

PART F IMPLEMENTATION AND INTERPRETATION**1. IMPLEMENTATION**1.1 General

It is the intention of Council to implement this Plan by means of the powers conferred upon it by the *Planning Act*, the *Municipal Act*, and other such statutes that may be applicable. In particular, this Plan will be implemented by means of Restricted Area (Zoning) By-laws, the development of detailed community plans, and the construction of public works.

1.2 Community and District Plans

- a) The Town of Oakville urban area is divided into a number of residential communities and industrial or business districts.
- b) Detailed Community Plans must be adopted, by amendment to this Plan, for all communities and districts shown on Figure "G", before urban development occurs.
- c) All community and district plans must conform to the general intent and purpose of this Plan.
- d) Notwithstanding the delineation of communities on Figure "G", a Community Plan may be prepared in two or more sectors where its physical characteristics make it appropriate to do so.

1.3 Restricted Area (Zoning By-laws)

- a) Following the adoption of this Plan, Restricted Area By-law 1984-63 of the Town of Oakville, shall be reviewed and new standards developed to:
 - i) implement the land use provisions of this Plan;
 - ii) implement appropriate site standards to secure provisions of this Plan;
 - iii) bring all zoning categories into conformity with this Plan.
- b)
 - i) Oakville may make use of bonus zoning to authorize increases in height and/or density of development beyond that permitted by the comprehensive by-law in return for the provision of such

facilities, services, or matters as are set out in the bonusing by-law. The use of bonus zoning shall be carefully controlled and shall only be undertaken after a thorough study of the effects of such a by-law. The Town may consider increased height and/or density with regard to the following matters and any other matters that secure the provisions of this Plan:

- provision of additional public parking;
- provision of additional open space;
- provision of Natural Areas;
- provision of improved access to public transit;
- provision of arcades and public walkways within development;
- provision of assisted or other low income housing;
- provision of public institutional facilities;
- protection of heritage buildings and features;
- protection of significant vistas and views;
- provision of affordable housing, above and beyond the basic requirement of 25%.

ii) A bonus by-law shall:

- contain the detailed development standards that would apply when the bonus is awarded. If the bonus is not awarded, the standards of the basic zoning category assigned to the site would apply. These standards, of course, must comply with the policies of this Official Plan.
- set out how these bonus standards relate to the conditions that are required to be met in order for the bonus standards to apply to the site;
- address the matters to be dealt with in the agreement. The reference in the by-law should not make the bonus award conditional on entering into the agreement. Rather, it should

be clear that as part of the bonus being awarded and the bonus standards applying, the agreement will be entered into;

- be written in such a way to ensure that discretion cannot be applied. If the conditions to be met and bonus to be awarded are all agreed to and set out in an agreement, a further rezoning should not be necessary.

c)

- i) A holding symbol may be used in conjunction with any land use zoning designation to specify the use to which lands, buildings or structures may be put at such time in the future when the holding symbol is removed by amendment to the Zoning By-law.

- ii) Council may affix a holding symbol with the prefix "H" to any lands within the Town of Oakville, and specify the future uses of those lands that, at the present time, are considered premature or inappropriate for development. A holding symbol may be used in the following situations:
 - community services and facilities such as sanitary sewers, stormwater management facilities, water supply, parks and schools are insufficient or unavailable to service the proposed development;
 - transportation facilities are inadequate or inappropriate based on existing or anticipated traffic;
 - the number and location of access points to the site are inadequate or incapable of functioning safely and efficiently;
 - to ensure the implementation of policies for locations or developments requiring special design features;
 - to control the phasing of development or redevelopment, but not such that the affixing of a holding symbol could be contrary to the phasing provisions contained within the Official Plan;
 - to control the provision of commercial lands or uses in relation to market demand;
 - to ensure measures are in place to mitigate negative impacts from nearby land uses such as transportation and utility corridors, sewage treatment plants, landfill sites, and

industrial uses;

- to control the development and timing of development on contaminated lands;
- where development relies upon other matters occurring first such as:
 - the consolidation of land ownership to ensure orderly development;
 - to secure funding for infrastructure, or services;
 - environmental investigation and clean-up;
 - to put into place a Development Charge By-law or front ending agreement subject to the *Development Charges Act*;
 - archeological resource investigation and recovery;
 - execution of development agreements;
 - measures to protect natural or environmentally sensitive areas;
 - to secure payment of outstanding processing costs.
- iii) The Holding Symbol By-law shall include uses which shall be permitted while the holding provision is in place. Such uses shall be limited to the existing permitted use(s) on the property.
- iv) The Holding By-law will be amended by By-law to remove the holding symbol when the requirements for removal as set out in the Holding By-law have been met.

1.4 Site Plan Control

- a) The municipality may require site plan approval of any development as permitted in the *Planning Act*, and subject to the provisions of Part C, Section 7.2 of this Plan.
- b) Aesthetics and functional design guidelines may be established from time to time to assist in the preparation of site plans and the massing and conceptual design of buildings.

1.5 Monitoring

The housing, employment, and financial position of the Town will be monitored periodically to ensure general conformity with the provisions of this Plan. Other monitoring programs may be developed to assess any aspect of the Official Plan.

2. INTERPRETATION

- 2.1 The policies of this Plan are directed towards a state of development that is possible in the next 20 years; however, complete development of the urban area is not demanded nor anticipated.
- 2.2 *The Regional Municipality of Halton Act* requires that every Official Plan and every by-law passed under Section 35 of the *Planning Act* or a predecessor thereof, then in effect in the Planning Area affected thereby shall be amended forthwith to conform therewith; and no Official Plan of a subsidiary planning area shall be approved that does not conform therewith. Where Goals, Objectives, and Policies of the Regional Plan conflict with this Plan, The Regional Plan shall prevail.
- 2.3 The boundaries between classes of land use designated in this Plan are intended to be only general, and not to define the exact limits of each such class unless these coincide with natural or man-made physical boundaries, such as major roads, rivers, or hydro rights-of-way. Adjustments may be made in respect of such boundaries in zoning by-laws without the necessity of amending this Plan, so long as such by-laws conform to the general intent and purpose of this Plan.
- 2.4
- i) The unit per hectare density designations in this Plan may be varied by 5% without amendment to this Plan.
 - ii) The final development density will be determined in the Zoning By-law.
 - iii) The Plan recognizes that some blocks or areas may in fact already be developed at densities higher than those noted on the Community Plans. It is not the intent of this Plan to prohibit further development in these blocks or areas provided that any further development is in keeping with the existing built form and character and accords with the intent of the Community Plan.
 - iv) In the case of the interpreting densities for "Low Density Residential" (6-17 units per site hectare) the intent of the Official Plan is to permit low density residential development to occur at

a density of up to 17 units per hectare. The actual density for a specific development will be determined in the Zoning By-law.

- 2.5 The land use designations on Figure "B" may be refined in Community and District Plans provided the general intent of this Plan is maintained.
- 2.6 The alignments of roads designated on Figure "E" are diagrammatic, therefore an amendment to this Plan shall not be required for the minor realignment of roads provided the general purpose and intent of this Plan are maintained. The precise routes for new roads will be determined by future studies.
- 2.7 Adjustments may be made to the phase boundaries as shown on Figure "C" within the context of the various Community and District Plans provided the purpose and intent of this Official Plan are maintained.

2.8 **Definitions**

i) **Accessory Apartment** - Accessory apartment means a self-contained apartment created within a detached, semi-detached, multiple-detached or duplex dwelling, consistent with the Ontario Building Code and the Ontario Fire Code.

ii) **Affordable Housing** - Affordable housing means housing which would have a market price or rent that would be affordable to households of low and moderate income. Households of low and moderate income are defined as households within the lowest 60% of the income distribution for the Toronto Housing Region. Affordable housing also indicates any Government assisted housing.

Affordable means annual housing costs (gross rent or mortgage, principal and interest (amortized over 25 years and assuming a 25% down payment) and taxes), which do not exceed 30% of gross annual household income.

iii) **Area Definitions for Residential Communities** -

i) *Absolute Gross* - Everything within the Town boundary of a described area.

ii) *Gross* - Includes: Residential land (including land in the Parkway Belt under the special designation for Residential), Convenience, Neighbourhood and Community Shopping, Arterial Commercial, Local Parkland, all schools, local collector and arterial roads, Community Service Centre, institutions, utilities, churches and associated cemeteries,

buffer zones, and private open space.

Excludes: Industrial land, Parkway Belt (except parts under residential special designation), Sheridan College, hospitals, sub-regional shopping centre, Central Business District uses, non-local parkland, the Sixteen Mile Creek River Valley, expressways, Dundas Street, private schools, hotels and motels, sewage treatment plants, water purification plants, major hydro rights-of-way and pipeline easements, and all vacant or agricultural land.

- iii) *Net* - Includes: Residential land (including land in the Parkway Belt under the special designation for residential), Convenience and Neighbourhood shopping, parkettes, local parkland, elementary schools, local roads, minor institutions, minor utilities, churches, and associated cemeteries.

Excludes: All exclusions under gross plus Community shopping, Community parks, secondary schools, collector and arterial roads, public open space, Community Service Centre, and buffer zones.

- iv) *Site* - Includes: Residential lots or blocks only, excluding any public lands. In the case of development or redevelopment, any public land required to be dedicated or conveyed shall not be included for the purpose of calculating the site hectarage.

- iv) **Biodiversity** - means the variety of life in all forms, levels and combinations. It includes ecosystem and landscape diversity, species diversity, and genetic diversity.
- v) **Biota** - means all plant and animal life.
- vi) **Bona Fide Farmer** - A person who owns land whose principal occupation on it is the operation of a commercial farm in Oakville.
- vii) **Buffer Areas** - means the setbacks for development established around natural features, such as the 15 metre setback for development from the top-of-bank of major valleys.
- viii) **Commercial Farm** - means a farm which normally produces sufficient income to support a farm family.
- ix) **Contaminated Site** - means property or lands that have not been rehabilitated and for reasons of public health and safety or

environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue. Such sites may include industrial lands, transportation facilities, and electrical facilities.

- x) **Contaminated Soils** - means soils, for reasons of public health and safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue.
- xi) **Development** - means:
 - i) a new lot and/or increase in the number of permitted units on a lot, excluding:
 - a. the conversion or the change of use of an existing structure where the usability or size of the structure is not increased, or
 - b. the creation of an apartment unit or other accommodation in an existing detached or semi-detached house;
 - ii) the construction, erection or placing of a building or structure excluding those contained within plans of subdivisions previously subject to environmental impact review;
 - iii) activities such as drainage works, except for the maintenance of existing municipal and agricultural drains, site grading, excavation, removal of top soil and peat, the placing and dumping of fill, which are subject to regulations under By-law 1994-40 (Placing and Dumping of Fill) and By-law 1994-41 (Topsoil Preservation);
 - iv) the making of an addition or alteration, in excess of 25 m² in size, to a building or structure that has the effect of increasing the size or usability thereof, subject to the exceptions as set out below.

The following are not considered development for the purposes of this definition:

- i. the replacement of an existing building at the same size, location and density,

- ii. activities that create or maintain infrastructure authorized under an environmental assessment process;
 - iii. remedial works;
 - iv. those works subject to the *Drainage Act*;
 - v. good forestry practices in accordance with the *Trees Act*, and associated buildings and structures; and
 - vi. any addition or alteration to a building or structure in excess of 25 m², that in the opinion of the Director of Planning Services, is unlikely to have a detrimental impact on the natural environment;
 - vii. any other activity as determined at the discretion of the Director of Planning Services where any such activity is deemed to be minor in nature, has negligible impact to the natural environment and meets the intent of Official Plan provisions.
- xii) **Ecosystem** - means systems of plants, animals, and micro-organisms, together with the non-living components of their environment, related ecological processes and humans.
- xiii) **Ecosystem Approach** - The ecosystem approach recognizes the inter-relationships of all ecosystem components, and strives to create a balance between the physical, human and biological elements of the environment.
- xiv) **Endangered Species** - means any indigenous species of fauna or flora that, on the basis of the best available scientific evidence, is indicated to be threatened with immediate extinction throughout all or a significant portion of its Ontario range. Endangered species are identified in Regulations under the *Endangered Species Act*.
- xv) **Erosion** - means a volumetric reduction of land by human-induced or natural processes.
- xvi) **Established Standards and Procedures** - For development in the Lake Ontario regulatory shoreline means those principles, methods and procedures which are used and applied in current hydro-technical engineering practices, geo-technical practice and/or disciplines such as

geology, geomorphology, botany and zoology. These include:

- i) Floodproofing Standard which is defined as a method or procedure to address flooding hazards associated with lake levels, wave uprush and other water related hazards. Fulfilling the defined floodproofing standard involves the combination of appropriate and acceptable structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties subject to flooding so as to reduce or eliminate flood damages.
- ii) Protection works standard which is defined as a method or procedure to address flooding, erosion and/or other water related hazards. Fulfilling the defined protection works standard involves a combination of appropriate and acceptable structural and/or non-structural works which are intended to reduce damages caused by flooding, erosion and/or other water related hazards. Where protection works are considered appropriate and acceptable, they must be combined with an allowance to address slope stability and flood/erosion hazards.
- iii) Access standard (ingress and egress) which is defined as a method or procedure to ensure safe vehicular and pedestrian movement during times of flooding erosion and/or other water related hazards.

- xvii) **Fish Habitat** - means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

- xviii) **Flood(ing)** - means a temporary rise in the water level resulting in the inundation of areas adjacent to a watercourse or Lake Ontario not ordinarily covered by water.

- xix) **Flood Plain** - means the area, usually low lands, adjoining a watercourse which has been or may be covered by flood water.

- xx) **Floodproofing** - means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.

- xxi) **Ground Water** - means sub-surface water, or water stored in the pores, cracks, and crevices in the ground below the water table.
- xxii) **Ground Water Recharge Area** - means an area in which there is significant addition of water by natural processes to ground water.
- xxiii) **Hazardous Substances** - means substances which individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide range of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.
- xxiv) **Head-water** - means the source area of a stream.
- xxv) **Hydric Soils** - means soils that are characterized by an abundance of moisture, to the extent that the soils are either inundated or dominated by water tolerant vegetation.
- xxvi) **Hydrophytic Plants** - means vegetation commonly growing in water or in water-logged soil, and are water-tolerant.
- xxvii) **Infill** - means development on undeveloped or vacant lots within a built-up area.
- xxviii) **Intensification** - means new development or redevelopment in an established Community or neighbourhood at a density higher than that already established. This will particularly apply to low density residential areas in the Old Oakville and Eastlake Communities.
- xxix) **Lands Adjacent** - means those lands:
- i) contiguous to an identified natural feature or function;
 - ii) within the distance defined for a specific feature or area in a guideline or procedure established by the Province or through comparable municipal evaluations.
- xxx) **Limited Retail Warehousing** - Light Industrial manufacturing and/or warehousing with ancillary retail sales of products manufactured or stored on the premises comprising a maximum of 40% of the gross leasable area of the establishment. This use shall exclude food supermarkets, grocery stores, fruit and

vegetable stores, pharmacies or drug stores and hardware stores. Apparel and clothing accessory outlets will also be excluded unless associated with manufacturing on the premises in the amount of 60% of the gross leasable area.

- xxxix) **Natural Features** - includes natural areas and natural or restored corridors such as valleylands, ravines, river and stream corridors, the habitat of endangered species, threatened species and vulnerable species, significant natural corridors, significant woodlands, areas of natural and scientific interest, shorelines of lakes and watercourses, environmentally sensitive areas, and significant wildlife habitat.
- xxxii) **Net Gain** - when referring to fish habitat, means that there is an actual increase in the area and/or number of fish habitats through:
- i) the creation of new fish habitat areas, or
 - ii) the expansion of and/or the rehabilitation of existing fish habitat areas.
- xxxiii) **No Net Loss** - means a working principle by which the Ministry of Natural Resources strives to balance unavoidable habitat losses with habitat replacement on a project-by-project basis so that further reductions to Ontario's fisheries resources due to habitat loss or damage may be prevented.
- xxxiv) **One Hundred Year Erosion Limits** - means the approved standards involving the combined influence of stable slope, 100 times the average annual recession rate, and an erosion allowance to define the erosion limits for regulatory purposes.
- xxxv) **One Hundred Year Flood** - for riverine Flood Plains means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.
- xxxvi) **One Hundred Year Flood Level** - for Lake Ontario, means the peak still water level due to the combined occurrences of means monthly lake levels and wind set-up that is equaled or exceeded in 1% of all years.
- xxxvii) **One Zone Concept** - means the approach whereby the entire Flood Plain, as defined by the regulatory flood, is treated as one unit, and all development is prohibited or restricted.

- xxxviii) **Quality and Quantity** - Quality and quantity of water is measured by, but not limited to, indicators such as: minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and hydrologic regime in accordance with policies and guidelines to be established by the Province.
- xxxix) **Regulatory Dynamic Beach Standard** - for Lake Ontario means the approved standards involving the combined influence of flooding and a dynamic beach allowance to define the shoreline dynamic beach limits for regulatory purposes.
- xl) **Regulatory Erosion Standard** - for Lake Ontario means the approved standards involving the combined influence of stable slope, recession and/or erosion allowance to define the shoreline erosion limits for regulatory purposes.
- xli) **Regulatory Flood Standard** - means the approved standards involving the combined influence of lake levels, wave uprush and other water related hazards used to define the shoreline flood limits for regulatory purposes.
- xlii) **Significant** - means ecologically important to the natural environment in terms of amount, content, representation, or effect, thereby contributing to the quality and integrity of an identifiable ecological region or natural heritage system. Significance will be determined based on criteria and guidelines established by the province or the municipality.
- xliii) **Stable Slope** - means the angle a slope would achieve when toe erosion and/or human activities are absent.
- xliv) **Threatened Species** - means any indigenous species or fauna or flora that, on the basis of the best available scientific evidence, is indicated to be experiencing a definite non-cyclical decline throughout all or a major portion of its Ontario range, and is likely to become an endangered species if the factors responsible for the decline continue unabated.
- xlv) **Vulnerable Species** - means any indigenous species of fauna or flora that is particularly at risk because of: low or declining numbers; occurrence at the fringe of its range or in restricted areas; or for some other reason, but is not a threatened species.
- xlvi) **Wave Uprush** - means the rush of water up onto a beach, bluff or structure following the breaking of a wave. The limit of wave uprush is the point of farthest landward rush of water onto the

shoreline.

- xlvi) **Wetland Area** - means a single contiguous wetland which may be composed of one or more wetland types.
- xlvi) **Wetland Complex** - means two or more individual wetland areas along with their adjacent lands that are related in a functional manner and are grouped within a common wetland boundary. The whole complex is evaluated and classified, not its individual wetland area components.
- xlix) **Wetland Functions** - mean the biological, physical and socioeconomic interactions that occur in an environment because of the properties of the wetlands that are present, including but not limited to:
 - i) ground water recharge and discharge;
 - ii) flood damage reduction;
 - iii) shoreline stabilization;
 - iv) sediment trapping;
 - v) nutrient retention and removal;
 - vi) food chain support;
 - vii) habitat for fish and wildlife; and
 - viii) attendant social and economic benefits.
- l) **Wetland Types** - means individual wetland ecosystems that have specific characteristics, and are commonly called marshes, swamps, bogs and fens.
- li) **Wetlands** - means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Lands being used for agricultural purposes, that are periodically "soaked" or "wet", are not

considered to be wetlands in this definition. Such lands, whether or not they were wetlands at one time, are considered to have been converted to alternate uses.

- lii) **Wildlife Habitat** - means areas of the natural environment where plants, animals and other organisms, excluding fish, survive in self-sustaining populations, and from which they derive services such as cover, protection or food.

- liii) **Woodlands** - are complex ecosystems of different tree species, shrubs, ground vegetation and soil complexes that provide habitat for many plants and animals. Woodlands is a general term which collectively refers to areas occupied by trees, treed areas, woodlots and forested areas.

APPENDIX I: GUIDELINES FOR ENVIRONMENTAL IMPACT STATEMENT

1 CONTEXT

An Environmental Impact Statement (EIS) will include the following:

1.1 A Description of the Proposal

- a) What is proposed?
- b) The purpose of the proposal;
- c) The actual land use, existing land use regulations, and ownership on and adjacent to the proposed location;
- d) A general location map and site plan;
- e) Activities associated with the proposal that may have an environmental impact;
- f) The start and finish for undertaking the proposal and any phasing scheme for the proposal.

1.2 A Description of the Existing Natural Environment

- a) Complete a description of the existing natural environment that will be affected or that might reasonably be expected to be affected either directly or indirectly.
- b) This description shall include a biophysical inventory of terrestrial and aquatic communities as well as an inventory of existing man-made features and archaeological potential. The environmental inventory will vary significantly, depending on the nature of the application and the area affected.
- c) Describe the methodology and techniques selected to undertake the environmental inventory.
- d) The EIS should also include a statement of the environmental significance of the natural features, linkages between the features, and the natural processes within the proposed development area and the significance of their relationship to the ecosystem of the larger planning area or subwatershed.

1.3 An Assessment of the Effects on the Environment

- a) A description of the effects on the environment of the proposal shall include:
 - i) direct on-site effects to natural features and natural processes including consideration of the criteria for impacts to natural features set out in Part D, Section 4.3.2;
 - ii) off-site effects to natural features as set out in Part D, Section 4.3.2;
 - iii) effects transported to adjacent areas (e.g. sedimentation downstream and other surface water quality impacts);
 - iv) the cumulative effects of development on the ecosystem of the planning area or subwatershed;
 - v) effects on ground water quality and quantity;
 - vi) effects on the use of the natural features by people (e.g. walkways, nature paths, educational uses); and
 - vii) immediate and long-term effects.
- b) Provision of an explanation of the methods used to determine the effects on the environment.

1.4 A Description of Mitigating Measures

- a) Indicating in the assessment as many feasible mitigating measures as possible;
- b) Indicating those effects that can be reduced or eliminated by the various mitigating measures;
- c) Describing in detail the mitigating measures proposed to eliminate or reduce the effects. Examples include site plan modifications, improved construction practices, relocation of the development, stormwater management, restrictive covenants in deeds, etc.

1.5 Recommendations

- a) The following recommendations should be made:

- i) the advisability of proceeding;
- ii) the opportunities for ecological restoration that will contribute to long-term viability of the area;
- iii) the specific boundaries and appropriate buffers of natural features;
- iv) the techniques or measures required for the management of the area.

2 PROCEDURE

- 2.1 When a proposal that may require an Environmental Impact Statement is made and/or received by the Town, it shall be submitted to the Planning Services Department and circulated to the Parks and Recreation Department, the Halton Region, and the appropriate Conservation Authority.
- 2.2 The Planning Services Department will determine if an EIS is required and advise the proponent of the main issues to be addressed. The Planning Services Department staff shall provide any available environmental data to the proponent, and clarify any concerns of the proponent regarding the content of the EIS.
- 2.3 The proponent will prepare and submit an EIS to the Planning Services Department. The Planning Services Department staff will circulate the EIS to the appropriate Town and Region departments, Conservation Authorities and other agencies, where appropriate, for comment and approval.

**APPENDIX II: GUIDELINES FOR
SUBWATERSHED PLANS**

- A)** Subwatershed studies shall, among other issues deemed relevant at the time, undertake to:
- i) Define the watershed boundary of the watercourse under review;
 - ii) Identify property boundaries within the system drainage boundary;
 - iii) Identify the size and extent of the protected stream corridors based on the following criteria: flood plain limits, fill line, stable top of bank, setback from unstable slopes, and minimum vegetative buffer based on stream habitat;
 - iv) Define extensions to the stream corridor, if required, to link natural features and Best Management Practice (BMP) sites; Best Management Practice is referenced to current Provincial and Federal guidelines for stormwater management practices (Best Management Practices - BMP's).

- v) Develop plans to revegetate stream corridors as required. Cost estimates are not required for land which may be classed as hazard lands. Cost estimates for the value of all other land (corridor extensions, drainage routes, pond areas) will be provided;
- vi) Prepare a detailed inventory of existing geology, hydrology, hydrogeology, limnology, aquatic resources and fish habitats, terrestrial resources and natural features, and other environmental data;
- vii) Establish water quality and quantity targets in accordance with the Watershed Management Plan, if available;
- viii) Determine base flows to maintain water quality and existing ecological conditions;
- ix) Identify linkage of corridors, natural features, stormwater management facilities, and parks;
- x) Recommend appropriate stormwater management techniques including the use of natural vegetative drainage corridors and headwaters areas;
- xi) Examine alternatives for implementation of current Provincial and Federal guidelines for stormwater management practices (Best Management Practices - BMP's) and identify base flow importance and augmentation potential for lands within minor system boundaries. Define major and minor system drainage routes and confirm feasibility (i.e. sewer slopes, outlets, etc.);
- xii) Select the most appropriate concept for BMP's and prepare the preliminary design in consultation with the Town and the Conservation Authorities;
- xiii) Ensure the BMP concept recognizes the biological and ecological benefits of using natural vegetative or drainage corridors and linking the facilities into the overall corridor network;
- xiv) Outline design guidelines and minimum criteria for BMP facilities to promote environmentally acceptable designs in future Stormwater Management plans.
- xv) Provide conceptual design criteria for the Stormwater Management facilities including land requirements and

- landscaping plan;
- xvi) Estimate the construction and land costs associated with implementation of the facility, and define maintenance and operational requirements and costs of the facility(s);
 - xvii) Identify areas prone to flooding, erosion and natural hazards;
 - xviii) Define requirements and costs for erosion controls and cost estimates for required measures;
 - xix) Prepare flood plain mapping on the portion of the tributary which would remain in a natural state based on the concept developed;
 - xx) Identify areas for groundwater recharge and appropriate development policies;
 - xxi) Identify areas and boundaries of wetlands, and determine appropriate classifications;
 - xxii) Identify natural features and assess level of significance;
 - xxiii) Identify woodlands and assess woodland significance including but not limited to: species, age, health, ecosystem linkages, and drainage;
 - xxiv) Identify the form and constraints under which development may be permitted, in accordance with the policies of this plan;
 - xxv) Provide planning guidelines for development design and construction that provides sediment erosion control;
 - xxvi) Establish procedures for monitoring aquatic and terrestrial quality and quantity before, during, and after development; and
 - xxvii) Develop procedures and mechanisms for remediation of aquatic and terrestrial systems.

**APPENDIX III: LANDS SUBJECT TO A
PHASE I ENVIRONMENTAL AUDIT**

Lands Subject to an Environmental Audit shall include:

- i) industrial properties/zoning;
- ii) properties located adjacent to (i);
- iii) existing or former gas stations and adjacent properties;
- iv) commercial properties that include automotive repair facility or dry cleaning establishment (not distribution outlet);
- v) properties immediately adjacent to railroad tracks or underground pipelines (oil and gas);
- vi) properties formerly used for waste disposal and immediately adjacent properties;
- vii) properties used for storage and/or handling of toxic materials and immediately adjacent properties;
- viii) properties or facilities containing loose/friable asbestos; peeling lead based paints and radon gas emissions; and
- ix) properties upon which PCB transformers were located.