



2 Policy Review

In considering potential future uses of the subject lands within the Kleinburg-Nashville **Focused Area Study, the policy context** including the Greenbelt Plan, Provincial Policy Statement, Places to Grow: Growth Plan for the Greater Golden Horseshoe, the York Region **Official Plan, the Draft York Region Official Plan** and OPA 600, 601 and 610 provided the **parameters of the planning regime. The following is a summary of this review.**

2.1 Official Plan Amendments No. 600, No. 601, and No. 610

Draft Official Plan Amendment 600

The policies and designations of the draft OPA 600 are an update to OPA 400. OPA 600 is based upon the findings of the City's OPA 400 Review Process, which was initiated in response to the new requirements established under the Planning Act requiring the review of local official plans on a five-year basis. The policies established by OPA 600, and OPA 400 which precedes it, are intended to guide the long term land use and development decisions of the City.

OPA 600 is considered the parent Amendment to the subsequent OPAs 601 and 610, however, OPA 600 will be superceded by the eventual adoption and approval of the new Vaughan Official Plan.

Kleinburg-Nashville Community Plan (Official Plan Amendment 601)

The purpose of the community plan is to direct and guide the development and redevelopment of land in the Kleinburg-Nashville area.

The seven areas of focus for this study are identified as "Rural Areas" within the Plan. The intent of this designation in the Plan is to maintain a predominantly rural and agricultural land use on the sites, to ensure the conservation of the agricultural resource and the area's rural character, and to maintain the integrity of the boundary of the Kleinburg -Nashville community.

Permitted uses in the Rural Area include agriculture, forestry, conservation and farm related uses. Limited rural industrial, commercial, recreational, cemetery and institutional uses are only currently permitted subject to an amendment to the Plan, and subject to the following criteria:

- Need for the proposed use and the amount of land needed
- Location of the proposed use
- Impact on agricultural land and farming activities
- Servicing through individual or communal water and individual or communal sewage services
- Compatibility with existing and permitted uses in the surrounding area
- Compliance with the environmental policies of the Plan.

In order to implement the recommendations of this study, amendments to these policies may be required.

Kleinburg-Nashville Community Plan (Official Plan Amendment 610)

The purpose of Amendment 610 is to amend OPA 601 by redesignating the lands that were designated as “Regional Road 27 Valley Corridor Study Area” in OPA 601 to “Valley Policy Area 1”, “Valley Policy Area 2”, “Valley Policy Area 3”, “Valley Policy Area 4” and “Valley and Stream Corridor”, and by adding policies relating to development of the five designations and the Regional Road 27 Valleyland Trail.

2.2 Vaughan Official Plan Review

Vaughan is currently engaged in a three-year project to create a new Official Plan as part of the City’s integrated Growth Management Strategy. It will address elements of effective, sustainable and successful city-building while managing projected growth to 2031. The Vaughan Official Plan will conform to Regional and Provincial policy directives.

As part of this process, the “Where and How to Grow” document was released in June 2009. The report provides a detailed analysis of Vaughan’s population and employment forecasts as projected by the Region of York, and assessment of how the City can accommodate its projected growth. As per Section 4.3 of the report, Kleinburg-Nashville is recognized as part of a larger supply of unbuilt residential greenfield lands within the City. The estimated capacity of greenfield areas within Kleinburg-Nashville is between 5,000 and 7,000 people (or approximately 2,000 units); however these numbers may be adjusted depending on the outcome of the Kleinburg-Nashville Focused Area Review. These numbers do not include the already approved Plan for Block 61 within the Kleinburg-Nashville Secondary Plan.

2.3 Draft York Region Official Plan (December 2009)

The Draft York Region Official Plan conforms to Places to Grow: The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and other provincial initiatives. An initial draft was released in June 2009 to permit discussion and review over the Summer and early Fall of 2009. Based on public and agency input, a revised Draft was released in December 2009. The release of this Draft document is one of the final steps in the Region’s Planning for Tomorrow growth management initiative commenced in 2005. The Plan integrates the York Region Master Plans for Pedestrian and Cycling, Transportation and Transit, and Water and Wastewater. Regional Council adoption of the new



York Region Official Plan is anticipated in mid-December 2009.

In regards to future land use, Map 1 “Regional Structure” and Map 2 “Regional Greenlands System” provide direction. They identify lands within the Kleinburg-Nashville Community Plan as Towns and Villages, Regional Greenlands System and Greenbelt Protected Countryside (previously discussed under the Greenbelt Plan).

Regional Greenlands System

York Region’s Greenlands System is connected to a larger system across the Greater Toronto and Hamilton Area, Ontario and North America. The Regional Greenlands System policies included in the Draft Official Plan policies are intended to identify, protect, and enhance a linked Regional Greenlands System as a permanent legacy for York Region. The Regional Greenlands System on Map 2 contains key natural heritage features and key hydrologic features and the adjacent lands necessary to maintain these features, in a linked system throughout York Region.

In particular to the Kleinburg-Nashville Focused Area Study, it is the policy of the Regional Council:

- To protect and enhance the Regional Greenlands System and its functions, and to direct new development and site alteration away from the System.
- That the Regional Greenlands System consists of cores, corridors, and linkages. These include the Oak Ridges Moraine Conservation Plan Natural Core Area and Natural Linkage Area designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, key natural heritage features, key hydrologic features and the adjacent lands necessary to maintain these features within a system.

- To require local municipalities to develop local greenlands systems that identify enhancement areas and linkage opportunities and include policies, initiatives, and mapping that protect and complement the Regional Greenlands System.
- That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans and integrated into community design. These plans shall contain policies and detail initiatives that encourage System remedial works and enhancement opportunities.
- That development applications within or in close proximity to the Regional Greenlands System but outside of the Oak Ridges Moraine and the Greenbelt shall be accompanied by an environmental impact statement. This statement shall detail the impact of the development on the Regional Greenlands System and shall provide details of enhancement opportunities and any mitigative measures. Within the Oak Ridges Moraine and the Greenbelt, study requirements for key natural heritage features and key hydrologic features are identified in policy 2.2.16 of the Draft Official Plan.
- That infrastructure design and construction be sensitive to the features and functions of the System, and include context sensitive design and innovative technologies to minimize impacts and enhance the Regional Greenlands System.
- That the planning, design and construction of infrastructure projects shall enhance and invest in the Regional Greenlands System, including providing passive recreational amenities and environmental restoration where appropriate.
- To undertake land securement, with partners, focused primarily within the Regional Greenlands System. Land securement can include conservation easements, donations, or land purchases, and education and stewardship promotion.
- That where lands within the Regional Greenlands System are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, York Region Council is not obligated to purchase lands identified as part of the Regional Greenlands System.
- To ensure that within the portions of the Regional Greenlands System that are identified as the Natural Heritage System of the Protected Countryside within the Greenbelt:
 - a. the full range of existing and new agricultural, agricultural related and secondary agricultural uses and normal farm practices is permitted;
 - b. new buildings or structures for agriculture, agricultural-related and secondary agricultural uses are not subject to policies 2.1.22.c(i) through 2.1.22.c(iii), but are subject to Section 2.2 of the Regional Official Plan;
 - c. new development or site alteration permitted by the Greenbelt Plan shall:
 - i. cause no negative effects on key natural heritage features or key hydrologic features or their functions;



- ii. enhance connectivity between key natural heritage features and key hydrologic features for the movement of native plants and animals across the landscape; and,
 - iii. ensure that the disturbed area of any site does not exceed 25%, and the impervious surface does not exceed 10%, of the total developable area, except where otherwise permitted within the Greenbelt Plan.
- d. where permitted non-agricultural uses are proposed within the Natural Heritage System of the Protected Countryside, applicants shall demonstrate that:
- i. at least 30% of the total developable area of the site will remain or be returned to natural self-sustaining vegetation;
 - ii. connectivity between key natural heritage features or key hydrologic features located within 240 metres of each other is maintained or enhanced; and,
 - iii. buildings or structures do not occupy more than 25% of the area outside of key natural heritage features and key hydrologic features and their minimum vegetated protection zones.

Towns and Villages

Towns and Villages are identified in the Draft Plan as places to work, live and play. Each Town and Village in York Region will have a role to play in accommodating growth. Some Towns and Villages act as Local Centres that serve the needs

of the surrounding rural settlements, the Agricultural Area and the Rural Area. Historic streetscapes and mainstreet areas within Towns and Villages should be retained and enhanced.

To ensure the continued vitality of Towns and Villages throughout York Region local community plans for Towns and Villages may also include rural and agricultural designations within their boundaries. Any redesignation of agricultural and rural uses within the local community plan boundary to urban uses are subject to the provisions of policy 5.1.12 of the Draft Regional Official Plan.

For lands that are designated Towns and Villages within the Kleinburg-Nashville Community Plan and also fall within the Greenbelt Plan Area, the following policies apply:

- there shall be no extension or expansions of lake-based water and wastewater services to areas where they do not currently exist; and,
- modest expansion of the outer community plan boundary of the Towns and Villages can only be considered at the timing of the review of the Greenbelt Plan, which is in 2015, subject to:
 - a) the availability of municipal water and wastewater service;
 - b) the availability of lands within the community plan boundary;
 - c) the expansion does not extend into the Specialty Crop Areas or the Natural Heritage System of the Protected Countryside;
 - d) other applicable policies of the Greenbelt Plan; and,

e) the urban boundary expansion policies in Section 5.1 of the Draft Regional Official Plan.

- That new development areas within Towns and Villages, which is the case for the Focus Areas within Kleinburg-Nashville, be subject to comprehensive secondary plans based on the following:

a) water and wastewater services are available;

b) the plan considers the entire Town or Village and integrates the development into the existing community;

c) a minimum density requirement that is not less than 50 residents and jobs per hectare in the developable area;

d) best efforts are made to incorporate policies 5.6.5 through 5.6.20 of the Draft Regional Official Plan; and,

e) development within the built-up area of the Towns and Villages is consistent with policies in Section 5.3 of the Draft Official Plan.



2.4 Places to Grow: The Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan informs decision-making regarding growth management in the Greater Golden Horseshoe (GGH). It contains policies that are intended to manage population and employment until the year 2031, by directing a significant portion of new development to the existing built-up areas, with a focus on urban growth centres, intensification corridors, major transit station areas and brownfields.

The Focus Areas within the existing Settlement Area of Kleinburg-Nashville are considered key 'greenfield' development areas within the City of Vaughan that are expected to be fully developed within the 2031 timeframe.

The Growth Plan is a framework for managing growth in York Region over the next 25 years. It attempts to balance residential and economic growth with natural and cultural heritage preservation, as well as communities that are well-designed, offer transportation choices and accommodate people at all stages of life. The Growth Plan contains population and employment growth forecasts for all upper and single-tier municipalities in the GGH. Within the 2031 timeframe, York Region's forecast anticipates 1.5 million people, 510,000 households and 799,000 jobs by 2031. This represents growth of 577,000 people and 336,000 jobs from 2006 to 2031.

The Region has recently developed a growth management strategy that allocates the projected growth throughout the lower-tier municipalities. They have allocated 29% of the overall Regional growth to the City of Vaughan. By 2031, Vaughan's population will increase to 418,800 from 248,800 in 2006. This represents growth of 170,000 people and an average annual increase of 2.1% (see Table 2).

The employment growth that is expected to take place in

Vaughan between 2006 and 2031 is 113,700 new jobs which represents an annual increase of 2.1% (see Table 3).

Determining where and how this allocated growth should occur in Vaughan is part of the overall Official Plan Review process. Based on the Growth Plan's land-use terminology, Vaughan's overall land supply is composed of:

Intensification Area – lands within settlement areas that are to be the focus for accommodating higher density future development. Intensification areas include urban growth centres, intensification corridors, major transit station areas, infill, greyfield and brownfield sites.

Built-up Area – all land within the limits of the developed urban area, defined by the Province as the built boundary. The existing, developed areas within the Kleinburg-Nashville Community Plan Area are considered as 'Built-up Area'.

Designated Greenfield Area - the area within a settlement area that is not built-up area. The seven Focus Areas identified previously in this Report are considered as 'Designated Greenfield Area'.

Greenbelt Area - lands that are protected by the Provincial Greenbelt Plan (mapping will be provided later in this Report that identifies lands as 'Greenbelt Area').

In addition, Vaughan also has rural land areas that are outside the settlement area and not identified as protected lands under the Greenbelt Plan. These lands are commonly referred to as "whitebelt" because of their colouring on the maps contained in the Growth Plan. While these lands are

not anticipated for future growth under the Growth Plan, municipalities may apply to the Ministry for a settlement area boundary expansion as part of a municipal comprehensive review where it has been demonstrated that there is an insufficient land supply to accommodate the future population and employment targets.

The Kleinburg-Nashville Focused Area Study includes lands that are fully within the limits of built-up area, designated greenfield area and greenbelt area. Specific considerations for lands within the Kleinburg-Nashville Focused Area Study include:

- New development in designated greenfield areas planned in a manner that contributes to creating complete communities that provide a diverse mix of land uses, have high quality public open spaces and are planned with street configurations, densities and urban forms that support alternative modes of transportation;
- Designated greenfield areas throughout Vaughan are required to be planned to achieve a minimum average density of 50 persons and jobs combined per hectare;
- A minimum of 40 percent of future residential development must be accommodated through intensification of the built-up area; and,
- Conservation of natural and cultural heritage, as well as resources such as water and energy.



2.5 The Provincial Policy Statement (2005)

The Provincial Policy Statement provides broad overall direction on matters related to land use planning and development. The Provincial Policy Statement supports improved land use planning and management in order to accommodate appropriate development to meet future needs through efficient land use patterns which promote a mix of housing, employment, parks and open spaces, and transportation, especially pedestrian and alternative modes of transportation (i.e. bicycle and public transit).

The Preamble of the document and Section 1.0 outlines that the principles set out in the Provincial Policy Statement apply throughout Ontario in order to support the collective well-being of the Province. The key goal is to guide the use of land and development patterns so that they support strong, liveable and healthy communities, protect the environment, public health, safety, and facilitate economic growth.

The emphasis on building strong communities through efficient use of land and natural resources, cultural resources, land patterns and densities, the mix of land uses and housing types, pedestrian friendly streets and access to parks and natural areas in the Provincial Policy Statement will guide the planning process for the focus areas in Kleinburg-Nashville.

2.6 The Greenbelt Plan

The Greenbelt Plan is a significant move by the Provincial government aimed directly at enhanced environmental protection. It identifies within Kleinburg-Nashville those areas that are specifically protected from development. The lines and designations within the Greenbelt Plan are in force and cannot be adjusted until 2015.

The Greenbelt Plan identifies a broad area where urbanization cannot occur or is restricted in order to provide long term protection to the agricultural land base as well as important ecological features and functions occurring within the Greenbelt.

Some lands within the Kleinburg-Nashville Focused Areas are identified as Protected Countryside. The Protected Countryside contains a Natural System that provides a continuous and permanent land base necessary to support human and ecological health. The Natural System policies protect areas of natural heritage, hydrological and or landform features which are often functionally inter-related and which collectively support biodiversity and overall ecological integrity.

The Natural System is made up of a Natural Heritage System and a Water Resource System that often coincide given ecological linkages between the terrestrial and water-based functions. Several of the Nashville-Kleinburg Focused Areas in this study include components of the Natural Heritage System.

The Natural Heritage System includes areas of the Protected Countryside with the highest concentration of the most sensitive and/or significant natural features and functions.