#### OP and SPA Review

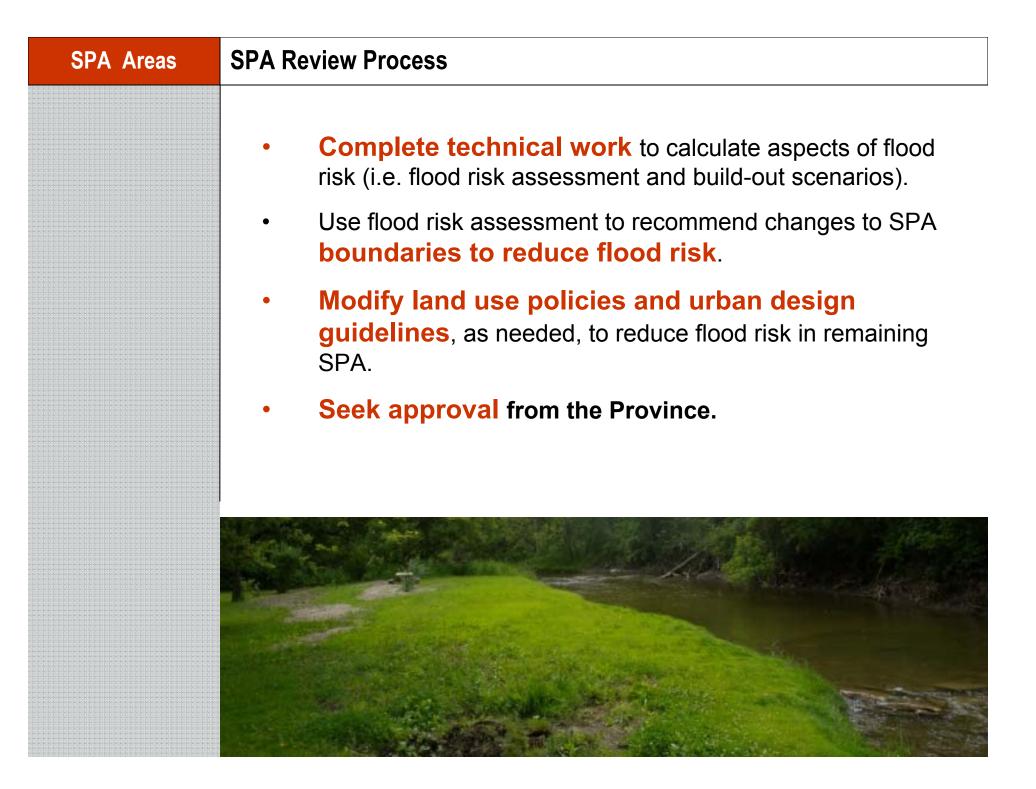


Definition

### **Special Policy Area:**

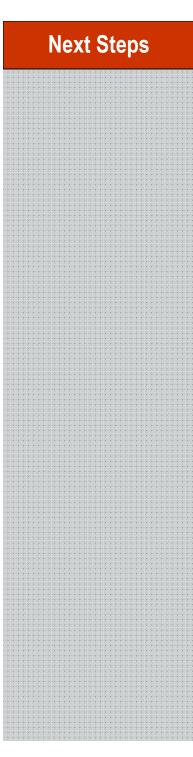
means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.



## Next Steps





- Incorporate feedback
- Develop a Development Concept Scenario for the Study Area with a focused review of Market Lane
- Finalize SPA review + Capacity Analysis
- Define policies for gap areas
- Circulate materials

# **?** Your questions



### Woodbridge Focused Area Study

September | 17 | 2009





Office for Urbanism jointly with The City of Vaughan

