Municipality:</p> <ul style="list-style-type: none"> a) shall maintain a Register of Properties of Cultural Heritage Value or Interest (Heritage Register) consisting of designated and listed cultural heritage resources; b) may designate built cultural heritage resources and cultural heritage landscapes; c) may establish Heritage Conservation Districts and adopt Heritage Conservation District Plans for each district; d) may establish policies and/or guidelines to manage cultural heritage resources and recognize the importance of cultural heritage context; and e) may pass by-laws providing for the entering into of easements or covenants for the conservation of cultural heritage resources. <p>6.1.4.2 Council in consultation with LACAC shall encourage the designation and retention of cultural heritage resources on the original site and integrated into new development where appropriate, through the</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>identified as being architecturally and/or historically significant. The Municipality shall also encourage the rehabilitation of such heritage buildings and other structures where necessary.</p> <p>6.1.3.4 Council shall not restrict the right of the owner to alterations to a property designated under the <u>Ontario Heritage Act</u>, provided such alterations do not affect the reasons for designation and that such alterations conform to the policies of this Plan and the Zoning By-law.</p> <p>6.1.3.5 Council shall encourage all new development and redevelopment within historic settlement areas to develop in contextual harmony with the overall character of these areas. Existing buildings and other features of architectural or historical significance which are located on lands to be developed shall be conserved whenever possible and their conservation may be a requirement in any development agreement or approval.</p> <p>6.1.3.6 Council in consultation with L.A.C.A.C. shall encourage the designation and retention of buildings of architectural and/or historical significance on the original site.</p> <p>6.1.3.7 Where a designated structure is in danger of being demolished or removed from the original site, Council shall consult with the L.A.C.A.C. and the owners to examine available opportunities to preserve and protect the structure. In addition, Council may consider alternative uses in accordance with Section 4.2.3.1(c) of this Plan, subject to any amendment to the Zoning By-law.</p> <p>6.1.3.8 Council shall encourage the undertaking of a survey, preservation or rescue excavation of archaeological resources should such sites be discovered in the</p>	<p>development approval process and other appropriate mechanisms. Relocation of cultural heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.</p> <p>6.1.4.3 Council shall not restrict the right of the owner to alterations to a property designated under the <u>Ontario Heritage Act</u> provided such alterations do not affect the reasons for designation and that such alterations conform to the policies of this Plan and the Zoning By-law.</p> <p>6.1.4.4 The Municipality may consider the preparation of a Heritage Master Plan to guide the municipality's plans and programs related to heritage conservation.</p> <p>6.1.4.5 The character of Heritage Conservation Districts shall be preserved, maintained and enhanced through the careful consideration of plans for change within the district. In reviewing proposals for the construction, demolition, relocation or removal of buildings and structures, or for alterations, additions, renovation or restoration of existing buildings or structures within a designated Heritage Conservation District, the Municipality shall be guided by the applicable Heritage Conservation District Plan or other municipal guidelines and policies.</p> <p>6.1.4.6 The Municipality may require a Heritage Impact Assessment where the <i>development</i> or redevelopment of property is proposed:</p> <ul style="list-style-type: none"> a) on, or adjacent to, an individually designated cultural heritage resource; or b) within, or adjacent to, the boundaries of a Heritage Conservation District. <p>6.1.4.7 The Municipality may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation</p>	

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<p>Municipality. Consideration may be given to the requirement of an archaeological assessment, as deemed necessary by the appropriate agencies, as a condition of development approvals.</p>	<p>measures to ensure the preservation of any affected cultural heritage resources.</p> <p>6.1.4.8 Lost cultural heritage resources may be documented and are encouraged to be commemorated through the development approval process or works undertaken by a public agency.</p> <p>6.1.4.9 The Municipality will maintain and may expand its existing financial incentives programs to assist in the maintenance and conservation of cultural heritage resources for owners and/or long term lessees of designated cultural heritage resources in Heritage Conservation Districts or properties with registered heritage easements. Such programs shall include guidelines to determine eligibility for funding and to advise on appropriate conservation techniques.</p> <p>6.1.4.10 The Municipality shall develop a set of criteria for determining trees of cultural heritage value within the urban area.</p> <p>6.1.5 Archaeological Resources</p> <p>6.1.5.1 The Municipality may require the protection, conservation or mitigation of archaeological resources and areas of archaeological potential within the Municipality as provided for under applicable legislation and policies.</p> <p>6.1.5.2 The Municipality shall consider the interests of Aboriginal communities in conserving archaeological resources.</p> <p>6.1.5.3 Where a proposed development may cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with Provincial standards and guidelines. Archaeological resources</p>	

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	<p>that are located on a proposed development site will be conserved in accordance with the recommendations of an approved assessment.</p> <p>6.1.5.4 Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p>	
Section 9 – Growth Management, Future Development and Monitoring Renamed Section 9 – Growth Management, <i>Economic Prosperity</i> and Monitoring		
<p>9.1 Staging</p> <p>9.1.1 The staging of development within the new urban areas of south Whitby and Brooklin is based on the progressive extension of services and utilities and shall be guided by the following:</p> <ul style="list-style-type: none"> a) to ensure that substantial development of serviced areas including community facilities and services has occurred before commencing servicing and development in undeveloped areas; b) that priority will be given to development of areas most easily serviced and that can demonstrate the ability to accommodate community facilities and services; and c) that municipal water, sanitary sewers, storm drainage facilities, other utilities, and community facilities for urban development will be provided. <p>9.1.2 The following is the general sequence of staging and distribution of development as envisaged by this Plan to the year 2011. Schedule “A” identifies the Interim 20 Year Urban Boundary:</p>	<p><i>Section 9.1 is proposed to be amended as follows:</i></p> <p>9.1 <i>Staging</i> <i>Phasing of Development</i></p> <p>9.1.1 The <i>staging</i> <i>phasing</i> of development within <i>greenfield areas</i> the new urban areas of south Whitby and Brooklin is based on the progressive extension of services and utilities and shall be guided by the following:</p> <ul style="list-style-type: none"> a) to ensure that substantial development of serviced areas including community facilities and services has occurred before commencing servicing and development in undeveloped areas; b) that priority will be given to development of areas most easily serviced and that can demonstrate the ability to accommodate community facilities and services; and c) that municipal water, sanitary sewers, storm drainage facilities, other utilities, and community facilities for urban development will be provided. <p>9.1.2 The following is the general sequence of staging and</p>	<p>Updating.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>a) The Community Areas 1 to 7 as outlined on Schedule "B" are substantially developed and will continue to be developed to their mature state over the period of this Plan and beyond;</p> <p>b) The maintenance of maximum development opportunities and servicing capacity for all existing and future commercial and industrial areas within the 20 Year Boundary;</p> <p>c) Commencement of the development area north of Taunton Road is expected to occur in the initial 10 years of this Plan given the immediate availability of full municipal services;</p> <p>d) Commencement of the development of Future Urban Development Area #1 in West Whitby south of Rossland Road is dependent upon the extension of full municipal services and the determination of the approved alignment of the Highway 401/407 freeway link; and</p> <p>e) With the extension of full services, the Urban Area of the Brooklin Community is anticipated to be generally developed over the period of this Plan. At such time that development has occurred to this extent, consideration may be given to the initial development of Future Urban Development Area #2. Future Urban Development Area #4, although included within the 20-year urban boundary, is intended to accommodate the expansion of Brooklin's Major Commercial area beyond the life of this Plan. (Amended by OPA 85)</p>	<p>distribution of development as envisaged by this Plan to the year 2011. Schedule "A" identifies the Interim 20 Year Urban Boundary:</p> <p>a) The Community Areas 1 to 7 as outlined on Schedule "B" are substantially developed and will continue to be developed to their mature state over the period of this Plan and beyond;</p> <p>b) The maintenance of maximum development opportunities and servicing capacity for all existing and future commercial and industrial areas within the 20 Year Boundary;</p> <p>c) Commencement of the development area north of Taunton Road is expected to occur in the initial 10 years of this Plan given the immediate availability of full municipal services;</p> <p>d) Commencement of the development of Future Urban Development Area #1 in West Whitby south of Rossland Road is dependent upon the extension of full municipal services and the determination of the approved alignment of the Highway 401/407 freeway link; and</p> <p>e) With the extension of full services, the Urban Area of the Brooklin Community is anticipated to be generally developed over the period of this Plan. At such time that development has occurred to this extent, consideration may be given to the initial development of Future Urban Development Area #2.</p> <p>9.1.2 The Municipality may use tools under the Planning Act, such as holding symbols, to regulate development in greenfield areas in order to achieve the objectives of this Plan related to intensification and balanced</p>	<p>Delete Section 9.1.2 since it is out of date.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	communities.	Proposed new policy to enable the Town to regulate the phasing of development.
<p>Section 9.3 is shown here out of order as it is proposed to be relocated.</p> <p>9.3 Future Urban Development Areas</p> <p>9.3.1 Future Urban Development Areas are outlined in Schedule "A" and relate to the areas where future urban land uses and related policies will be determined through further study.</p> <p>9.3.2 It is recognized by Council that the portion of Future Urban development Area #1 south of Rossland Road is required to accommodate Whitby's future residential and industrial land needs to 2011. However, the determination of the precise amount of urban land available and its distribution must await the resolve of the Highway 401/407 freeway link. Should the Highway 401/407 freeway link be located in West Whitby, then the appropriate land uses in Future Urban Development Area #1 and the Interim 20 Year Urban Boundary will require further study as part of the undertaking of a Secondary Plan. (Amended by OPA 91)</p> <p>9.3.2 Future Urban Development Area #2 comprises future industrial areas that are designated Employment Areas in the Durham Regional Official Plan, which are not anticipated for development within the life of this Plan.</p> <p>9.3.3 Future Urban Development Area #4 provides for</p>	<p>Section 9.3 is proposed to be moved and renumbered as Section 9.2 and minor revisions are proposed as shown:</p> <p>9.2 Future Urban Development Areas</p> <p>9.2.1 Future Urban Development Areas are outlined in identified on Schedule "A" and relate to the areas where future urban land uses and related policies will be determined through further study.</p> <p>9.2.2 Future Urban Development Area #2 comprises future industrial areas that are designated Employment Areas in the Durham Regional Official Plan, which are not anticipated for development within the life of this Plan.</p> <p>9.2.3 Future Urban Development Area #5 is a future expansion of the Brooklin Community and is required to accommodate Whitby's future land needs to 2031.</p> <p>9.2.4 The Municipality, through the 5 year review of this Plan, will assess its urban land requirements and absorption rates to determine the timing of any Secondary Plan studies involving Future Urban Development Areas. Generally, Secondary Plan studies will be initiated at least 5 years in advance of the anticipated commencement of development in any Future Urban Development Area in order to maintain a 20 year supply of residential land at all times and to maintain a 10 year supply of serviceable land.</p>	<p>The development of the FUDA #2 lands are forecasted to occur within the life of the Plan.</p> <p>Revision and relocation of Section 9.3.5.</p> <p>See Section 9.3.3</p>

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<p>future major commercial opportunities to serve the needs of a Brooklin population beyond 13,000. (Amended by OPA 85)</p> <p>9.3.4 The Municipality, through the 5 year review of this Plan, will assess its urban land requirements and absorption rates to determine the timing of any Secondary Plan studies involving Future Urban Development Areas. Generally, Secondary Plan studies will be initiated at least 5 years in advance of the anticipated commencement of development in any Future Urban Development Area in order to maintain a 20 year supply of residential land at all times and to maintain a 10 year supply of serviceable land.</p> <p>9.3.5 It is recognized by Council that Future Urban Development Area #5 is required to accommodate Whitby's future land needs to 2031. The appropriate land uses in Future Urban Development Area #5 will require further study as part of the undertaking of a Secondary Plan. (Amended by OPA 90)</p>	<p>9.3.5 It is recognized by Council that Future Urban Development Area #5 is required to accommodate Whitby's future land needs to 2031. The appropriate land uses in Future Urban Development Area #5 will require further study as part of the undertaking of a Secondary Plan.</p>	<p>above.</p>
<p>Section 9.2 is provided here out of order as it is proposed to be relocated.</p> <p>9.2 Secondary Plans</p> <p>9.2.1 Secondary Plans shall be prepared in conformity with this Plan, for new urban and existing developed areas as identified on Schedule "E". These Secondary Plans shall indicate more detailed patterns of land use, development densities, supporting facilities and the major road network. Such Plans shall establish more detailed goals, policies and development guidelines in keeping with the general intent of the Official Plan. Any resultant land use changes will be incorporated into the Official Plan by amendment. In instances where the policies and designations contained in the Secondary Plans vary with the</p>	<p>Section 9.2 is proposed to be renumbered as Section 9.3. Existing Sections 9.2.1 to 9.2.3 are proposed to be revised as shown:</p> <p>9.3 Secondary Plans</p> <p>9.3.1 Secondary Plans shall be prepared to implement the policies of this Plan and to ensure that the Municipality has appropriately planned to accommodate expected growth to 2031 in conformity with this Plan, for new urban and existing developed for the areas as identified on Schedule "E".</p> <p>These Secondary Plans shall indicate more detailed patterns of land use, development densities, supporting facilities and the major road network. Such Plans shall establish more detailed goals, policies and</p>	<p>Revised since there are secondary plans for hamlets and for the Oak Ridges Moraine as well.</p>

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<p>policies within Section 4, the more specific and detailed policies of the Secondary Plans shall prevail, provided the overall intent of the Official Plan is maintained.</p> <p>9.2.2 Secondary Plan areas for new urban areas consist of the following all of which are outlined on Schedule “E”:</p> <ul style="list-style-type: none"> a) Highway 407 - Conlin Industrial Area; b) Taunton North Community. This community includes Residential and Industrial lands, and Environmentally Sensitive Areas; and c) West Whitby Community. This community will be developed within Future Urban Development Area #1. Completion of the Secondary Plan must await resolution of the need, justification and final alignment of the Highway 401/407 freeway link to the satisfaction of the Municipality. <p>9.2.3 Council may initiate Secondary Plan studies for other areas of the Municipality without amending Schedule “E”.</p> <p>9.2.4 Generally, the following matters shall be given consideration in the preparation of Secondary Plans identified on Schedule “E” in terms of the appropriate policies and designations for:</p> <ul style="list-style-type: none"> a) the distribution and location of existing and planned land uses in each Secondary Plan area; b) the location and distribution of residential population, density and unit types and employment; 	<p>development guidelines in keeping with the general intent of the Official Plan. Any resultant land use changes will be incorporated into the Official Plan by amendment. In instances where the policies and designations contained in the Secondary Plans vary with the policies within Section 4, the more specific and detailed policies of the Secondary Plans shall prevail, provided the overall intent of the Official Plan is maintained.</p> <p>9.3.2 Secondary Plan areas for new urban areas consist of the following all of which are as outlined on Schedule “E”:</p> <ul style="list-style-type: none"> a) Highway 407 - Conlin Industrial Area (Future Urban Development Area 2); and b) Taunton North Community. This community includes Residential and Industrial lands, and Environmentally Sensitive Areas; and c) West Whitby Community. This community will be developed within Future Urban Development Area #1. Completion of the Secondary Plan must await resolution of the need, justification and final alignment of the Highway 401/407 freeway link to the satisfaction of the Municipality. b) North and West Brooklin Community (Future Urban Development Area 5). <p>Prior to development occurring in Future Urban Development Area #2 and Future Development Area #5, as well as the lands in the vicinity of Conlin Road and Anderson Street, a comprehensive secondary plan shall be prepared which incorporates an update of the Brooklin Secondary Plan to ensure that the role of the</p>	<p>Updating – subsections b) and c) are no longer necessary.</p> <p>New policy reference to FUDA 5.</p> <p>Identifies the need for a comprehensive secondary plan for new development areas.</p>

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<ul style="list-style-type: none"> c) the uses, densities, and overall population and/or employment capacities and their related impact on existing and proposed roads, municipal infrastructure (water, sanitary sewer and storm drainage) and community facilities; d) the municipal benefits and impacts, including solutions, resulting from development; e) the location, need, and extent of community facilities such as parks, schools, places of worship and recreation facilities; f) commercial facilities in terms of type of uses permitted, appropriate locations and specific design, site size and floor space criteria; g) the alignment and classification of arterial and collector roads, including transit routes and facilities and special features such as grade separations; f) natural environmental features to be retained or enhanced, environmental constraints and proposals for environmental management during and after development; g) a Master Drainage/Sub-Watershed or Storm Water Management Plan that addresses water quantity and quality issues; j) demonstration of how integration of new residential and non-residential development with existing residential and non-residential areas can be accomplished with minimal changes and impacts in terms of recognition of existing neighbourhood and community areas; 	<p style="color: green;">Brooklin Major Central Area as the dominant center is maintained within the expanded Brooklin community.</p> <p>9.3.3 Council may initiate Secondary Plan studies for other areas of the Municipality without amending Schedule "E".</p> <p><i>Existing Section 9.2.4 is proposed to be revised and Section 9.2.5 is proposed to be deleted. New Sections 9.3.4 and 9.3.5 are proposed as follows:</i></p> <p style="color: green;">9.3.4 Generally, the following matters shall be given consideration in the preparation of Secondary Plans identified on Schedule "E":</p> <ul style="list-style-type: none"> a) The requirements of the Municipal Class Environmental Assessment process are met, as necessary, through an integrated planning process; b) the implementation of an existing watershed plan; or the update of a watershed plan, the need for which shall be established in consultation with the Region and the Conservation Authority; or the preparation of a subwatershed plan which identifies opportunities and constraints for development, assesses impacts of development on the subwatershed and recommends protective measures, restoration opportunities and mitigative methods; c) an analysis of the natural environment within the Secondary Plan area to establish a Natural Heritage System, including the identification of the specific natural heritage and hydrologic features, potential connections 	<p>Existing Section 9.2.5 is proposed to be deleted because it is out of date.</p> <p>New sections 9.3.4 and 9.3.5 identify the requirements for a secondary plan study and the content of secondary plans respectively.</p> <p>Implements Healthy and Complete Directions 4 and 5, Transportation Directions 12 and 13, Natural Environment Direction 10, Community Infrastructure Directions 1 and 16 and Commercial Direction 6.</p> <p>Also implements the provisions of the Regional Official Plan.</p>

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<p>k) urban and site design considerations, should include:</p> <ul style="list-style-type: none"> i) residential areas designed to allow convenient pedestrian and vehicular access to schools, local parks, natural open space areas, recreational and institutional facilities, and to the local commercial areas; ii) residential areas designed to include a mixture of housing densities and designs. Higher density and specialized housing such as senior citizen units clustered around neighbourhood centres; iii) open space, schools, places of worship, commercial facilities, parks and buildings of historic or symbolic significance closely integrated to serve as neighbourhood foci; iv) streetscape and landscape treatments implemented through the subdivision and development control process; and v) minimizing conflicts between urban and rural land uses through reference to the Agricultural Minimum Distance Separation Formulae where necessary; <p>l) staging of development and proposals for interim maintenance of existing productive land uses such as agriculture and market - gardening;</p> <p>m) opportunities and scope for redevelopment</p>	<p>and appropriate buffers and setbacks; and proposals for environmental management during and after development;</p> <ul style="list-style-type: none"> d) a Master Environmental Servicing Plan (MESP) that addresses drainage, stormwater management (water quality and quantity), water supply and sewage disposal, with consideration to sequential development, progressive extension, and economical utilization of the Regional water supply and sanitary sewerage systems, and minimization of financial impacts on the Municipality and the Region; e) the servicing of industrial lands, wherever possible, as a component of residential servicing; f) an analysis of future road needs to service the Secondary Plan area, including the provision of continuous collector streets that are generally oriented in a north/south and east/west grid, and linked to Regional roads to provide for the efficient provision of transit services to the community and the consideration of roundabouts and/or laneways in suitable locations. g) the preparation of a Mobility Plan to provide for an inter-connected and accessible network for vehicular, cycling and walking modes of transport which addresses the following: <ul style="list-style-type: none"> i) a system of pedestrian and bicycle paths, both within road right-of-ways and within open space areas, that links the community internally and externally and provides access to the transit 	

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<p>and intensification of existing uses; and</p> <p>n) an assessment of the existing heritage resources within the Secondary Plan area in consultation with the Local Architectural Conservation Advisory Committee.</p> <p>9.2.5 The Secondary Plan required for the Taunton North Community will incorporate an environmental study to determine an appropriate boundary between urban development and the Environmentally Sensitive Areas and Hazard Land in Concession 4, the conditions under which development can occur, and to implement the intent of the Durham Regional Official Plan to provide an east-west green space corridor linking the Lynde Creek and Oshawa Creek watersheds. The Central Areas as indicated on Schedule "A" at Brock Street and Taunton Road, and Thicksen Road and Taunton Road may be incorporated into this Secondary Plan, or may be undertaken as separate, freestanding Secondary Plans as set out in Section 4.3.3.7.</p> <p>9.2.6 Secondary Plans shall also be prepared for the hamlets of Myrtle, and Myrtle Station and Almond Village, in accordance with the policies of the Durham Regional Official Plan, Section 13 - Rural Settlements and the Rural Settlement Policies of Section 4.11 of this Plan. <i>(Amended by OPA 91)</i></p> <p>9.2.7 Secondary Plans that have been prepared are included in Section 11 of this Plan.</p> <p>9.2.8 The Secondary Plans for the hamlets and new areas described in Sections 9.2.2 and 9.2.6 shall be prepared, processed and approved as amendments to the Official Plan, and be incorporated into Section 11 of this Official Plan.</p>	<p>system;</p> <p>ii) potential transit routes and corridors are identified to ensure the early integration of transit into the community by the Region of Durham; and</p> <p>iii) an analysis of parking standards.</p> <p>h) an analysis of the capacity of the Secondary Plan area to accommodate population and employment with consideration to the Regional target of achieving an overall gross density of 50 people and jobs combined per hectare in greenfield areas and the Municipality's population and employment forecasts contained in Section 2.2.2;</p> <p>i) an analysis of the commercial hierarchy and retail needs of the Secondary Plan area;</p> <p>j) an analysis of the need for community facilities such as schools, libraries, parks, recreational facilities and places of worship;</p> <p>k) an assessment of the planned land uses, densities, and overall population and/or employment capacities and their related impact on existing and proposed roads, municipal infrastructure (water, sanitary sewer and storm drainage) and community facilities;</p> <p>l) a fiscal analysis of the municipal benefits and impacts, resulting from development, including an assessment of long term infrastructure needs and impacts on maintenance operations and the environment and the financial capability of the Municipality and the Region;</p>	

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<p>9.2.9 Council may amend the existing Zoning By-law to permit or restrict development in accordance with the designations on Schedule "A" without the adoption of any Secondary Plan if:</p> <ul style="list-style-type: none"> a) such an amendment in Council's opinion conforms to the general intent of this Plan and its policies; and b) the Regional Municipality of Durham deems that the By-law amendment has no significant Regional implications. <p>9.2.10 The Secondary Plan required for the Oak Ridges Moraine incorporates the policies and requirements of the Provincial Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) which was deemed to have come into effect on November 16, 2001.</p>	<ul style="list-style-type: none"> m) an assessment of the potential for land-use conflicts between existing agricultural uses and new urban uses and the potential means to alleviate such conflicts; n) an assessment of the existing cultural heritage resources within the Secondary Plan area in consultation with the Local Architectural Conservation Advisory Committee. o) a phasing plan to ensure that development occurs in a sequential and orderly manner and that gives consideration to the interim continuation of existing productive land uses such as agriculture and market-gardening. <p>9.3.5 Secondary Plans shall include the following:</p> <ul style="list-style-type: none"> a) the distribution and location of planned land use designations in the Secondary Plan area; b) the alignment and classification of arterial and collector roads, including transit routes and facilities, special features such as grade separations, and cycling and pedestrian facilities with consideration to providing connections to community uses; c) policies and designations for the establishment of an appropriate Natural Heritage System and development of a strategy for its protection, including land securement options; d) policies and designations to provide a wide range and mix of housing types, densities (including minimum densities), sizes and 	

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	<p>affordability;</p> <ul style="list-style-type: none"> e) the provision of an appropriate hierarchy of central areas that will be the focus of mixed use retail, personal services, and community services; f) the determination of commercial facilities in terms of type of uses permitted, appropriate locations and specific design, site size and floor space criteria; g) the location of community facilities such as parks, urban squares, schools, places of worship and recreation facilities; h) the provision of live/work opportunities for combined residential and business or personal services and offices, in appropriate locations; i) policies governing the integration of new residential and non-residential development with existing residential and non-residential areas with regard to minimizing impacts on existing neighbourhood and community areas; j) opportunities and scope for redevelopment and intensification of existing uses; and k) urban and site design considerations including: <ul style="list-style-type: none"> i) residential areas designed to allow convenient pedestrian and vehicular access to schools, local parks, natural open space areas, recreational and institutional facilities, and to the local commercial areas; 	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>ii) residential areas designed to include a mixture of housing densities and designs. Higher density and specialized housing such as senior citizen units should be clustered around neighbourhood centres;</p> <p>iii) open space, schools, places of worship, commercial facilities, parks and buildings of historic or symbolic significance closely integrated to serve as neighbourhood foci;</p> <p>iv) streetscape and landscape treatments implemented through the subdivision and development control process;</p> <p>v) minimizing conflicts between urban and rural land uses through reference to the Agricultural Minimum Distance Separation Formulae where necessary; and</p> <p>l) phasing policies including, where appropriate, requiring the preparation of block plans or neighbourhood plans to coordinate the delivery of services and infrastructure.</p> <p>Minor revisions are proposed for the following sections as indicated:</p> <p>9.3.6 Secondary Plans shall also be prepared for the hamlets of Myrtle and Myrtle Station, in accordance with the policies of the Durham Regional Official Plan, Section 13 Subsection 9B - Rural Settlements and the Rural Settlement Policies of Section 4.11 of this Plan.</p> <p>9.3.7 Secondary Plans that have been prepared are</p>	<p>Updating.</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
	<p>included in Section 11 of this Plan.</p> <p>9.3.8 The Secondary Plans for the hamlets and new areas described in Sections 9.23.2 and 9.23.6 shall be prepared, processed and approved as amendments to the Official Plan, and be incorporated into Section 11 of this Official Plan.</p> <p>9.3.9 Council may amend the existing Zoning By-law to permit or restrict development in accordance with the designations on Schedule “A” without the adoption of any Secondary Plan if:</p> <ul style="list-style-type: none"> a) such an amendment in Council’s opinion conforms to the general intent of this Plan and its policies; and b) the Regional Municipality of Durham deems that the By-law amendment has no significant Regional implications it is in conformity with the provision of the Durham Regional Official Plan policies regarding the preparation of secondary plans. <p>9.3.10 The Secondary Plan required for the Oak Ridges Moraine incorporates the policies and requirements of the Provincial Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) which was deemed to have come into effect on November 16, 2001.</p>	<p>Revised to refer to new Regional policy on secondary plans.</p>
<p>9.4 Interim Land Uses</p> <p>9.4.1 In all future Secondary Plan areas, and Future Urban Development Areas, interim land uses will be permitted.</p> <p>9.4.2 Interim land stewardship that permits the continuation of existing uses and encourages agricultural and major open space uses shall be promoted in these</p>	<p>No change.</p>	

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<p>areas in accordance with the policies of this Plan. Temporary uses will also be permitted in accordance with the policies of Section 10.1.10 of this Plan provided that they can be converted to urban uses, and do not involve large capital investment.</p>		
<p>9.5 Monitoring</p> <p>9.5.1 Council recognizes that an important part of the planning process is the continuous evaluation through special studies, of existing development as the basis for policy formation and review. Accordingly, a monitoring system will be developed to monitor development within the Municipality and measure the effectiveness of the policies of this Plan.</p> <p>9.5.2 Council shall ensure, through the use of appropriate monitoring, review and amendment procedures that:</p> <ul style="list-style-type: none"> a) the Plan's objectives and policies remain valid and realistic in view of possible changing circumstances and trends (i.e. population, employment, development/market trends); and b) the Plan's policies are adequate for the achievement of its strategic aims and objectives. <p>9.5.3 To assist in the implementation of the Plan and to identify emerging trends, a monitoring report or reports shall be prepared for Council on an annual basis which generally note the status, and issues related to:</p> <ul style="list-style-type: none"> a) population, employment and development trends; b) the status of planning for, and the 	<p><i>Minor revisions are proposed as shown:</i></p> <p>9.5 Monitoring</p> <p>9.5.1 Council recognizes that an important part of the planning process is the continuous evaluation through special studies, of existing development as the basis for policy formation and review. Accordingly, a monitoring system will be developed to monitor development within the Municipality and measure the effectiveness of the policies of this Plan.</p> <p>9.5.2 Council shall ensure, through the use of appropriate monitoring, review and amendment procedures that:</p> <ul style="list-style-type: none"> a) the Plan's objectives and policies remain valid and realistic in view of possible changing circumstances and trends (i.e. population, employment, development/market trends); and b) the Plan's policies are adequate for the achievement of its strategic aims and objectives. <p>9.5.3 To assist in the implementation of the Plan and to identify emerging trends, the following matters shall be researched and monitored and a monitoring report or reports shall be prepared for Council as appropriate on an annual basis which generally note the status, and issues related to:</p>	

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>development of, major central areas and other commercial areas;</p> <p>c) housing requirements and targets by type, tenure, cost, stage of approval, intensification and affordable housing;</p> <p>d) parks, school and community facilities;</p> <p>e) industrial employment and/or land absorption;</p> <p>f) the status of transportation facility improvements;</p> <p>g) constraints with sewage and water capacity that may impact the Municipality;</p> <p>h) new government programs; and</p> <p>i) new Provincial Policy Statements/Expressions of Interest/ Guidelines.</p>	<p>a) population and employment growth and the balance of people and jobs to achieve Provincial and Regional targets and create a complete community; and</p> <p>b) development trends;</p> <p>c) the status of planning for, and the development of, major central areas and other commercial areas;</p> <p>d) housing requirements and targets by type, tenure, cost, stage of approval, intensification and affordable housing in accordance with Section 7;</p> <p>e) parks, school and community facilities;</p> <p>f) industrial employment and/or land supply and land absorption;</p> <p>g) the status of transportation facility improvements;</p> <p>h) constraints with sewage and water capacity that may impact the Municipality;</p> <p>h) new government programs; and</p> <p>i) new Provincial Policy Statements, Provincial Plans and Expressions of Interest/ various Guidelines which assist in land use planning.</p>	<p>Updated to reflect the Provincial Growth Plan and ROPA 128 targets.</p>
<p>9.6 Capital Projects</p> <p>Council shall prepare annually an ongoing capital forecast identifying all approved capital facilities works to be undertaken during the succeeding four years. The forecast will give consideration to the following</p>	<p><i>Renumbering and minor revisions are proposed to Section 9.6 as shown:</i></p> <p>9.6 Capital Projects</p> <p>9.6.1 Council shall prepare annually an ongoing capital</p>	<p>Add a subsection</p>

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>matters:</p> <ul style="list-style-type: none"> a) identification of individual capital facilities and works; b) determination of the need for each facility or project; c) estimated cost, timing, and method of financing facilities and works; and d) identification of the estimated impact of financing and operating the capital facilities on the Municipality. Council shall add new capital facilities or alter the timing of projects in the capital budget only after a review of the overall current capital forecast and existing level of service. <p>The Capital Forecast and the Municipal Budget shall be for projects that are in keeping with the general intent, policies and designations of this Plan.</p> <p>The Capital Forecast and existing level of service will form the basis for the review and assessment of future Development Charges.</p>	<p>forecast identifying all approved capital facilities works to be undertaken during the succeeding four years. The forecast will give consideration to the following matters:</p> <ul style="list-style-type: none"> a) identification of individual capital facilities and works; b) determination of the need for each facility or project; c) estimated cost, timing, and method of financing facilities and works; and d) identification of the estimated impact of financing and operating the capital facilities on the Municipality. Council shall add new capital facilities or alter the timing of projects in the capital budget only after a review of the overall current capital forecast and existing level of service. <p>The Capital Forecast and the Municipal Budget shall be for projects that are in keeping with the general intent, policies and designations of this Plan.</p> <p>The Capital Forecast and existing level of service will form the basis for the review and assessment of future Development Charges.</p> <p>9.6.2 Council shall ensure that the costs of growth-related municipal capital projects are equitably shared between existing and future residents identified and recovered, to the extent possible from new growth, through such procedures as the <u>Development Charges Act</u> and any other enabling legislation and procedures.</p>	<p>number to the first paragraph in Section 9.6.</p> <p>Add a new Subsection 9.6.2 moved and revised from existing Section 2.5.3.</p>
<p>9.7 Financial Management</p>		

Current Official Plan Policy (including OPA 85, 90, 91)	Proposed Draft Official Plan Policy	Basis/Comment
<p>9.7.1 Council may request that particular future developments prepared under this Official Plan and amendments thereto may be analyzed for their financial impact. Where such an analysis demonstrates that the development will have an adverse effect on the Municipality's financial situation, then the development will be considered to be contrary to the intent of this Plan.</p> <p>9.7.2 Where a major development or redevelopment proposal is considered to have impacts on the costs of the provision of municipal services and facilities, Council may require the proponent to:</p> <ul style="list-style-type: none"> a) agree, by way of an agreement, to a payment which, in the opinion of the Municipality, will offset the adverse effects; b) modify the proposal so as to mitigate or eliminate the impacts; c) defer approval of the proposal where it is contrary to this Plan or the Development Charges By-law; or d) enter into front-ending agreements in accordance with the <u>Development Charges Act</u> that would provide the contributions over and above the normal development charges from the development in order to provide the necessary municipal services and facilities. 	<p>No change.</p>	
Definitions		
	<p>New definitions are proposed as follows:</p> <p>Archeological Resources: means archaeological resources</p>	<p>New definitions for</p>

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	<p>as defined in the Provincial Policy Statement.</p> <p>Cultural Heritage Resources: means built heritage resources and cultural heritage landscapes as defined in the Provincial Policy Statement.</p> <p>Healthy and Complete, Sustainable Communities: means communities where:</p> <ul style="list-style-type: none"> a) people's needs for daily living are met without compromising the ability of future generations to meet their needs by providing convenient access to an appropriate mix of jobs, local services, a full range of housing (including affordable housing), schools, recreation, open space, and community infrastructure and alternative transportation options through transit-supportive development; b) there is an appropriate ratio of population to jobs; c) decisions are based on integrating social, economic and environmental considerations; and, d) people can live, work and play in a safe, vibrant, healthy and prosperous environment. 	<p>terms used in Section 6.1.</p> <p>Definition consistent with Regional Official Plan.</p>