

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2015-134

A BY-LAW TO AMEND THE CITY OF KAWARTHA LAKES OFFICIAL PLAN RESPECTING LANDS WITHIN THE CITY OF KAWARTHA LAKES

[File D01-15-009, Report PLAN2015-057 – Community Secondary Plan]

Recitals:

1. Sections 17, 21 and 22 of the *Planning Act, R.S.O. 1990, c. P.13*, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an updated Community Secondary Plan for the Woodville settlement area.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt the Official Plan Amendment.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2015-134.

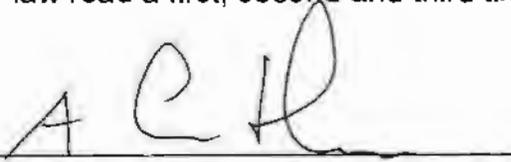
Article 1:00 Official Plan Amendment Details

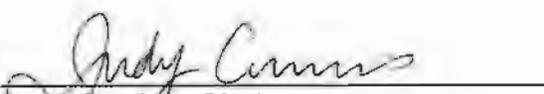
- 1.01 **Property Affected:** The lands affected by this By-law are identified as the settlement area of Woodville.
- 1.02 **Amendment:** Amendment No. 018 to the City of Kawartha Lakes Official Plan attached hereto and forming a part of this By-law is hereby adopted.

Article 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed by the City of Kawartha Lakes in accordance with the provisions of Sections 17 and 22 of the *Planning Act, R. S. O. 1990, c. P.13*.

By-law read a first, second and third time, and finally passed, this 7th day of July, 2015.


Andy Letham, Mayor


Judy Currins, Clerk

Official Plan Amendment No. 018 – Woodville Secondary Plan

CITY OF KAWARTHA LAKES
OFFICIAL PLAN AMENDMENT NO. 018
WOODVILLE SECONDARY PLAN

June 30, 2015



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PART 1 – PREAMBLE

Part 1 – Preamble is not part of the Official Plan Amendment.

Purpose of the Amendment

1.1 Introduction

In 2011, the City of Kawartha Lakes initiated the Secondary Plans for five settlement areas: Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville. The Secondary Plans identify effective and efficient development patterns and opportunities, and take into account current municipal conditions, reflect Provincial land use planning policy as outlined in the 2014 Provincial Policy Statement (PPS), and co-ordinate with and implement the policies of the City of Kawartha Lakes Official Plan (OP).

1.2 Overall Purpose of the Amendment

The purpose of this amendment is:

1. to include new Secondary Plan policies for the community of Woodville in the City of Kawartha Lakes Official Plan. The Secondary Plan includes both maps and policies for growth management, intensification and housing, economic development, community facilities, parks and open spaces and trail systems, downtown development, sustainable development, urban design, natural heritage, cultural heritage, transportation and parking, servicing, and land use. The overall purpose of the Secondary Plan is to provide a long term vision that will provide guidance and direction in the management of land and the environment within the settlement area of Woodville; and,

2. to update and introduce new land use designations within the urban settlement area of Woodville.

In addition to this, the secondary plan has been prepared to meet a number of key Provincial and local policies, including the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe* and the City of Kawartha Lakes' *Official Plan*.

Location

Woodville is located on Woodville Road (CKL Road 9) approximately 30kms northwest of Lindsay. Its secondary plan boundary covers approximately 2 sq. km.

Basis of the Amendment

1.3 Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land in Ontario. All decisions affecting land use planning matters shall be consistent with the PPS. The principles established in the PPS have been used as a guide when creating the Secondary Plans for Kawartha Lakes' five settlement areas.

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) has been prepared under the Places to Grow Act, 2005. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe to 2031. The Growth Plan guides decisions on a wide range of issues – transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection.

The Growth Plan builds on other key government initiatives including the PPS. It does not replace municipal official plans, but works within the existing planning framework to provide growth management policy direction for the GGH.

The City of Kawartha Lakes is one of a number of municipalities located within the "outer ring" of the Growth Plan's area. The Growth Plan includes a growth concept and identifies Lindsay with a built boundary and designated Greenfield area. The Ministry of Public Infrastructure and Renewal also established a built boundary for settlement areas within the City of Kawartha Lakes. The urban settlement areas identified include Lindsay, Fenelon Falls, Bobcaygeon, and Omemee. Woodville was identified as an un-delineated built-up area. The Growth Plan's policies have guided the development of the secondary plan policies for the Kawartha Lakes' four settlement areas and one un-delineated built-up area.

1.4 City of Kawartha Lakes Official Plan

The approved City of Kawartha Lakes Official Plan includes land use policies for urban settlement areas. Bobcaygeon, Fenelon Falls, Lindsay, Omemee and Woodville are all designated as urban settlement areas. The OP outlines that until secondary plans are adopted for these areas, policies included in the OP will apply in these areas. The OP policies are consistent with the provincial policies outlined in the section above.

The OP provides strategic directions, goals, objectives and policies for designated land use areas and establishes policies for physical infrastructure and human services. The Official Plan reflects the Community's Strategic Plan's vision for the City of Kawartha Lakes and recognizes that the City as a community of vibrant communities. The Official

Plan's goals for the urban settlement designation is to manage growth through efficient land use and development that supports strong, liveable and healthy communities, protects the environment and public health and safety and facilitates economic growth.

The City of Kawartha Lakes Official Plan provides a policy framework and urban structure plan; however, area-specific guidance for growth, development, and conservation of resources remains key subject matter for the secondary plan. This amendment has been prepared in accordance with the policies of the Official Plan for the City of Kawartha Lakes.

1.5 Central Issues and Opportunities for Woodville

- Woodville is a small settlement area located northwest of Lindsay. Initial feedback suggested that its Secondary Plan should not overlook establishing a heritage district and improving transportation (e.g., more sidewalks, bike lanes and parking).
- Woodville has municipal water servicing with an identified constraint for development as there is an insufficient quantity of water available on a year round basis to support additional development. As such, limited growth is expected in this community.
- Woodville's growth needs to be carefully managed so that local businesses can be supported and Woodville's unique character is maintained / enhanced.
- Agriculture is an important part of the economy in Woodville. The community is home to Woodville Farms which is a significant agricultural operation, including a pick-your-own operation for strawberries and raspberries.
- There are no known natural environment features within Woodville's settlement area boundary that are prohibited from development under the Provincial Policy Statement. There is a creek and a woodlot bordering the eastern side of the community.
- The community has one small park by the Town Hall and the second at a large sports field next to the school.

PART 2 – THE AMENDMENT

Part 2 – The Amendment constitutes Amendment No. 018 to the City of Kawartha Lakes Official Plan – 2012.

The City of Kawartha Lakes Official Plan is amended by adding the following text together with the following maps/schedules:

1. Schedule F-5 - Woodville Land Use
2. Schedule G-5 - Woodville Environmental Constraints
3. Schedule H-5 - Woodville Transportation

SECTION 31.6 WOODVILLE SECONDARY PLAN

31.6.1. VISION, GOALS, AND STRATEGIC DIRECTIONS

The Vision, Goals, and Strategic Directions of the Woodville Secondary Plan are as follows:

31.6.1.1. Vision

The Secondary Plan for Woodville is based upon, and future development should be guided by, the following vision developed based on the input from community consultation activities in Woodville:

“Over 20 years Woodville will grow as an inclusive community with development that is accessible to everyone, enhance its own identity and character, maintain the historical roots of the village, encourage economic development and smart growth, and attract people of all ages.”

31.6.1.2. Goals

- a) To outline a vision for Woodville’s long-range physical development that reflects the aspirations of the community while managing the effects of such development on the social, economic, and environmental well-being of Woodville;
- b) To provide strategies and specific implementing actions that will allow the vision to be accomplished;
- c) To provide a basis for City staff when reviewing specific development proposals and ensure that public projects are in harmony with this Plan’s policies;
- d) To provide guidance for the City, other public agencies, and property owners to coordinate and design projects that will enhance the character of the community; and,

- e) To provide land use designations for the Woodville settlement area.

31.6.1.3. Strategic Directions

Strategic directions give specific purpose to the policies of the plan. The following strategic directions were identified for Woodville:

- a) Encourage economic development;
- b) Improve servicing infrastructure;
- c) Provide development accessible to a wide range of citizens;
- d) Incorporate good planning approaches from other communities; and,
- e) Encourage community participation.

31.6.2. GENERAL POLICIES

Growth in Woodville and this Secondary Plan is based on:

- a) a 2011 population of 857 persons and a forecasted 2031 population of 1,217;
- b) 345 residential dwelling units in 2011 and a forecasted 490 residential dwelling units in 2031; and,
- c) a greenfield density of 2 units per net hectare for low density residential.

31.6.2.1. Housing

31.6.2.1.1 Intensification in Woodville will take the form of infilling of existing developments along King Street mainstreet. There are limited available areas with potential for intensification or redevelopment in Woodville. Intensification development shall be in accordance with Section 18.4 of the Official Plan and Section 2.2.3.7 of the Growth Plan.

31.6.2.1.2. The development of affordable housing will be in accordance with the relevant policies of Sections 5 and 18 of the Official Plan.

31.6.2.2. Economic Development

31.6.2.2.1. The City will support the creation of a pro-active economic development strategy for Woodville to attract the location of new businesses and the growth of current businesses.

31.6.2.2.2. The City will work with stakeholders to define a community improvement area for Woodville's mainstreet area and to develop a Main Street Community Improvement Plan in accordance with Section 9 of this Plan.

31.6.2.3. Parks and Open Spaces and Trail Systems

31.6.2.3.1. The City shall implement a strategy to enhance the parks and open space network in Woodville with an emphasis on developing a trail network that connects the key elements of the village with the rural area

31.6.2.3.2. The City will develop a strategy to build a strong pedestrian and cycling trail network and enhance the pedestrian and cycling network in and around the mainstreet area, as this area is highly used by both the City residents and visitors.

31.6.2.4. Downtown/Mainstreet Development

31.6.2.4.1 Woodville has a small mainstreet area along King Street, which supports commercial uses and institutional uses. New mainstreet development or redevelopment should be designed to take into account the policies in Section 18.11 and 18.13.

31.6.2.4.2. The City will define a community improvement area for Woodville's mainstreet and work with stakeholders and local residents to develop a Mainstreet Community Improvement Plan in accordance with Section 9 of this Plan.

31.6.2.5. Urban Design

31.6.2.5.1 The City will work on the enhancement of Woodville's entries in order for travelers to acknowledge their arrival, navigate, and provide sense of place. The gateways treatment may include the improved signage on approach into the village on King Street and Agnes Street and at key intersections on King Street.

31.6.2.6. Environment and Natural Heritage

31.6.2.6.1. Schedule "G-5" illustrates Environmental Constraint Areas that influence the ultimate form and structure of the settlement area of Woodville. The lands identified on Schedule "G-5" display known physical hazards, Environmentally Sensitive Features, and/or constraints. If development occurs without regard to these constraints degradation of the environment may occur. Delineation of these constraints has been derived, in a conceptual manner, from mapping provided by the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources and Forestry. While these constraints must be given due consideration in the development and

redevelopment of land within the areas identified on Schedule "G-5", development proposals may be considered where appropriate studies have demonstrated that development or redevelopment could take place without negatively affecting the risk of loss of life, property damage, or the degradation of the environment. The delineation of these constraints and Environmental Constraint Areas may be refined through the preparation of an Environmental Impact Study (EIS), as required by Sections 3.5.37 to 3.5.40 of the Official Plan, flood plain analysis, or other appropriate study.

31.6.2.6.2. The City will protect, conserve, and promote Natural Heritage in accordance with the 2014 Provincial Policy Statement and Section 3.5 of the Official Plan.

Environmental Constraint Areas

31.6.2.6.3 Schedule "G-5" conceptually delineates as Environmental Constraint Areas those lands that are susceptible to flooding or erosion, have steep slopes or soil instability and/or are identified as Provincially Significant Wetlands. An EIS prepared in accordance with Sections 3.5.37 to 3.5.40 of this Plan shall be required for all development proposals on or abutting lands identified as Environmental Constraint Area.

31.6.2.6.4 Where Environmental Constraint Areas are identified through an EIS, flood plain analysis, or other appropriate study on lands subject to site plan control, the site plan shall implement the findings of the study. The site plan shall correctly and precisely delineate those lands impacted by the constraints and identify how the proposed development and/or redevelopment will ensure no negative affect on the risk of loss of life and property damage, and no degradation of the environment.

31.6.2.6.5 The City will work with the Lake Simcoe Region Conservation Authority in the delineation of areas susceptible to flooding and erosion. The City shall incorporate the results of any new flood plain mapping into the Secondary Plan, when available from the LSRCA.

31.6.2.6.6. The City recognizes that portions of existing development may be located within a flooding hazard identified through Special Policy Area #1 and Special Policy Area #2 and that existing development may continue under this policy (in accordance with Section 17.6 of this Plan). An existing building or structure located in a flooding hazard may be enlarged, expanded, or altered subject to:

- a) the determination that there will not be an unacceptable off-site impact due to the displacement of the flood water;
- b) the enlargement to the building is appropriately flood proofed;
- c) new or existing hazards are not created or aggravated;
- d) the Conservation Authority has been satisfied;
- e) the development is not a threat to public health and safety or property;

- f) vehicles and people must have a way of safely entering and exiting the area during floods; and,
- g) satisfactory water supply and subsurface sewage disposal servicing.

Environmentally Sensitive Features

31.6.2.6.7 Schedule "G-5" delineates as Environmentally Sensitive Features those areas that are recognized by this Plan as comprising the Natural Heritage System (i.e., wetlands, fish habitat, and significant woodlands). The following policies shall apply to developments on lands adjacent to Environmental Sensitive Features:

- a) In accordance with the provisions and policies of this Plan, development may be permitted on lands adjacent to Environmentally Sensitive Features to the extent that the type or magnitude of development is compatible with the environmental conditions or that suitable measures have been undertaken to mitigate any resulting negative impact. The uses permitted shall be in accordance with Schedule "F-5".
- b) In considering the approval of a development application or an application for an amendment to this Plan and/or the implementing zoning By-law adjacent the area delineated as an Environmentally Sensitive Feature on Schedule "G-5" of this Plan, Council, in conjunction with the Lake Simcoe Region Conservation Authority, shall give consideration to the need for an analysis of the impact of development on the Environmentally Sensitive Area. An EIS in accordance with Sections 3.5.36 and 3.5.37 to 3.5.40 of this Plan shall be required for all development proposals on or abutting areas identified as Environmentally Sensitive Features.
- c) Lands adjacent to Environmentally Sensitive Features, identified in this Plan, shall be developed and managed in a manner to protect and complement the nature of the adjacent sensitive area. Regard shall be had for the location, extent and nature of the environmentally sensitive area, the scale of the proposed development, the potential impact on Environmentally Sensitive Features and the proposed mitigating measures including the adequacy of spatial setbacks and buffers. Council shall consult with the Lake Simcoe Region Conservation Authority in relation to the appropriateness of the proposed mitigating measures.
- d) Where an EIS is required to assess the impact of development on environmental features, no site alteration or development is permitted to commence until such time as the proponent has prepared such a report to the satisfaction of Council and the Lake Simcoe Region Conservation Authority.
- e) Where an Environmental Assessment of a proposal is conducted in accordance with the provisions of The Environmental Assessment Act, that assessment shall

be considered as having fulfilled the requirements of paragraph (b) of this Section.

- f) Where Federal Lands are involved and the Federal Environmental Assessment and Review Process is required, that assessment shall be considered as having fulfilled the requirements of paragraph (b) of this Section.

31.6.2.7. Transportation

31.6.2.7.1. The City will work on the expansion of transportation opportunities for the population, particularly focusing on meeting the needs of the aging population. The strategy should also focus on improving and expanding on the existing trails and cycling network, expanding its parking supply to meet projected demands and creating a compact urban form.

31.6.2.7.2. Schedule "H-5" identifies the existing road pattern and future arterial and collector road network for Woodville. The following road classification applies in Woodville:

- a) Local roads provide access to lots and serve low volumes of traffic and shall have a minimum right of way width of 20 metres.
- b) Arterial roads provide for medium to high volumes of traffic and shall have a minimum right-of-way width of 26 metres.

31.6.2.8. Infrastructure and Services

31.6.2.8.1. The City will study the provision of a full-service municipal water and wastewater system, as necessary, to accommodate the needs of future development and redevelopment in Woodville.

31.6.2.8.2 Woodville currently has a constraint on development because there is an insufficient quantity of water available on a year round basis to support additional development. Until the water quantity problem is resolved, the following policies will apply:

- a) no new lots shall be created within the urban designation in Woodville unless Council has already given approval prior to the adoption of this plan for a limited amount of development to take place;
- b) rezoning should not take place that would result in an increase in the water usage; and
- c) final approval of plans of subdivision shall not take place.

31.6.2.8.3 The planning and design of stormwater infrastructure, and the evaluation of development with respect to its management of stormwater, will be in accordance with the relevant policies of Section 3.3 of the Official Plan.

31.6.2.9. Culture and Heritage

31.6.2.9.1 The City shall protect, conserve, and promote culture and heritage in accordance with the Provincial Policy Statement and Section 10 of the Official Plan.

31.6.2.10. Land Use Compatibility

31.6.2.10.1 The development of any industrial use shall be in accordance with Section 3.8 of the Official Plan.

31.6.2.10.2 All development will comply with the minimum distance separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.

31.6.3. LAND USE POLICIES

31.6.3.1. RESIDENTIAL

31.6.3.1.1. The predominant use of land in the Residential designation shall be for:

- a) Low density residential dwelling units;
- b) Parks in accordance with Section 18.15 of this Plan;
- c) Neighbourhood commercial, in accordance with policies 31.6.3.1.5 of this Plan; and,
- d) A home occupation accessory to the residential use located within the dwelling unit.

The location of the Residential designation is shown on Schedule "F-5".

31.6.3.1.2. Low density residential uses shall include single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2.5 storeys in height, and two (2) dwelling units per property.

31.6.3.1.3. The density for low density residential development shall range between a minimum density of 15 dwelling units per net hectare of land to a maximum density of 25 dwelling units per net hectare of land.

31.6.3.1.4. Low density residential uses will be encouraged to have front porches or covered entrances. Attached garages on housing units should be designed so that the resulting streetscape is predominated by the front yard landscaping, front doors, and front windows of the housing units instead of garages. Low density residential uses will be encouraged to have a variety of facades and use a variety of building materials.

31.6.3.1.5. Neighbourhood Commercial Uses

31.6.3.1.5.1 Small convenience retail facilities to serve the daily shopping needs of the residents of a neighbourhood, otherwise referred to as Neighbourhood Commercial Uses, shall be permitted within the Residential land use designation.

31.6.3.1.5.2 The following policies shall apply to Neighbourhood Commercial Uses:

- a) No more than one commercial structure or building shall be permitted on any site, and the gross floor area of the commercial use shall not exceed 300 square metres;
- b) Building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height will be subject to the appropriate residential density provisions;

- c) Required loading spaces shall be located at the rear of the structure;
- d) Landscaping, fencing, berming and other screening shall be provided adjacent to residential land uses;
- e) All required parking shall be provided on the site, cash-in-lieu of required parking shall not be accepted by the City unless the neighbourhood commercial use is incorporated into a residential apartment building;
- f) Driveway access shall be approved by the City as appropriate;
- g) Neighbourhood commercial sites shall be located at or in proximity to the intersection of arterial or collector roads and shall not be located mid-block within a residential area; and,
- h) The development shall be subject to site plan control; and the development shall be subject to a public review of the proposed site plan, comprising of official notification to landowners within 120 metres of the proposed facility.

31.6.3.2. COMMERCIAL

31.6.3.2.1. Areas identified as Commercial in Schedule "F-5" represent existing and future service commercial areas and retail stores within the settlement area. The predominant use of land permitted in the Commercial land use designation shall include retail establishments and commercial uses such as convenience-type retail, retail stores, food stores, professional offices, financial institutions, automobile service stations, vehicles sales and service, public garages, motels, hotels, eating establishments, home furnishings, automated teller/banking machines, building supply centres, and other similar uses.

31.6.3.2.2. The following urban design policies shall apply to the Commercial designation:

- a) Traditional downtown and mainstreet areas shall be revitalized and preserved to reinforce the character of the mainstreet;
- b) Development shall be in accordance with policies in Sections 18.11 Downtown/Mainstreet Development and 18.13 Urban and Public Realm Design.
- c) Transit facilities should be easily accessible to pedestrians;
- d) The surrounding areas should relate to and be efficiently connected with the main street through the integration of bicycle and pedestrian trail systems;
- e) All utilities shall be provided underground, where feasible.
- f) Adequate off-street parking and loading spaces, or cash-in-lieu of parking as provided for in Section 18.16.9, shall be provided. Requirements may be satisfied through off-street communal parking, and municipally or privately owned parking areas located in Commercial areas. Parking should be located in the rear or centre of the urban blocks with little visibility to downtown streets, where

possible. In the case where a parking lot does have street frontage, then a landscape set back should be used to help mitigate the transition between the lot and public realm. Limited on-street parking will be provided in appropriate areas.

31.6.3.2.3. New and expanding Commercial uses are subject to:

- a) The submission of a planning rationale and market study as outlined in Appendix "A" of the Official Plan to demonstrate that the proposed commercial floor space is warranted; and,
- b) The submission of a Traffic Impact Assessment as outlined in Appendix "B" of the Official Plan to identify traffic generated by the development, methods of mitigating the traffic, and any improvements to the required road network to accommodate the development.

31.6.3.3. EMPLOYMENT

31.6.3.3.1. Within the Employment designation, the predominant use of land shall be a wide range of employment and office uses, including manufacturing and fabricating, assembling, processing, servicing and repairing, warehousing and storage, shipping and receiving, offices as an accessory or secondary use, commercial activities as an accessory use, accessory uses such as parking garages or a residence for a caretaker.

No outside storage of goods or materials shall be permitted in those Employment uses located adjacent to residential areas. For Employment uses located along arterial and collector roads, outside storage of goods or materials shall be limited to the interior side yard or rear of the building and screened from public view.

31.6.3.3.2. Compatibility of uses on an individual property shall be controlled through the Comprehensive Zoning By-law.

31.6.3.3.3. The following urban design policies apply to lands designated Employment:

- a) Adequate landscaping and buffering shall be provided between the Employment designation and sensitive land uses.
- b) Service, loading and manufacturing areas should be oriented to the interior side yard or rear of the building, away from public view.
- c) Adequate off-street parking, service areas and loading facilities are required and will be designed for maximum safety. Parking, loading areas and service should be designed as per policies 18.16.7, 18.16.8 and 18.16.10 of this Plan.

- d) Pedestrian and cycling access shall be accommodated in a manner that is distinguishable from the access provided to motorized vehicles, and is safe and convenient.
- e) Buffering is required between employment area uses and residential uses, including but not limited to, increased setbacks, a high degree of landscaping, screening, and fencing.

31.6.3.3.4. New employment development will be required to demonstrate compliance with the Ministry of Environment's Land Use Compatibility (D6) Guidelines.

31.6.3.3.5. Employment uses shall:

- a) not include uses that may be obnoxious or noxious to the surrounding area; and,
- b) have all operations, except loading and permitted outdoor storage, conducted entirely within an enclosed building.

31.6.3.3.6. The Comprehensive Zoning By-law shall establish development standards, permitted uses, and other measures required to support the Employment policies.

31.6.3.4. INSTITUTIONS and COMMUNITY FACILITIES

31.6.3.4.1. Institutions and Community Facilities uses are intended to serve the immediate neighbourhood or a collection of neighbourhoods, and provide social or cultural services such as education, health care, social housing, and religious worship for residents.

Within the Institutions and Community Facilities land use designation, the predominant use of land shall be for public and institutional uses that benefit the residents of Woodville and surrounding areas. These uses shall include institutional, government offices, places of worship, nursing homes and assisted living, daycare centres, social housing, medical clinics, recreational, cultural and educational facilities, cemeteries, fair or exhibition grounds, other public uses or community facilities, and uses accessory thereto. Government buildings deemed to be redundant may continue to be used for office purposes without an amendment to this Plan.

31.6.3.4.2 The following policies shall apply to the Institutions and Community Facilities designation:

- a) Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffer planting shall be provided between any Institutions and Community Facilities use and any adjacent residential area where land use conflicts might be expected, and such

buffer planting may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening.

- b) Institutions and Community Facilities shall be planned to reflect the level of service for which they are intended to provide.
- c) Institutions and Community Facilities shall be encouraged to have building massing, exterior building materials, and landscaping which help it integrate with the neighbourhood. The City encourages specific design elements which highlight the civic nature of institutional uses.
- d) Institutions and Community Facilities are encouraged to develop on sites served by existing or planned transit routes.
- e) Adequate off-street parking areas shall be provided and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic. Parking areas shall be located to the side or rear of the building and screened from view.
- f) The design of new Institutional uses and Community Facilities shall be pedestrian friendly, barrier-free and accessible.

31.6.3.4.3. Elementary schools should be planned in coordination with growth of the community and be located adjacent to public parks and open spaces, where possible. Generally, the school should be centrally located in regard to the area being served. The location should be selected and designed in consultation with the School Board to minimize traffic conflicts with pedestrians. Sidewalks will be required to link all school sites to adjacent neighbourhoods. Bicycle lanes and bicycle parking will be incorporated wherever feasible.

31.6.3.4.4. Where possible, places of worship should be located on arterial or collector roads within walking distance of transit stops. Places of worship should provide on-site parking located at the rear or side of the building and adequately and safely accommodate vehicular and pedestrian traffic entering on site. Parking should be located at the side or the rear of the building. Proposals for developing new places of worship may require the applicant to submit a traffic impact study, lighting study, parking study and other studies deemed appropriate by the City.

31.6.3.4.5. Emergency service facilities, including fire, police and ambulance stations are permitted in all land use designations. Where appropriate, such facilities shall be located on an arterial or collector road. The siting of new facilities shall also consider the potential impacts on adjacent users.

31.6.3.5. PARKS and OPEN SPACE

31.6.3.5.1 The Parks and Open Space designation includes lands used for active and passive leisure activities. In addition, open spaces are intended to contribute to the environment through the provision of green space and vegetation. The predominant use of land shall be primarily for the preservation and conservation of land and/or environment, as well as for the provision of outdoor recreational and educational opportunities, and should be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards. Permitted uses include indoor and outdoor active and passive recreational uses including parks, trails, golf courses, arenas, curling rinks, sports fields and other similar uses as well as open space areas. Compatible uses, such as public and/or private utilities, environmental conservation, and community gardens may also be allowed.

31.6.3.5.2. The development of parks shall be subject to Sections 8, 18.15 and 34.13 of this Plan. The following policies shall apply to the Parks and Open Space designation:

- a) Community gardens, parks, and recreation operations on lands designated Parks and Open Space should maintain the unique natural characteristics of such lands, where possible and appropriate.
- b) Lands designated Parks and Open Space shall not contribute to problems of erosion, flooding, pollution or the deterioration of the environment.
- c) Buildings and structures shall be permitted in parks provided that they are related and accessory to the main permitted use. Structures such as those required for flood consideration, municipal services and/or utilities shall be permitted in areas designated Parks and Open Space, provided engineering studies acceptable to the City and Conservation Authority indicate that any hazard, natural or otherwise, can be overcome, or if the Conservation Authority determines that the isolated parcel of land is not hazardous. Where major physical alterations are necessary to overcome the hazards, an amendment to this Plan will be required. Where detailed investigation shows that an area is non-hazardous, and provided that the Conservation Authority confirms this in writing, then an alternative use consistent with the surrounding uses may be considered through a Zoning By-law Amendment.
- d) Where Parks and Open Space lands are under private ownership, it shall not be construed that these lands shall be free and open to the general public, nor that they shall be acquired by the City or any other public agency.

31.6.3.5.3. The City will carry out programs to improve park facilities and provide public parks to meet the needs of the community, as well as augmenting the present park deficiencies. Opportunities for both active and passive recreation, social and cultural activities, and the conservation and preservation of natural environment areas, historic sites and wildlife habitats should be encouraged.

31.6.3.5.4. The City will work on the creation of a continuous multi-use trail system and improve access to the parks and open spaces and to help advance active transportation opportunities in the community. The trails should be maintained for year round use.

New Park

31.6.3.5.5. The general location of a new park in Woodville is denoted with the symbol "NP" on Schedule F-5. A park may be situated anywhere within the extent of the underlying land use designation denoted with the symbol "NP," and the City will determine the type of park and its final location prior to draft plan approval.

31.6.3.6 ENVIRONMENTAL PROTECTION

31.6.3.6.1 Permitted uses within this designation should maintain the unique natural characteristics of such lands and should not contribute to problems of erosion, flooding, pollution or the deterioration of the environment, and will be guided by the policies of Section 31.6.2.6.3 to 31.6.2.6.6 of this Plan. The following uses may be permitted within the Environmental Protection designation:

- a) Agricultural, excluding buildings or structures;
- b) Buildings or structures for erosion or flood control;
- c) Conservation, excluding buildings or structures;
- d) Forestry, excluding buildings or structures;
- e) Nursery and market gardening, excluding buildings or structures;
- f) Recreation or park purposes, excluding buildings or structures; and,
- g) Wildlife management areas, excluding buildings or structures.

31.6.3.6.2 The creation of lots within the Environmental Protection designation will not be permitted for the purpose of development.

31.6.3.6.3 If a lot is to be created that is partially designated as Environmental Protection, sufficient lot area based on the abutting land use designation outside of the Environmental Protection designation must be maintained for the proposed use.

31.6.3.6.4 In some instances, the boundary of the Environmental Protection designation may be found not to reflect the true limit of the land subject to flooding or containing a natural hazard. To determine this, an evaluation shall be undertaken by the landowner to demonstrate that the land is not subject to flooding or other physical hazard. The evaluation shall be reviewed and approved by the City and the Lake

Simcoe Region Conservation Authority. The City will consult with the Lake Simcoe Region Conservation Authority or other expertise in the review of the evaluation. If it is found through the evaluation that the boundary is in error and the land is not subject to flooding or other physical hazard, then an alternate use permitted in the abutting land use designation may be considered and the land appropriately zoned. This provision applies where the designation boundary is found to be in error and the proposed use is minor and it is determined by the City that an amendment to the Plan is not required.

31.6.3.6.5 Where detailed flood plain or wetland mapping exists or becomes available, the boundaries of the Environmental Protection designation may be interpreted as corresponding to the limits of the flood plain or wetland.

31.6.3.6.6 Where regulations are in effect, no placing or removal of fill of any kind, whether originating on the site or elsewhere shall be permitted within this designation unless such is approved by the City, Lake Simcoe Region Conservation Authority or Ministry of Natural Resources and Forestry.

31.6.3.6.7 Where land within this designation is under private ownership, it shall not be construed that this land shall be free and open to the public, nor that it shall be acquired by the City or any other public agency.

31.6.3.6.8 Lands designated Environmental Protection shall generally not be accepted as parkland as part of a plan of subdivision. If the City, does accept Environmental Protection lands as part or all of the parkland dedication in a subdivision, the lands shall be conveyed in a physical condition satisfactory to the municipality. When an open watercourse is part of an area to be dedicated, sufficient land adjacent to the watercourse should be provided for maintenance and operations.

31.6.3.6.9 An existing non-conforming building or structure located in a floodplain may be enlarged, expanded or altered subject to:

- a) the determination that there will not be an unacceptable off-site impact due to the displacement of the flood water,
- b) the enlargement to the building is appropriately flood proofed;
- c) New or existing hazards are not created or aggravated;
- d) The Lake Simcoe Region Conservation Authority has been satisfied;
- e) The development is not a threat to public health and safety or property;
- f) Vehicles and people must have a way of safely entering and exiting the area during floods; and
- g) Satisfactory water supply and subsurface sewage disposal servicing.

31.6.3.6.10 In determining the extent of flooding, the landowner may be required to have a qualified professional determine the flood level and appropriate flood-proofing measures that would be required. The City will consult with the Lake Simcoe Region Conservation Authority, before allowing the expansion or enlargement.

Maps /Schedules

Schedule F-5 - Woodville Land Use



Woodville Land
Use_30June2015.pdf

Schedule G-5 - Woodville Environmental Constraints



Woodville
Environmental Constr

Schedule H-5 - Woodville Transportation



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