

6/5/2015

Lake Wilcox Special Policy Area Review

Special Policy Area Justification Report

Town of Richmond Hill

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Lake Wilcox Special Policy Area Review

Special Policy Area Justification Report

EXECUTIVE SUMMARY

The Lake Wilcox Special Policy Area (SPA) Review was undertaken to assess the boundary and policies for the existing Lake Wilcox SPA, generally located along the north shore of Lake Wilcox and in the East Humber Valley Corridor, near the intersection of Yonge Street and King Road, in Richmond Hill. The SPA Review was informed by the Toronto and Region Conservation Authority's (TRCA) revised floodplain modelling and mapping for the Humber River watershed and was undertaken in accordance with the mandated process outlined by the Ministry of Natural Resources (MNR) in the *“Procedures for Approval of New Special Policy Areas (SPAS) and Modifications to Existing SPAS Under the Provincial Policy Statement, 2005 (PPS, 2005), Policy 3.1.3 – Natural Hazards - Special Policy Areas”* (“MNR’s technical guideline for SPAs”). The Special Policy Area Justification Report (this report) brings together the technical and land use planning information requirements within the existing Lake Wilcox SPA in accordance with the MNR’s technical guideline for SPAs.

The policy context for the Lake Wilcox SPA Review includes an analysis of Provincial, Regional and local policies and establishes the policy basis for the study. It was determined that certain policies in the PPS, 2014 have changed compared to the PPS, 2005, which was the relevant PPS at the time that the Town’s Official Plan (OP) was prepared. The OP will be modified to reflect these changes, as outlined in this report.

The technical and emergency management information in this report addresses the requirements of the MNR’s technical guideline for SPAs. It includes a floodplain characterization undertaken by the TRCA that has determined that the floodplain, as defined by the 2013 Floodline, has expanded. The flood risk assessment identifies the extent of low and high risk areas where depth and velocity of flows were determined to be a risk for human stability. This analysis determines that the majority of lands in the existing SPA are in the high risk category. A review of the Town’s emergency management policies and procedures, as outlined in Richmond Hill’s Emergency Plan, demonstrate how the Fire and Emergency Services group will address emergency situations, including floods.

The report’s planning analysis – which presents the evolution of the local planning context and examines existing conditions - responds to the land use planning information requirements of the MNR’s technical guideline for SPAs. The examination of existing conditions provides a “snapshot” of the floodplain and the SPA and determines that sufficient development potential remains to warrant the continued use of the SPA floodplain management approach. In order to reflect the 2013 Floodline and achieve the land use vision of the OP (2010), a boundary reconciliation for the existing Lake Wilcox SPA is recommended to identify Area “A” – Lake Wilcox North Shore, Area “B” – Oak Ridges Local Centre Lands and Area “C” – Schomberg Road as SPA. Modifications to the OP (2010) are recommended and can be characterized as follows:

- Town-wide modifications to reflect the direction of the PPS, 2014;

- Area-specific modifications to the OP (2010)'s "Neighbourhood" designation for Areas "A" & "C";
- Area-specific modifications to the OP (2010)'s "Oak Ridges Local Centre" designation for Area "B"; and
- Modifications to the OP (2010)'s Schedules.

On that basis, it is recommended that:

- The Official Plan be amended to implement the boundary reconciliation and policy modifications to the existing Lake Wilcox SPA, as attached in Appendix "J" – Official Plan Amendment _ (OPA _);
- By-law 137-09, the Town's Site Plan Control By-law, as amended, be further amended to include Areas "A," "B" and "C" of the proposed Lake Wilcox SPA; and,
- The Zoning By-law be amended to implement the provisions of OPA _ as part of the Town's Comprehensive Zoning By-law Project.

How to Read This Report

The Special Policy Area (SPA) Justification Report addresses the technical and land use planning information requirements of the Ministry of Natural Resource's *Procedures for Approval of New Special Policy Areas (SPAS) and Modifications to Existing SPAS Under the Provincial Policy Statement, 2005 (PPS, 2005), Policy 3.1.3 – Natural Hazards - Special Policy Areas*" (MNR's technical guideline for SPAs). The PPS, 2005 was replaced by the PPS, 2014 on April 30, 2014. The MNR's technical guideline for SPAs remains in effect under the PPS, 2014.

The technical and planning information in this report is divided into three parts which each build on one another to support the recommendations:

Part A: Context

The Context section provides an overview of the study process and boundary and provides an analysis of Provincial, Regional and local policy context to establish the policy basis for subsequent sections. This section also outlines the information requirements of the MNR's technical guideline for SPAs and is further addressed by Part B: Technical Analysis and Emergency Management and Part C: Planning Analysis and Special Policy Area Justification.

Part B: Technical Analysis and Emergency Management

The Technical Analysis and Emergency Management section provides a floodplain characterization undertaken by the Toronto and Region Conservation Authority (TRCA). The floodplain characterization includes a flood risk assessment outlining the low, moderate, or high flood risk categories for lands within the SPA area. It also provides an overview of the Town's Emergency Management policies and procedures as outlined in the Town's Emergency Plan (2010) required by the *Emergency Management & Civil Protection Act R.S.O. 1990*.

Part C: Planning Analysis and Special Policy Area Justification

The Planning Analysis and Special Policy Area Justification section includes an overview of the local policy context and land-use vision outlined in the Official Plan (OP, 2010). The assessment of existing conditions responds to the land use planning information requirements of the MNR's technical guideline. The Special Policy Area Justification provides a detailed analysis of the existing and proposed SPA (on a sub-area basis) and outlines recommendations related to boundary reconciliations and OP policy modifications. This forms the basis of an Official Plan Amendment (OPA) to the OP.

A. CONTEXT

A Special Policy Area (SPA), where approved by the Province, is a floodplain management approach for areas where development has historically existed in the floodplain. In these areas, strict adherence to the policies of the Provincial Policy Statement, 2014 (PPS, 2014, previously PPS, 2005) concerning new development in the floodplain would result in social and economic hardships for the community. Provincially-approved SPA areas, such as the Lake Wilcox SPA, are subject to a separate set of policies intended to provide for the continued viability of existing uses which are generally on a small scale.

The existing Lake Wilcox SPA boundary and policies were approved by the Ontario Municipal Board (OMB) in 1995 and were carried forward through the Town's Official Plan (OP, 2010). The Special Policy Area policies of the OP (2010) provide direction to undertake the Lake Wilcox SPA Review.

1. Introduction

The Lake Wilcox SPA Review was undertaken to assess the boundary and policies for the Lake Wilcox SPA. The study is based on the TRCA's revised floodplain modelling and mapping for the East Humber River watershed and is undertaken in accordance with the mandated process outlined by the Ministry of Natural Resources (MNR) in the "*Procedures for Approval of New Special Policy Areas (SPAS) and Modifications to Existing SPAS Under the Provincial Policy Statement, 2005 (PPS, 2005), Policy 3.1.3 – Natural Hazards - Special Policy Areas*" (MNR's technical guideline for SPAs).

As part of the Provincially-mandated, technical process to update the SPA boundary and policies, the Special Policy Area Justification Report (this report) brings together the relevant technical and land use planning information in accordance with the MNR's technical guideline for SPAs. The study process and boundary are discussed in more detail below.

1.1. Study Process

The Lake Wilcox SPA Review was initiated through Richmond Hill Council's approval of a Terms of Reference¹ and was prepared in accordance the Provincially-mandated process outlined in the MNR's technical guideline for SPAs. The Lake Wilcox SPA Review is divided into four study stages, which are briefly described below:

STAGE 1: Research Stage

- Town Staff conducted research and analysis of the policies and regulations applicable to the Lake Wilcox SPA, the history of approvals within the area, and the existing development patterns.
- TRCA Staff, together with R. J. Burnside and Associates Limited (Burnside Consulting), produced updated floodplain modelling and mapping of the area from the eastern edge of Lake Wilcox and west to Bathurst Street. The purpose of the mapping and modelling of this area was to understand the hydrological functioning of the East Humber River watershed, to the west of the existing Lake Wilcox SPA, on a comprehensive basis.

¹ The Terms of Reference for the Lake Wilcox SPA Review (SRPRS.11.158) was initiated in November 7, 2011.

Burnside Consulting prepared an assessment of potential remedial works to determine the feasibility of reducing the extent of the floodplain within the existing Lake Wilcox SPA area and the area west of Parker Avenue to Bathurst Street.

- TRCA prepared a floodplain characterization and provided an assessment of risk for lands in the SPA.

STAGE 2: Analysis of Flood Risk and Land Use Implications

- Town Staff, in collaboration with TRCA Staff, analyzed whether lands in the SPA were in a low or high flood risk category. The analysis of risk was undertaken on the basis of technical and land use planning information, including the floodplain characterization.
- Town Staff compiled this report based on the technical analysis and land use planning information, such as the examination of existing conditions and the land use vision articulated by the Town's OP (2010). This report recommends a boundary reconciliation to the existing SPA boundary and policy modifications to the Town's OP.
- The TRCA, the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources (MNR) have reviewed this report and provided comments to Town Staff. Town Staff have revised this report in accordance with these comments and a Community Workshop will be held to present the technical information to the public.

STAGE 3: Approval Stage

- Following review by MMAH and MNR and the Community Workshop, the final documentation will be prepared and presented at a Statutory Council Public Meeting under the *Planning Act*.
- Subject to Council's adoption, Town Staff will submit the final documentation to the TRCA's Board for resolution of endorsement.
- Subject to the TRCA Board's endorsement, the final documentation will be submitted to MMAH and MNR for joint approval. The ultimate purpose of the Approval Stage is to obtain Provincial and Regional approval of an Official Plan Amendment to implement the boundaries and policies of the SPA.

STAGE 4: Implementation Stage

- The purpose of this stage is to implement the Official Plan Amendment for the Lake Wilcox SPA. Town Staff will incorporate any modifications to the SPA boundary and/or the Greenway System in the Zoning By-law and will prepare an amendment to the Site Plan Control By-law and the Site Plan Approval Form and Guide.
- Town Staff will submit the final digital mapping to the Province and York Region for their files.

1.2. Study Boundary

The TRCA, with Burnside Consulting, produced updated floodplain modelling and mapping for the existing Lake Wilcox SPA area, generally between Bayview Avenue and Parker Avenue. The area to the north and west of Parker Avenue ("Humber Flats") to Bathurst Street was also modelled and mapped to comprehensively understand the hydrological functions of the watershed beyond the existing SPA area

(see Figure 1 - Location Map). Opportunities for floodplain remediation for the existing SPA area and Humber Flats were also identified. When the existing SPA was approved by the OMB in 1995, the Humber Flats area was not part of the TRCA's regulated area and was therefore not modelled or mapped. Since the approval of the SPA in 1995, the Humber Flats area has been developed through comprehensive plans of subdivision which were supported by studies and works that have since been installed as part of the draft approval and construction of the subdivisions.

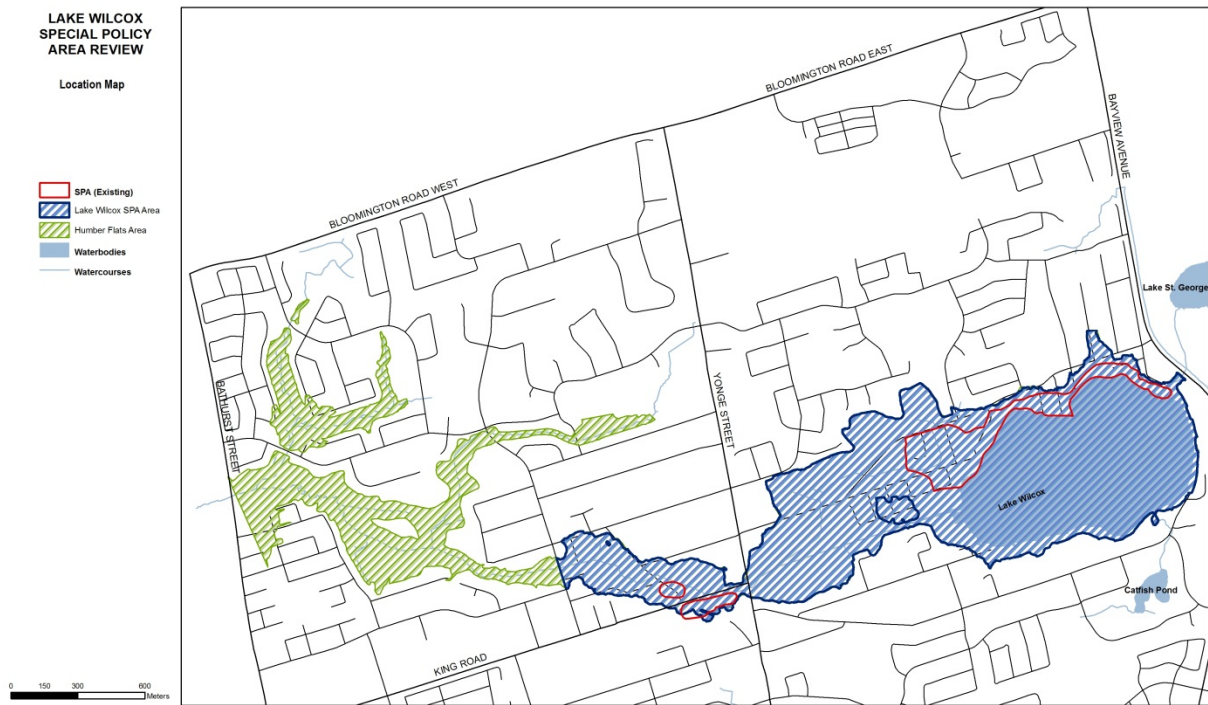


Figure 1 - Location Map

The modelling and mapping of the floodplain in the Humber Flats area was based on the most current topographic information available, including refined elevation and contour data and information on areas developed since the approval of the SPA in 1995. The modelling and mapping update included smaller watercourses and tributaries that were not part of the previous East Humber River watershed model.² Overall, the modelling and mapping for the Humber Flats area west of the existing SPA was undertaken to understand the functioning of the floodplain in this area as a single system from Lake Wilcox east to Bathurst Street.

The TRCA's updated floodplain modelling and mapping for the Humber Flats area determined that although the floodplain impacts certain properties in the area, it does not meet the criteria for a new Special Policy Area. Unlike the existing Lake Wilcox SPA, the Humber Flats area is largely built out based on existing zoning permissions and only minor expansions or accessory structures are

² This area was not modelled or mapped due to TRCA policies for preparing floodplain maps only for watercourses with upstream drainage areas larger than 125 hectares, consistent with past guidance from the MNR.

anticipated. Town and TRCA Staff determined that flood vulnerability in the Humber Flats area can be addressed through the utilization of the “One Zone” approach, which is utilized elsewhere in the TRCA’s jurisdiction to address requests for minor expansions or accessory structures.

On that basis, it was determined that for the purpose of the Lake Wilcox SPA Review, the study area boundary would include the lands that are within the floodplain located east of Parker Avenue and west of Bayview Avenue as shown on Figure 2 - Study Area on the next page.

**LAKE WILCOX
SPECIAL POLICY
AREA REVIEW**

Study Area

- SPA (Existing Approved)
- Flood Line (2013)
- Watercourses
- Waterbodies



Figure 2 - Study Area

2. Policy Context for the Special Policy Area Review

The Province-wide policy direction for floodplain management has evolved over time and is presently expressed through the Provincial Policy Statement, 2014 (PPS, 2014). The PPS, 2014, along with the MNR's technical guideline for SPAs and the conservation authority's regulation, establish a high level policy framework for the Special Policy Area Review. It is reviewed below.

2.1. Evolution of Floodplain Management in Ontario

The Hurricane Hazel event in 1954 provided a major impetus towards comprehensive floodplain management in Ontario. To address the Provincial interest regarding comprehensive floodplain management, the Provincial government adopted *Objectives, Policy Principles and Flood Plain Management Policies* in 1979. The policies were issued as a statement of policy called “*Flood Plain Criteria – A Policy Statement of the Government of Ontario on Planning for Flood Plain Lands.*” Ultimately, the result was a program to develop Special Policy Areas for existing communities that were prone to flooding. The *Flood Plain Planning Policy Statement (1988)* provided further guidance for floodplain matters. The *Flood Plain Planning Policy Statement (1988)* was replaced by the PPS, 2014.³

2.2. Provincial Policy Statement (2014)

The PPS, 2014 recognizes the importance of protecting the public's health and safety and does not permit development and site alteration within areas where flooding from rivers, streams or small inland lakes would cause a danger to the public or damage to property. The PPS, 2014 recognizes that in exceptional circumstances the social and economic viability of some communities that have historically existed in floodplains requires the reduction in the provincial floodplain standards. In these exceptional situations, limited development and site alteration may be permitted to occur in areas prone to flooding by approving a SPA.

The PPS, 2014 carries forward the policy basis and Provincial approval requirements for establishing and modifying SPAs that were established by the PPS, 2005. The PPS, 2014 outlines the need for Provincial approval and directs that an SPA is not intended for new development if feasible alternatives are available elsewhere outside the floodplain.

The PPS, 2014 maintains the Special Policy Area definition as outlined in the PPS, 2005, which is as follows:

“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.”

³ The Provincial Policy Statement, 2014 (PPS, 2014) came into effect in April 30, 2014 and replaces the PPS, 2005.

Section 3.0 Protecting Public Health and Safety of the PPS, 2014 states that:

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
- c) *hazardous sites*.

3.1.2 *Development* and *site alteration* shall not be permitted within:

- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard.

3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:

- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
- b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

The PPS, 2014 identifies that a *Special Policy Area* is not intended to allow for new or intensified development (defined in the PPS, 2014 to include new lot creation) and site alteration, if a community has feasible opportunities for development outside the floodplain. The Town's OP (2010) implements this direction by identifying an intensification hierarchy and prohibiting new lot creation in the existing Lake Wilcox SPA.

The PPS, 2014 generally carries forward the policies and definitions established by the PPS, 2005 which was in effect when the Lake Wilcox SPA Review was initiated. However, some changes were made to the PPS, 2014. These changes include the addition of climate change policies, clarification that the Ministers of Municipal Affairs and Housing and Natural Resources must approve *Special Policy Area* boundaries and/or policies prior to the approval authority approving such changes, new definitions for institutional uses and essential emergency services and other technical matters, such as renumbering. A detailed table containing the relevant policies of the PPS, 2005, PPS, 2014, a red-line comparison and potential implications to the Town's existing SPA policies is provided in Appendix "A" – Comparison of

PPS, 2005 and PPS, 2014 Policies and Definitions. As the Town's Official Plan (2010) implements the PPS, 2005 wording directly, minor modifications to the OP will be required to implement the PPS, 2014.

2.3.MMAH & MNR Technical Guidelines

In 2009 the Province released new guidelines for the technical process associated with the approval of new SPAs and modifications to existing SPAs. Appendix 5 of the Adaptive Management of Stream Corridors in Ontario - Natural Hazards Technical Guides (MNR 2002) addresses SPA's. Part B of Appendix 5 has been replaced by MNR's technical guideline for SPAs. This document establishes the technical process and requirements for Ministerial approval of modifications to existing SPAs and new SPAs. It remains in effect under the PPS, 2014.

The MNR's technical guidelines for SPAs identify five scenarios for changes to SPA boundaries and/or policies:

- i. Deletions due to permanent flood plain reduction;
- ii. Deletions due to flood depth reduction;
- iii. Major adjustments due to flood plain enlargement;
- iv. Minor adjustments (minor increase in risk to public health and safety and minimal property damage); and
- v. Boundary the same but increase in flood depth/velocities.

The technical (flood related) and land use planning information requirements outlined in MNR's technical guideline for SPAs include:

Technical (flood related):

- documentation on any new flood information for the SPA (flood lines, flood depths, flow velocities, access/egress);
- if there have been changes, explain why and whether there are any opportunities for remediation;
- any changes to floodproofing measures;
- analysis of extent to which any flood risk has increased since the SPA was first approved and any subsequent formal reviews;
- explanation as to how emergency response will be provided; and
- all mapping should include digital files in geographical information system (GIS) format and be geo-referenced.

Land Use Planning:

- a copy of the current SPA approvals by the Province along with OP policies and schedules;
- background information related to land uses in the SPA – how successful has the SPA been functioning – have issues arisen that need to be addressed?
- estimation of the range of any proposed population increases, and structural investment in the flood plain over the planning horizon of the OP;
- explanation of the proposed OPA policy changes to the SPA policies themselves and/or to the land use policies;

- justification report as to why any new or intensified uses need to be located in the SPA;
- demonstration of how the revised policies and land uses are consistent with the PPS and other provincial plans if applicable;
- draft OPA policies and/or revised OP schedule to be submitted;
- any necessary zoning by-law provisions; and
- any relevant planning studies that may have been done for the area.

The technical and land use planning information requirements are comprehensively addressed throughout this report. Part B: Technical Analysis and Emergency Management address the technical (flood related) information requirements and Part C: Planning Analysis and Special Policy Area Justification address the land use planning requirements.

2.4. TRCA Regulations and Approach

In 2006, the MNR approved Ontario Regulation 166/06 which establishes the TRCA's "Regulated Areas" where development could be subject to flooding, erosion or dynamic beaches, or where interference with wetlands and alterations to shorelines and watercourses might have an adverse effect on those environmental features. Under Ontario Regulation 166/06, the TRCA is responsible for regulating development in river or stream valleys, wetlands, shorelines, hazardous lands and associated allowances and any works associated with watercourses. Therefore, any proposed development, interference or alteration within a Regulated Area requires a permit from the TRCA.

The Regulatory Floodplain is the approved standard used in a particular watershed to define the limit of the floodplain for regulatory purposes. Within the TRCA's jurisdiction, the Regulatory Floodplain is based on the regional storm, Hurricane Hazel, or the 100 year flood, whichever is greater. For the Lake Wilcox SPA Review, the Regulatory Floodplain is based on the Hurricane Hazel event.

To manage valley and stream flood hazards, the TRCA provides three approaches for development in the floodplain in accordance with Provincial policies and standards. These are:

- One Zone Concept,
- Two Zone Concept, and
- Special Policy Areas

In accordance with the "One Zone Concept," development within the flood hazard (or erosion hazard) is not permitted. However, in some circumstances, additions to existing buildings may be permitted. As outlined in the PPS, 2014, where the "One Zone Concept" is applied, the floodway is the entire contiguous floodplain.

As outlined in the PPS, 2014, where the "Two Zone Concept" is applied, the floodway is the contiguous inner portion of the floodplain, representing the area required for the safe passage of flood flow or that area where flood depths and/or velocities are considered a potential threat to life and/or property damage. The outer portion of the flood plain is called the flood fringe, where flood depths and/or velocities may be less severe. Using this approach, development and site alteration may be permitted within the flood fringe, subject to specific conditions, including the requirement to floodproof new development and redevelopment to the regulatory flood elevation. New development in the floodway is prohibited and restricted.

Through the “Special Policy Area” approach, development within the floodplain may be permitted in accordance with Provincially- approved and area specific SPA policies. Provincially-approved SPA policies address matters such as floodproofing, vehicular and pedestrian access and emergency management policies to minimize the risk to public health, safety and property damage. The SPA concept allows for selective development and redevelopment to occur in the flood fringe and floodway, in which development already exists, which would otherwise be precluded by the application of the Two Zone Concept. Within the study area, the SPA approach is applied through the Provincially-approved Lake Wilcox Special Policy Area. The TRCA administers the “One Zone Concept” for lands within the floodplain but outside of the SPA (for example, within the Humber Flats area). The “One Zone Concept” is the primary method of flood hazard management within TRCA’s jurisdiction, except in circumstances where a “Two Zone Concept” or a SPA have been designated and approved by the relevant agencies and planning authority.

B. TECHNICAL ANALYSIS AND EMERGENCY MANAGEMENT

The technical - or flood related – requirements for the SPA Review are established in the MNR’s technical guideline for SPAs. The required information includes new flood information for the SPA (flood lines, flood depths, flow velocities, access/egress), identification of opportunities for floodplain remediation, an analysis of risk and an explanation of emergency response measures. In order to address the guideline’s information requirements, a floodplain characterization for the Lake Wilcox SPA and broader floodplain area was undertaken by the TRCA. The floodplain characterization includes a flood risk assessment that identifies the low, moderate, or high flood risk categories for lands within the SPA area and broader floodplain area. To address the emergency response requirements of the guideline, a review of Richmond Hill’s emergency management and response policies and procedures, as outlined in the Town’s Emergency Management Plan (2010), was undertaken.

3. Existing Floodplain Characterization & Analysis of Risk

The existing floodplain characterization and analysis of risk is a comprehensive technical exercise that presents the updated flood information for the SPA, based on the 2013 Floodline, flood depths, flow velocities, flood risk analysis and identifies changes to the existing flood information. As part of this exercise, the TRCA, together with Burnside Consulting, identified opportunities for remediation works for the Lake Wilcox SPA area. The findings of the floodplain characterization and analysis of risk are outlined below.

3.1. Drainage Area Characteristics & Features

The Lake Wilcox SPA is situated in the headwaters of the East Humber River, in the Town of Richmond Hill. The East Humber River is a major tributary of the Humber River with a total drainage area of 20,000 hectares, and flows west from its origin in the Oak Ridges Moraine, through the Town of Richmond Hill, and into the City of Vaughan.

Lake Wilcox is located just east of Yonge Street, about 4 km downstream (west) of the origin of the East Humber River. The upstream drainage area that contributes flows to the Lake is 260 hectares in size and catchment areas situated to the north and south of the lake also contribute drainage to the SPA. The total drainage area governing peak flows within the SPA (including all areas) is 452 hectares. Generally, most of the catchment area upstream of Lake Wilcox area is rural in nature, with residential and mixed-use commercial development clustered around the Yonge Street corridor, downstream of the lake. Topographic relief in the area of the SPA is limited, with flat terrain and low gradients governing overland and in-stream flows.

Lake Wilcox is the dominant feature in the SPA, and is the largest kettle lake on the Oak Ridges Moraine, with a surface area of 55 hectares. Runoff from upstream areas is directed into Lake Wilcox, and leaves the Lake by means of a constructed outlet structure that discharges into an engineered channel that conveys flows to a culvert under Yonge Street. The Town of Richmond Hill maintains the outlet structure, which consists of 4 bays created by concrete piers, within which stop-logs are placed or removed in order to maintain the lake level at a normal elevation of 294.25 m.

3.2. Hydrology Modelling

Hydrology models capture a watershed's topography, land uses, soil characteristics, and surface drainage patterns, and provide information on amount of water that runs off the land surface under various rainfall events, how this runoff varies in time, and how the runoff is transported over the surface of the land and into rivers and streams.

Typical practice involves estimating the amount of runoff that will enter the streams and rivers for various magnitudes of rainfall events, from the more frequent lower intensity storms that occur several times a year to the more extreme events that happen only rarely. The chance of occurrence of a rainfall event is described by the return-period, for example a 25-year return period, and represents the likelihood that such a storm will occur, on average, once every 25 years.

Hydrology models are used to inform multiple undertakings, such as designing drainage and flood control infrastructure, or mapping the limit of flood hazards, and each of these uses will involve assessment of flows with a different return-period. As a result, watershed models include simulations of multiple storms, typically the 2, 5, 10, 25, 100, 350-year return periods, as well as a "Regulatory" storm which is an extreme rainfall event used for defining legislated flood hazard limits. In the Lake Wilcox SPA, the regulatory storm is Hurricane Hazel.

Flow rates and volumes at key points in the watershed such as river and stream confluences, or at roadway crossings, can be extracted from a hydrology model to inform further analyses such as floodplain mapping or design of drainage and flood infrastructure.

Since as early as 1979, TRCA has undertaken hydrologic studies for the Humber River (encompassing the SPA lands). The most recent studies are:

- Humber River Watershed Hydrology/Hydraulics and Stormwater Management Study, prepared by Aquafor Beech in 1997, and
- Humber River Watershed Hydrology Update, completed in November 2002.

Hydrology models are normally used in concert with a hydraulic model, which may be a stand-alone model or directly coupled to the hydrology model as part of a unified modeling system. The hydraulic model contains a representation of the network of main rivers and streams within a watershed receiving flows from the land, and conveying these flows throughout the watershed to points downstream. The flows calculated for various storm events at points of interest within a watershed are received by the hydraulic model as inputs at those points, and hydraulic computations carried out to calculate the flood depths and velocities throughout the river and stream network.

The HEC River Analysis System (HEC-RAS) is utilized for hydraulic modeling and floodplain mapping the Humber River.⁴ During preparation of a HEC-RAS model, cross sections are defined at various locations throughout the river network, and these cross-sections provide information on the shape of the valley, stream corridor and floodplain areas at that particular location. The hydraulic model uses this cross-sectional information together with data on flow rates to be conveyed, and flood depths at each cross-section are calculated by the model. Calculated flood elevations for the Regulatory storm

⁴ This is a widely accepted model developed and maintained by the US Army Corp of Engineers Hydrologic Engineering Center.

event are marked on contour maps at each cross section, and connecting lines are drawn connecting the flood elevations between successive cross-sections. This line defines the extent of flooding under the Regulatory storm, and is referred to as the “Regulatory” flood line. Floodplain maps typically show the floodline as well as topographic information such as contours, rivers and stream locations, locations of roads, railways and natural areas, and in some cases building outlines and other construction. The process for defining the Regulatory flood line and preparing a floodplain map is prescribed by the Ministry of Natural Resources (Technical Guide – River and Stream Systems: Flooding Hazard Limit, 2002).

Once hydrologic and hydraulic studies are complete, floodplain maps are created that delineate the Regulatory Floodplain (also following criteria prescribed by MNR). Floodplain maps of the Humber River were prepared based on the results of the 2002 hydrology models and hydraulic models, and served as the regulatory maps from that point on.

3.3. Regulatory Floodplain Mapping Update (2013)

In 2012, TRCA and the Town of Richmond Hill commenced an update of the floodplain maps for the East Humber River, covering an area from Bathurst Street to the headwaters including Lake Wilcox. This update was intended to include the most current topographic information available for this study area, including information on new built-up areas, and refined elevation and contour information. This update was also necessary to include smaller watercourses, and their tributary areas, that were not part of the previous East Humber watershed model (due to TRCA policies for preparing floodplain maps only for watercourses with upstream drainage areas larger than 125 hectares, consistent with past guidance from the MNR). Finally, this update would validate or refine the position of the regulatory flood lines to be consistent with the most current topographic information.

It must be noted that previous hydrology models for the Humber River watershed were prepared using SWMHYMO, while the 2012 update was prepared using the Stormwater Management Model (SWMM), developed and maintained by the United States Environmental Protection Agency. This change in model type was dictated by the need for a more capable model to assess impacts of future land use in the Humber River headwater areas on downstream flood flows, as well as provide abilities to investigate and manage erosive flows, and quantify the benefits of low-impact development in developing areas. The SWMM platform provides native capabilities for continuous modeling of rainfall and runoff, and also includes a hydraulic model that is directly coupled to the hydrology component to provide a unified system for watershed model preparation.

Based on the results of the 2012 hydrology/hydraulic model updates, floodplain maps were prepared in 2013, and provide the technical base for the current exercise of analyzing the existing boundary and investigating potential boundary adjustments. Figure 3 - East Humber River Floodplain Maps 2006 – Lake Wilcox & Figure 4 - East Humber River Floodplain Maps 2006 – Bathurst Street to Yonge Street on the following pages present the 2006 floodplain maps for the Lake Wilcox area and for the East Humber River area between Yonge Street and Parker Street. Figure 5 Regulatory Floodplain Mapping 2013 – Lake Wilcox Special Policy Area presents the 2013 update to the regulatory floodplain mapping.

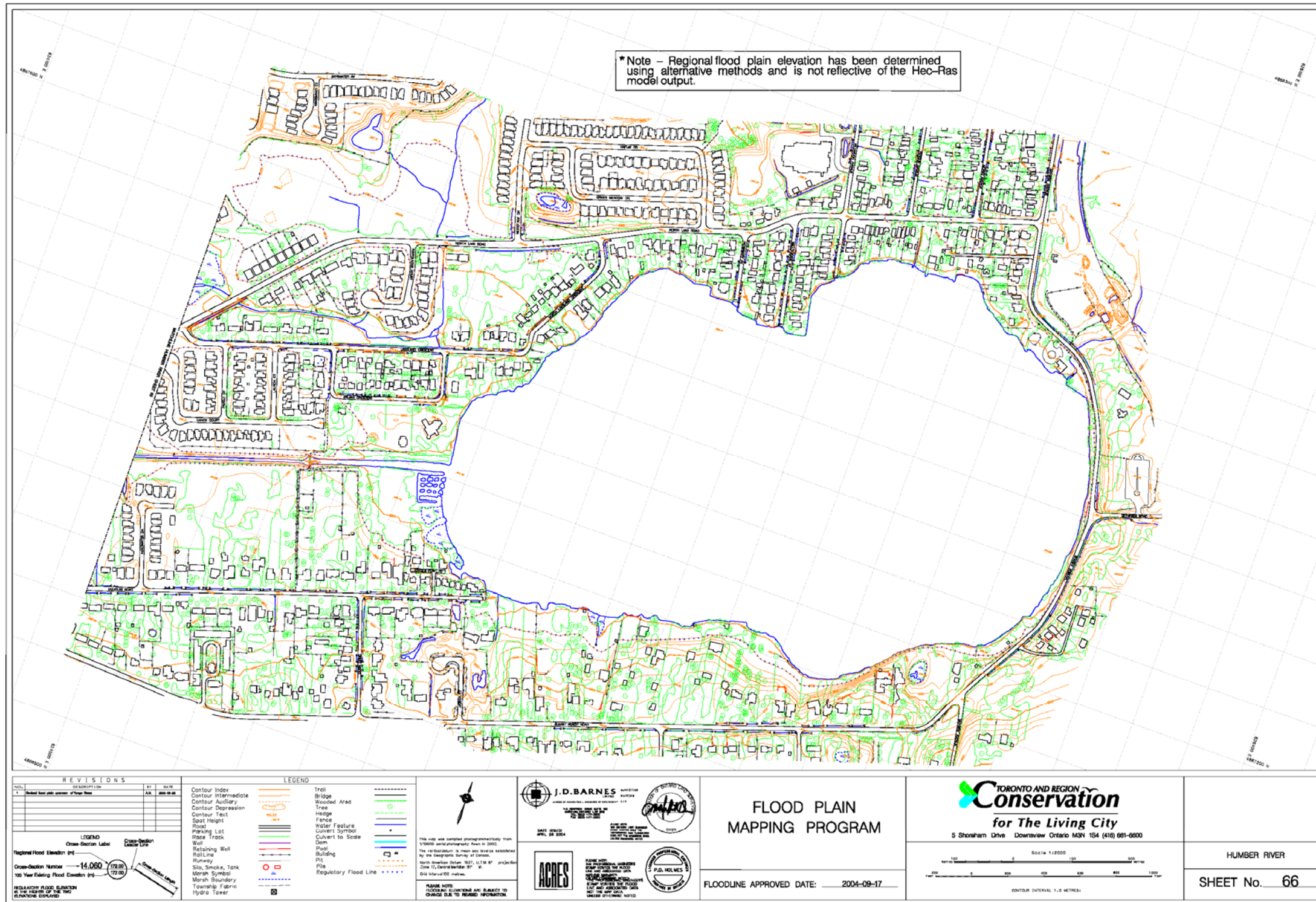


Figure 3 - East Humber River Floodplain Maps 2006 - Lake Wilcox

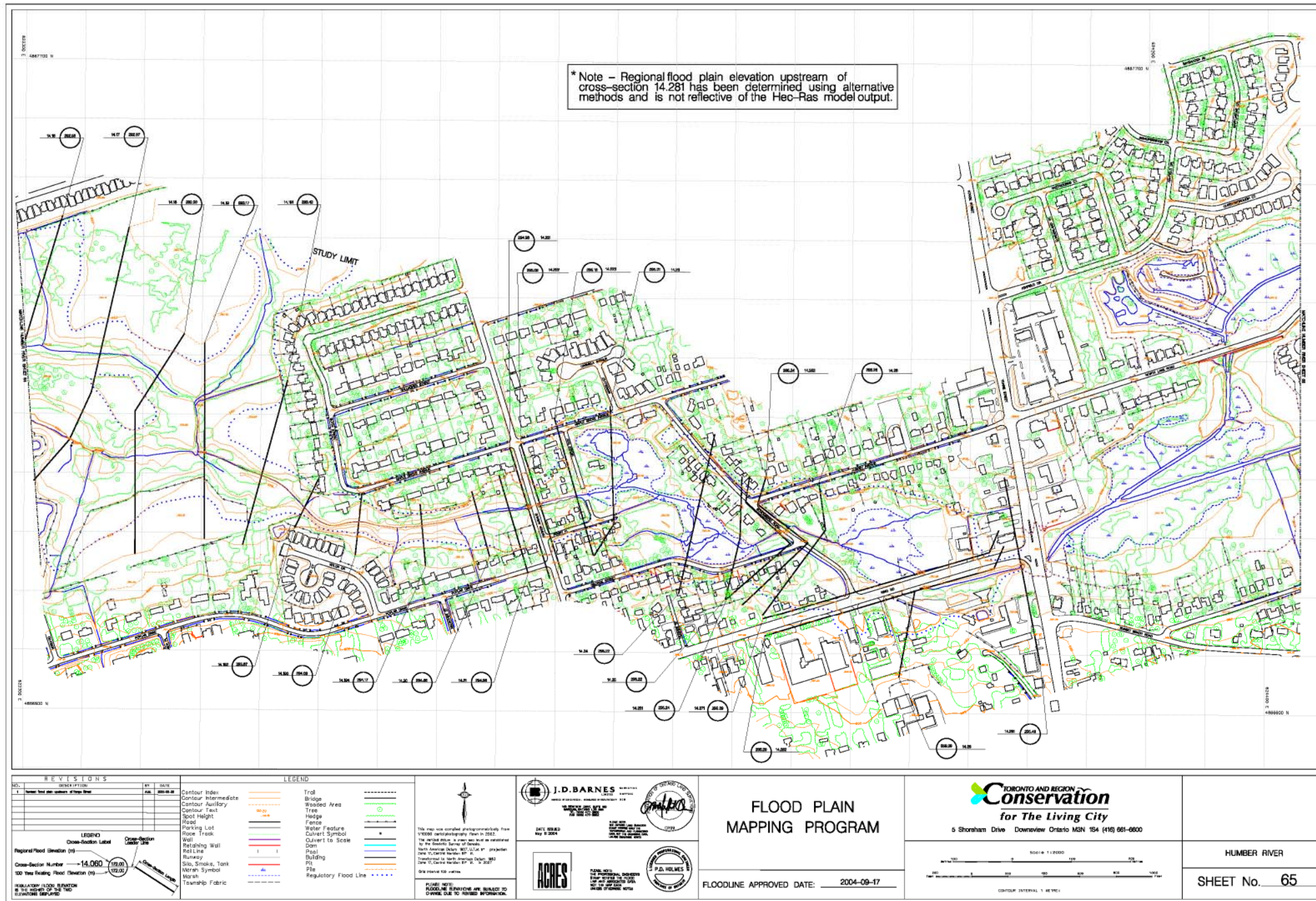


Figure 4 - East Humber River Floodplain Maps 2006 – Bathurst Street to Yonge Street

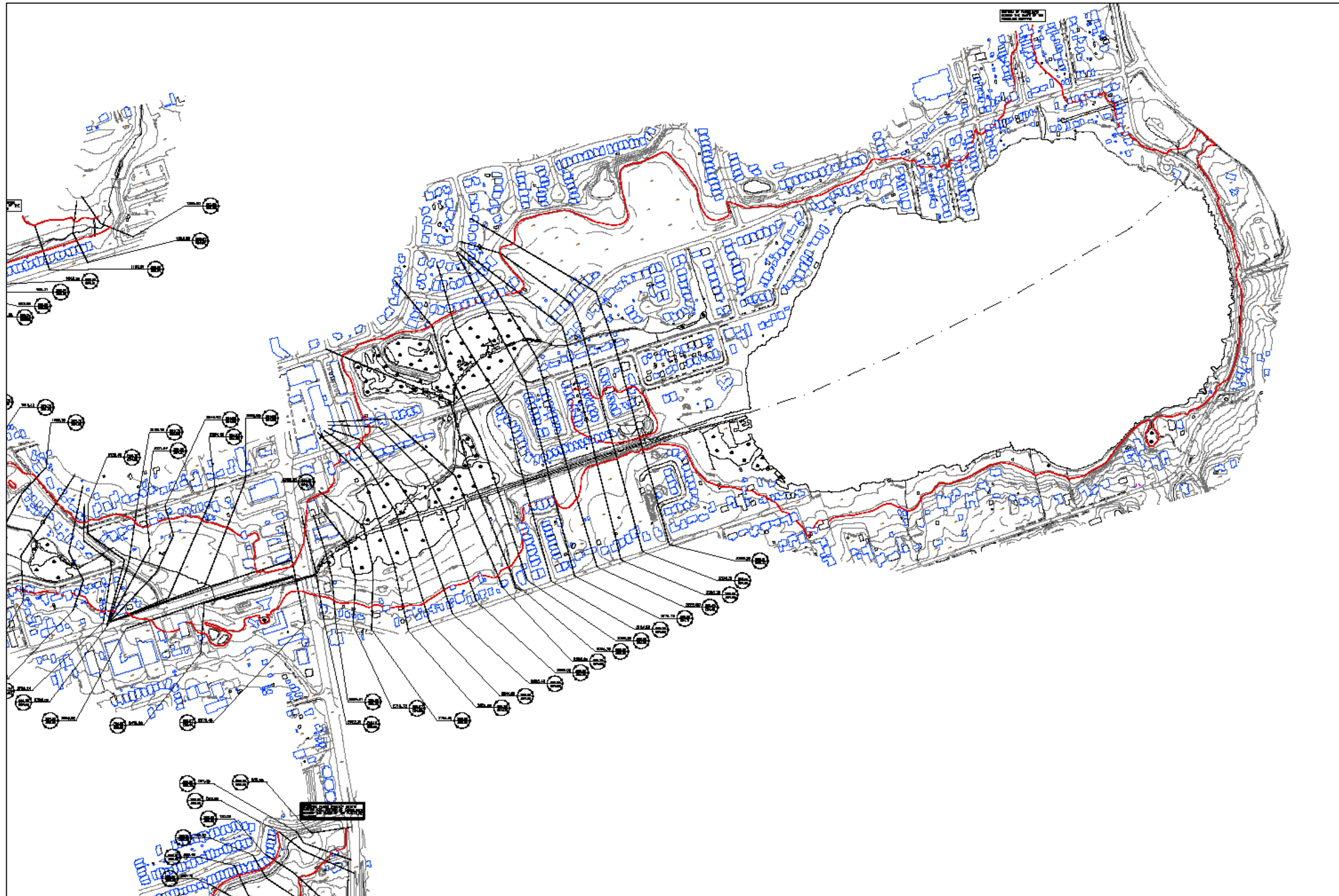


Figure 5 Regulatory Floodplain Mapping 2013 – Lake Wilcox Special Policy Area

The 350-year return-period storm event was also simulated, using the East Humber River hydrology and hydraulic models prepared for the 2013 Floodplain Map Update, to estimate the resulting flow rates and floodplain limits within the Lake Wilcox SPA. Since there was no 350-year storm included in previous iterations of the hydraulic models covering the SPA, this storm was derived using rainfall records from the Toronto Bloor Street gauge to estimate the total rainfall amount for this event, and then distributing this rainfall amount within a 6-hour time frame using the AES distribution (which specifies how much of the total rainfall will occur in each successive 15-minute interval within the 6 hour duration of the storm). Use of the Toronto Bloor Street rain gauge as well as the AES storm distribution ensures the 350 year storm is consistent with the derivation of the 2 to 100 year storms used throughout the Humber River watershed.

3.4. Regulatory Floodline 2006-2013

The identification of the appropriate flood hazard limit and the Regulatory Floodplain inform the technical information requirements of the MNR's guideline for SPAs. The Regulatory Floodplain establishes the technical basis for any reconciliations to the existing SPA boundary.

The 1997 Humber River Hydrology/Hydraulics Study updated the hydrology model of the watershed, and created a HEC-1 model for calculation of flood depths in the watercourses. This hydraulic model was converted in 2002 to HEC-RAS, which is an improved, more robust version of the HEC-1 model. Floodlines based on the 2002 HEC-RAS model were used as the Regulatory floodlines from that point on. Specifically within the East Humber River, from Lake Wilcox to Bathurst Street, these 2002 floodlines were updated in 2013, as a result of the model updates prepared for the East Humber River in 2012.

The 2013 East Humber Floodplain Map Update resulted in flood elevations within the SPA that are generally 0.7 meters higher than the 2002 flood elevations. The increased floodplain elevations within the SPA as a result of the 2013 Floodplain Map Update are likely the result of the following:

- Catchment areas have been further subdivided in order to define the areas tributary to smaller, previously un-mapped watercourses. A common effect of further subdivision within a large catchment is an increase in the peak runoff rates calculated by a hydrology model. This typically results from less “averaging” of important hydrologic quantities such as the infiltration characteristics of the soil. Smaller catchments allow for specification of hydrologic parameters that are directly representative of the smaller area, rather than being a parameter that is calculated by averaging values from a much larger catchment (which will include locations outside the smaller defined area).
- The SWMM model treats a larger number of watershed processes in a deterministic manner as opposed to the previous SWMHYMO model used in the Humber River watershed. Watershed processes such as infiltration of rainfall into the ground, flow of rainfall on overland surfaces, and loss of soil moisture through evaporation and uptake by vegetation, are treated in greater detail in this model. This may result in previous assumptions about the amount of rainfall captured in the soil or being lost through other processes such as evaporation and transpiration having been overestimated. This will result in higher amounts of runoff in the SWMM model.
- Previously, the methodology employed to calculate flood elevations upstream of Yonge Street involved treating Yonge Street as a barrier which creates a reservoir by impounding the flows of the East Humber River upstream (east) of Yonge Street. From hydrologic models, the total

volume of runoff from all upstream areas that drain to Yonge Street was calculated, and then this volume was considered as creating a reservoir behind Yonge Street. The level of this reservoir was estimated by looking at how much water can be stored in the lower lying areas upstream of Yonge Street at various elevations, and then identifying what the resulting water level would be to store a specified volume. Downstream of Yonge Street, flood depths in the Humber River are calculated on the basis of the full amount of flow from upstream areas. The method used upstream of Yonge Street represents a departure from conventional methods of floodplain determination, and may become invalid if the flow changes in the East Humber River. For instance, under high enough peak flow rates, the flood elevation resulting from conveyance of the unreduced flow in the East Humber River downstream of Yonge Street may be higher than the elevation on the upstream side of Yonge Street, derived strictly on the basis of storage of water. Physically, this would mean reverse flow occurring over Yonge Street until the upstream and downstream levels were equalized. Such a hydraulic scenario could be modeled dynamically if required, but such sophistication is not necessary if one adopts a standard approach to establish flood depths upstream of Yonge Street i.e. calculate flood depths throughout the East Humber River on the basis of conveyance capacity only, and this approach has been adopted for the 2013 floodplain update.

Figure 6 - A comparison of 2006 and 2013 floodlines on the following page provides a comparison between the 2006 and 2013 floodlines. The major changes are the inclusion of the area around Canoe Court within the floodplain, and elimination of the “dry” islands northeast of the intersection of Lakeland Crescent and North Shore Road.



Figure 6 - A comparison of 2006 and 2013 floodlines

3.5.Existing Flood Conditions

The Lake Wilcox SPA is subject to flood levels governed by both topography and in-stream controls, such as culverts and weirs. The following sections provide information on the hydraulic controls such as culvert capacity, and the nature of the flood mechanisms such as overland spill and backwater. Backwater refers to an area of inundation created behind a culvert or bridge due to water being backed up behind these locations as a result of insufficient capacity to convey all flows through the opening.

3.5.1. Regulatory Flow Rates

Regulatory flow rate at Yonge Street is calculated to be 83 m³/s using the SWMM₅ model. This is higher than the previous estimate of 70 m³/s derived from the 2002 SWMHYMO model. As there have been no significant changes in land use between model updates, the difference is attributed to increased detail due to subdivision of catchment areas, and better representation of hydrologic processes within the catchments such as use of Green-Ampt for calculation of infiltration losses versus the use of the SCS Curve Number hydrology.

3.5.2. Yonge Street Culvert Capacity

The capacity of the watercourse crossing under Yonge Street (the Yonge Street Culvert) is an important factor on flows in the Lake Wilcox SPA. The Yonge Street Culvert is estimated to have a design capacity of 12 m³/s under outlet-control conditions with low tailwater (or, water depths present at the outlet of the culvert). This capacity limitation will dictate an increase of water levels as flows become larger, until flood levels are high enough that water is able to flow onto, and across Yonge Street, re-entering the watercourse on the west side of Yonge Street. Table 1 provides the flow distribution for culvert and weir flow under Regulatory flood conditions. Of particular interest is the decrease in culvert capacity to 2.5 m³/s, which is due to the extremely high tailwater conditions that would exist on the downstream (east) side of Yonge Street during the Regulatory storm.

Regulatory Flow	Regulatory Flow (through culvert at Yonge Street)	Regulatory Flow (weir flow over Yonge St)
83 m ³ /s	2.5 m ³ /s	80.5 m ³ /s

Table 1 - Summary of Regulatory Flows to Yonge Street

3.5.3. Lake Wilcox Shoreline

The elevations around the Lake Wilcox shoreline also play a major part in the mechanism of flooding. The long term lake level is intended to be maintained at an elevation of 294.25 m by means of the stop-log outlet structure. During high flow conditions, as the lake level rises, flow will first spill out of the lake by means of a lower lying area at an elevation of 294.75 on the north shore of the lake (Figure 7 - Overland spill location). This spill will then spread into the lower lying areas to the north and west, and eventually be conveyed to the Yonge Street crossing. The spill will first occur in advance of water backing up from Yonge Street due to the culvert capacity being exceeded. Eventually, as flow continues to increase, the water levels at the Yonge Street culvert will eventually exceed 294.75 m at which time the spill area is assimilated into the backwater area that will dominate the flood mechanism from that point on in time.



Figure 7 - Overland spill location

3.5.4. Flood Depth

Modelling shows that flood depths during a regional storm will range from 0 to 3 m within the SPA, with the areas of greatest depth located in an area between Yonge Street and Lake Wilcox, and downstream (west) of Yonge Street to just west of Schomberg Road. The majority of the SPA will experience 1 to 2 metres depth of flooding near the shoreline of Lake Wilcox, while shallow areas will exist at the outer boundaries. Under the 350-year storm, flood depths are for the most part within the 0 to 2 m range, with depths up to 3 metres noted within the valley system upstream (east) of Yonge Street (Figure 9 - 350 Year Event - Depth of Flooding).

3.5.5. Flow Velocity

Previous hydraulic models for the East Humber River did not cover the East Humber River upstream (east) of Yonge Street, hence to determine velocities within the SPA, the existing HEC-RAS models were extended from Yonge Street to the outlet of Lake Wilcox itself. Additional cross-sections derived from the latest topographic mapping were inserted into the HEC-RAS model, and covered both the channel and overland flow areas between Yonge Street and Lake Wilcox. Flow velocities were determined using the “Flow Distributions” functionality of HEC-RAS, which provides detailed velocity values to be reported for each cross-section in the model. These velocity values are reported at intervals on each cross-section and were used to interpolate a continuous velocity field using the spatial visualization and analysis tools in ArcGIS. The results are shown in

Figure 10 - Regional Event - Velocity. Velocities are less than 1 m/s throughout the SPA, owing to the backwater conditions created by the Yonge Street culvert which promotes stagnation and lower flow velocities. The distribution of velocities during the 350-year event is similar, owing to the backwater conditions (Figure 11 - 350 Year Event - Velocity).

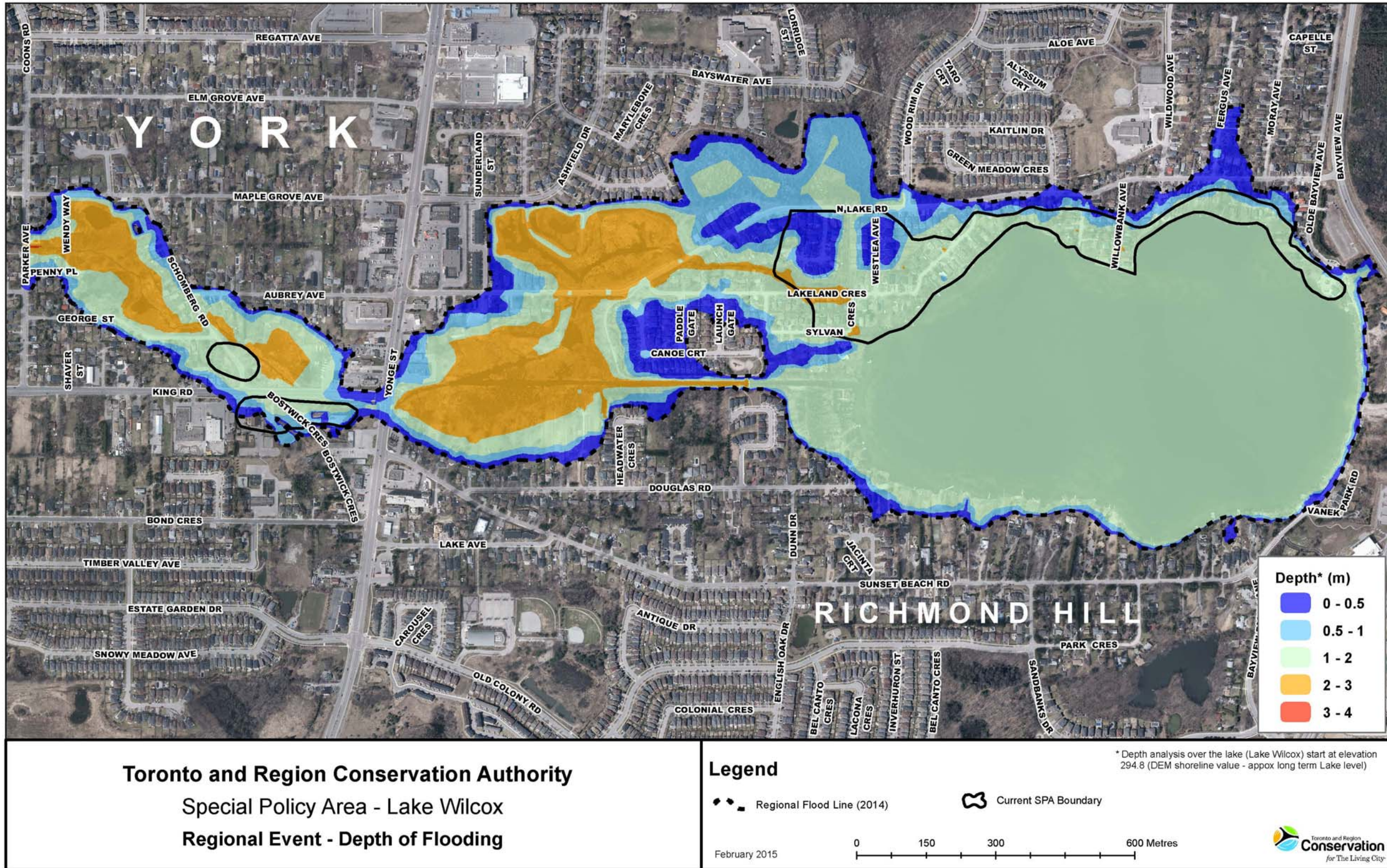


Figure 8 - Regional Event - Depth of Flooding

Figure 9 -
350 Year Event -
Depth of Flooding

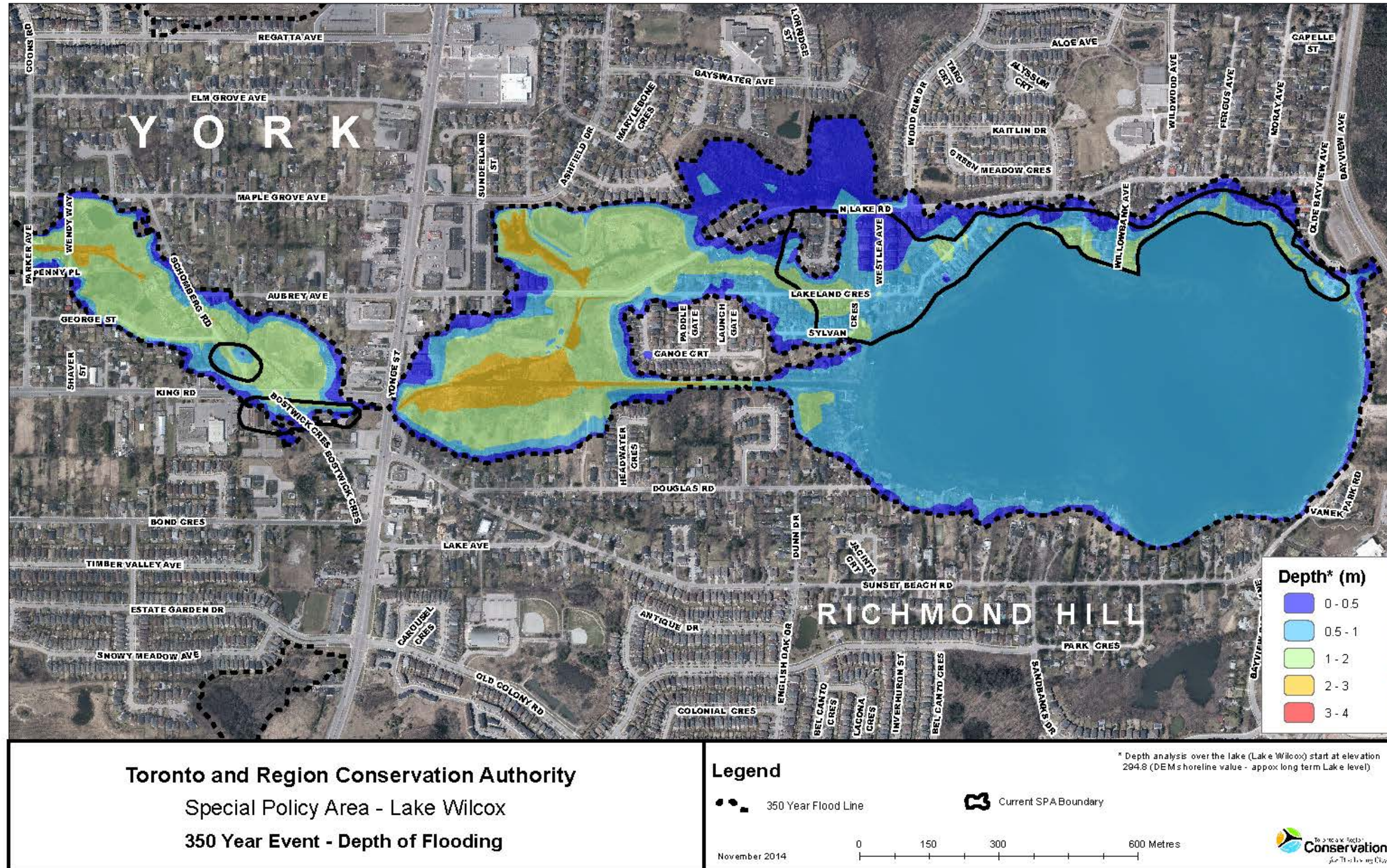
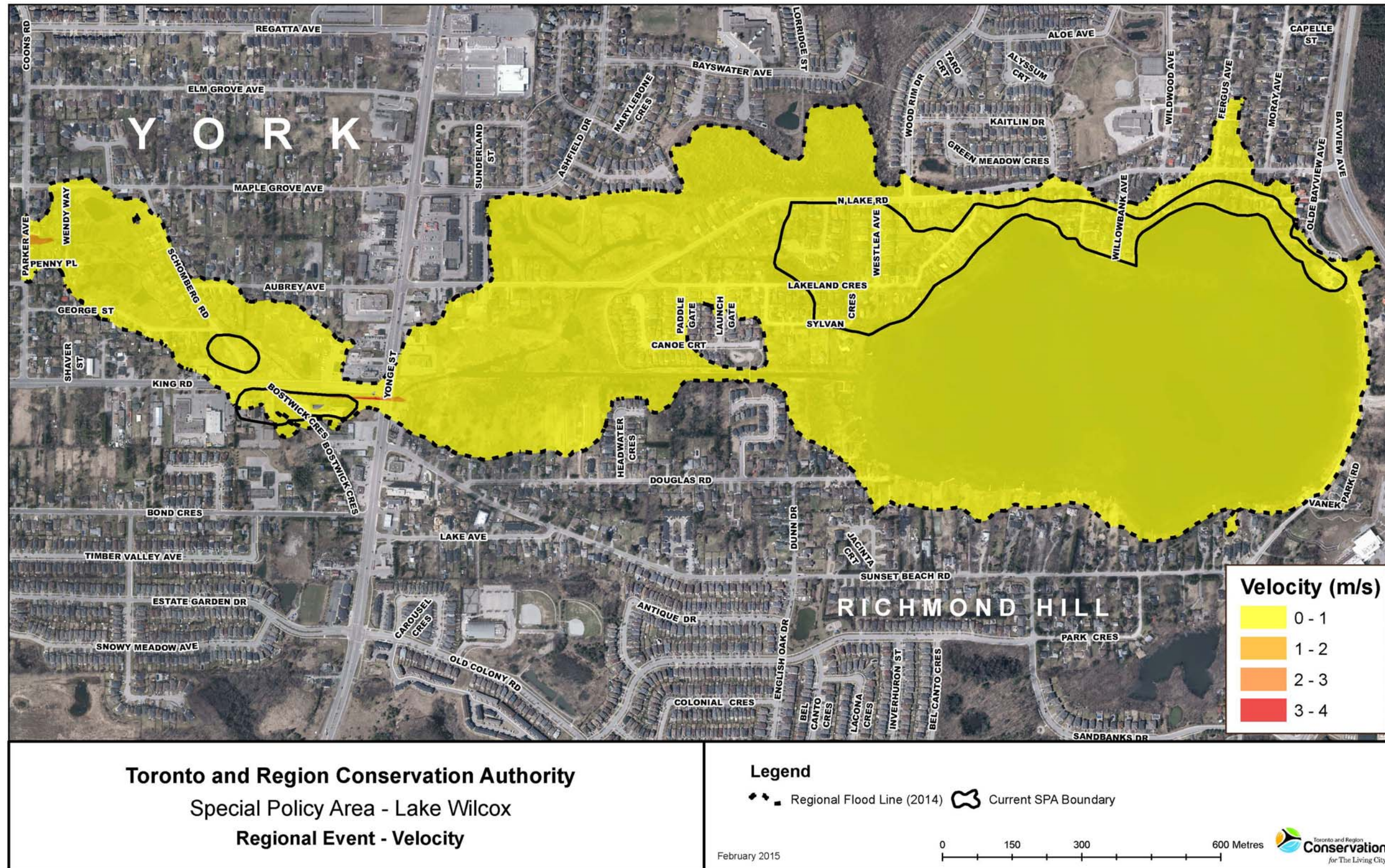


Figure 10 - Regional Event - Velocity



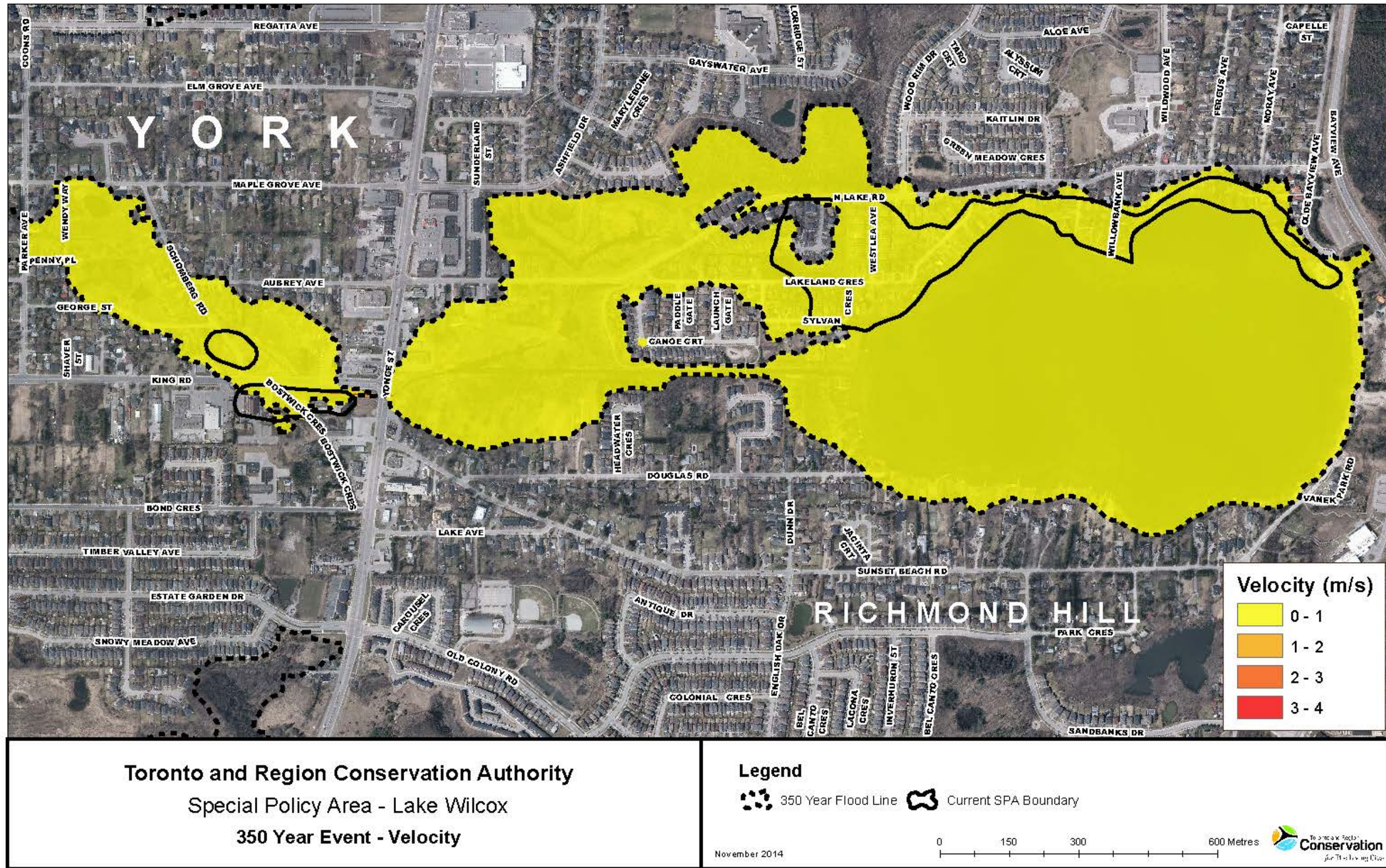


Figure 11 -
350 Year Event -
Velocity

3.6.Flood Risk Analysis

The Ministry of Natural Resources Technical Guide – River and Stream Systems: Flooding Hazard Limit (2002) characterizes flooding as a threat to life using three parameters: frequency of flooding, depth of flooding and velocity of floodwaters. From the perspective of a human standing in floodwaters, the water provides an upward buoyancy that increases as water becomes deeper, eventually resulting in the person being afloat. The moving water will also push against the person, resulting in lateral forces on the body that tend to destabilize and push over the person. Still water deep enough to completely float a person and shallow water moving fast enough to destabilize and knock over a person represent the endpoints of a continuum of stability scenarios, in between which there will be combinations of depth and velocity that are sufficient to destabilize a human in flood conditions. These depth-velocity combinations are encapsulated in the so-called “2x2 rule”, which says that if the product of depth and velocity is greater than $4 \text{ ft}^2/\text{s}$ (2 ft depth x 2 ft/s velocity), then conditions are to be considered hazardous (for metric units, the 2x2 rule becomes depth x velocity = $0.37 \text{ m}^2/\text{s}$).

The MNR Technical Guidelines suggest a conservative approach to assessing risk that is based on the 2x2 rule and a product approach that considers “constraints on the domain of depth and velocity,” meaning maximum allowable depths and maximum allowable velocities should be identified. As a result, if one of the following conditions applies the floodplain would be considered to be a high risk area for pedestrians:

- flood depths greater than 0.8 m;
- velocities greater than 1.7 m/s; or
- a combination of depth times velocity greater than $0.37 \text{ m}^2/\text{s}$

Figure 12 - Regional Event – Low and High Risk Conditions illustrates the risk distribution in the Lake Wilcox SPA based on the above criteria and described as:

- Low Risk – Considered safe for both pedestrians and emergency vehicles (flood depth less than 0.3 metres);
- Moderate Risk – considered safe for pedestrian access and egress but flooding too deep for emergency vehicle access; and
- High Risk - not safe for access/egress of pedestrians or emergency vehicles.

The figure shows that the majority of the SPA is considered high risk, with low risk areas situated in the northeast area of the SPA. As the velocities in the SPA are generally low, the risk criterion is exceeded on the basis of depth of flooding.

The preceding risk characterization is based on recommendations from the MNR Technical Guidelines, and is centered on humans standing in flood water, and their ability to remain upright and make their way to safety. If the risk to pedestrians is considered low, this is beneficial to development of emergency response plans as residents or first responders can remain mobile on foot during operations.

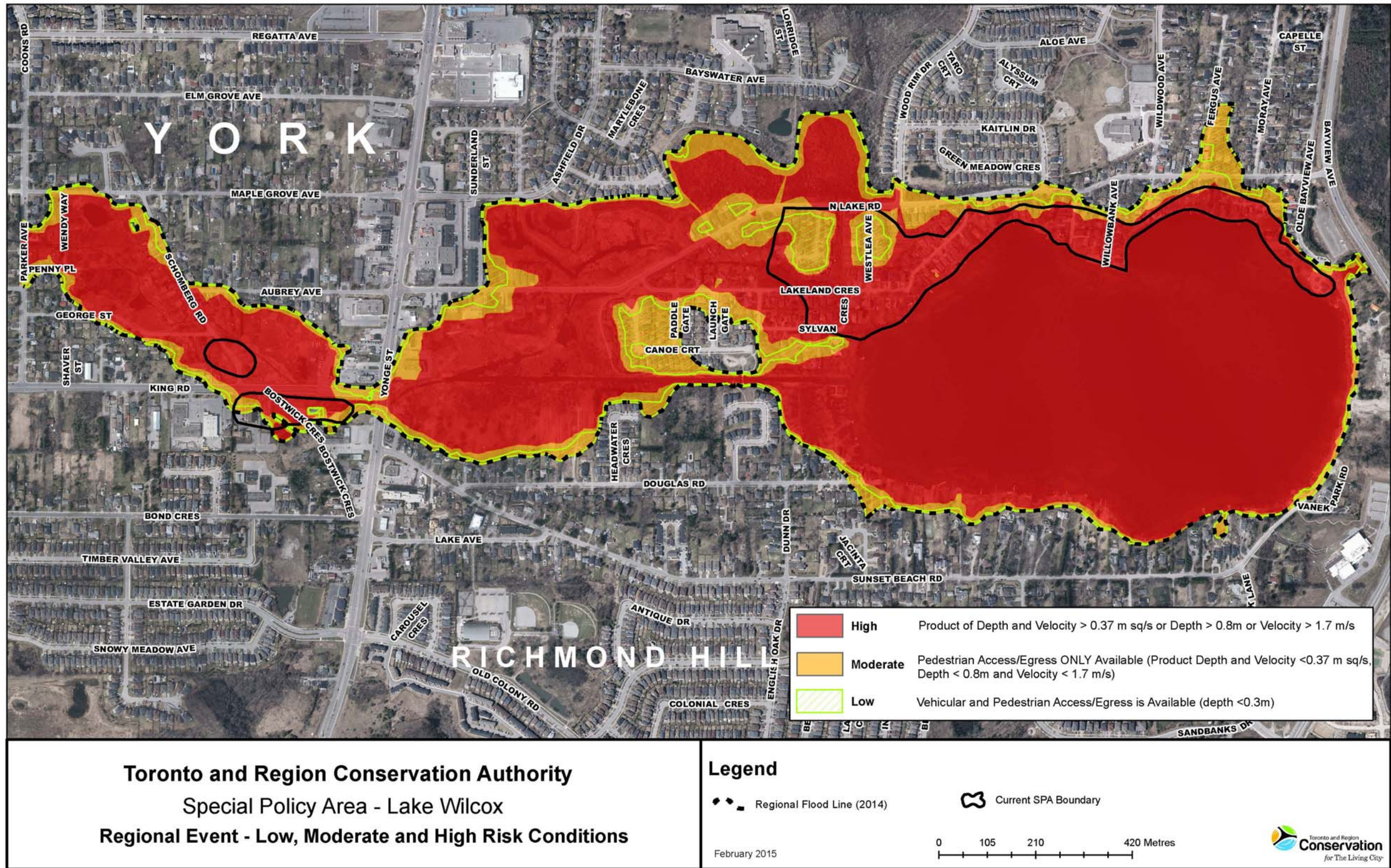


Figure 12 - Regional Event - Low and High Risk Conditions

3.7. Flood Mitigation Options

As part of the Lake Wilcox SPA Review, Burnside Consulting was retained by the TRCA and Town of Richmond Hill in 2013 to investigate alternatives available for reducing or eliminating the flood vulnerabilities in the SPA. The study looked at the mechanisms of flooding that govern the flood limits within the Lake Wilcox area. Where distinct causes were identified, potential opportunities to reduce the aggregate flood risk within the SPA were identified, and the benefits and costs of such alternatives assessed in a preliminary manner. The study concluded the primary influence on the flood levels within the SPA is the capacity of the culvert at Yonge Street into which the Lake Wilcox outlet channel discharges. During the Regulatory storm event, the culvert does not have sufficient capacity to convey the Regulatory flows tributary to its location, and this results in floodwaters building up in the valley/floodplain behind Yonge Street. Flood depths on the upstream (west) side of Yonge Street eventually reach a level that allows water to flow over and across Yonge Street, and into the East Humber River on the downstream (west) side of Yonge Street.

A number of alternatives for remediation or elimination of flood risk within the SPA were identified, all centered on improvements to the capacity of the crossing at Yonge Street, and these are shown in Table 2. The study concluded that replacement of the current 4.4 m x 2.4 m box culvert under Yonge Street with a larger 20 m clear-span bridge would reduce the upstream flood elevations by 0.7 m. However, the study recommended the cost/benefits of this alternative be quantified against the larger context of aggregate flood risk and the planning vision for the area.

Table 2 -Flood Remediation Alternative for Lake Wilcox SPA: Crossing Improvements at Yonge Street

Remediation Alternative #	Description	Change in flood elevation upstream of Yonge Street
1	Do-Nothing	
2	twin 3.0 m span by 2.4 m rise box culverts	- 0.04 m
3	10 m bridge	- 0.32 m
4	15 m bridge	- 0.52 m
5	20 m span bridge	- 0.68 m

None of the alternatives investigated have the ability to remove all vulnerable structures from the floodplain, as in the end, the relatively flat topography within the overland areas in the SPA promotes a wide, shallow floodplain under expected flow conditions. It would require major engineering works including regrading of the shoreline of the lake to eliminate the wide shallow floodplain that exists. Ultimately, the major engineering works required, and their associated costs, would not result in the removal of all vulnerable structures from the floodplain.

3.8. Technical Summary

The key findings of the Floodplain Characterization and analysis of risk within the Lake Wilcox SPA prepared by the TRCA can be summarized as follows:

- The existing Lake Wilcox SPA is situated in the headwaters of the East Humber River. Topographic relief in the area of the SPA is limited, with flat terrain and low gradients governing overland and in-stream flows, such as culverts and weirs. The Yonge Street Culvert has the greatest impact on flows in the study area.
- The 2012-13 update to the modelling and mapping was intended to include the most current topographic information available for this study area, including information on new built-up areas and refined elevation and contour information (particularly in the Humber Flats area, which was previously not part of the TRCA's regulated area).
- The Regulatory Floodplain, defined by the 2013 Floodline, informed the technical information requirements of the MNR's guideline for SPAs.
- Through this characterization and analysis, it was determined that:
 - The regulatory flow rate at Yonge Street was 83 m³/s according to the SWMM5 model. This is higher than the previous estimate of 70 m³/s derived from the 2002 SWMHYMO model. The difference is attributed to increased detail due to subdivision of catchment areas, and better representation of hydrologic processes within the catchments.
 - The majority of the existing SPA will experience 1 to 2 metres depth of flooding near the shoreline of Lake Wilcox, while shallow areas will exist at the outer boundaries.
 - Velocities are less than 1 m/s throughout the existing SPA due to the backwater conditions created by the Yonge Street culvert which promotes stagnation and lower flow velocities.
 - According to the MNR's "2 x 2" rule, the majority of the existing SPA is considered high risk with low risk areas situated in the northeast area of the SPA. As the velocities in the SPA are generally low, the risk criterion is exceeded on the basis of depth of flooding.
- A number of alternatives for remediation or elimination of flood risk were identified, all centered on improvements to the capacity of the Yonge Street Culvert, but no alternatives had the ability to remove all vulnerable structures from the floodplain. The relatively flat topography within the overland areas in the SPA promotes a wide, shallow floodplain under expected flow conditions. It would require major engineering works including regrading of the shoreline of the lake to eliminate the wide shallow floodplain that exists.

4. Emergency Management & Planning

Emergency management and planning plays an important role in minimizing the risk to public health, safety and property damage within the Lake Wilcox Special Policy Area. The Province, the TRCA and the Town collaborate in emergency management and planning and together, provide a framework for responding to declared emergencies, which may include a flood. Through personal emergency preparedness, the public plays an important role in emergency management and planning.

4.1. TRCA Flood Contingency Plan

The responsibility for dealing with flood contingency planning in Ontario is shared by municipalities, conservation authorities and the MNR, on behalf of the Province of Ontario. The MNR and the TRCA are primarily responsible for operating a forecasting and warning system, and the Province may coordinate a response in support of municipal action. As with all emergencies, municipalities have the primary responsibility for the welfare of residents, and incorporate flood emergency response into municipal emergency planning.

The TRCA's Flood Contingency Plan is intended for all public officials and agency staff that have a role in flood warning, mitigation, and/or emergency relief. The plan outlines the roles of the parties affected by and responsible for the anticipation of potential flood situations and sets the basis for TRCA's Flood Warning System. As part of this system, the TRCA monitors weather forecasts and watershed conditions and uses this information to assess the potential for flooding. Estimates of the severity, location, and timing of possible flooding are forecasted and provided to local agencies. When conditions warrant, the TRCA will communicate this information to local municipalities and agencies using a variety of methods, including:

1. **High Water Safety Bulletins**, defined as a general notice that potential conditions exist that pose a risk to personal safety and will be issued to all contacts.
2. **Flood Advisory**, defined as a notice of the potential for flooding to occur in the near future. The advisory is based upon the information received by the TRCA weather monitoring systems, coupled with knowledge and models of how the TRCA's watersheds respond to rainfall, and is intended to provide notice to municipalities and emergency services that measures should be taken to prepare for a possible flood emergency.
3. **Flood Warning**, defined as a notice that flooding is imminent or occurring. The notification is based on information received by the TRCA's weather and watershed monitoring networks, coupled with knowledge and models of how the TRCA's watersheds respond to rainfall, and are intended to provide notice to municipalities and emergency services that action is required on their part.

The Flood Contingency Plan outlines general procedures for municipalities to follow in the event of a flood emergency. Upon receiving a Flood Advisory or Flood Warning municipalities are required to:

1. Notify appropriate municipal officials, departments and agencies in accordance with their municipal emergency plan.
2. Determine the appropriate response to a flood threat and, if warranted, deploy municipal resources to protect life and property.
3. If required, declare a flood emergency and implement their Emergency Procedures Plan.

4. Request Provincial assistance under the *Emergency Plan Act*, if municipal resources are inadequate to respond to the emergency.
5. Maintain liaison with Conservation Authority Flood coordinators.

4.2. Richmond Hill Emergency Plan

The Town of Richmond Hill Emergency Plan is authorized by the *Emergency Management & Civil Protection Act R.S.O., 1990* and the Corporation of the Town of Richmond Hill's By-law No. 10-46, as amended. The Emergency Plan establishes a plan of action to provide the efficient and effective deployment of services and resources in the event of a major emergency and to protect and preserve the health, safety and welfare of residents and visitors. The Emergency Plan aims to limit or prevent damage and destruction of property, infrastructure and the environment and to restore essential services within Richmond Hill in a timely manner.

The Emergency Plan enables a centralized, controlled and coordinated response to major emergencies in the Town and meets the legislated requirements of the *Emergency Management & Civil Protection Act R.S.O., 1990*, which requires each municipality to establish such a plan and a framework for dealing with emergencies. In compliance with Section 3 of the *Act*, the plan provides an "all hazards" approach to emergency management on the basis that Richmond Hill, like all municipalities in Ontario, must be able to respond to all emergencies. This approach allows the Town to be prepared for and adapt to any unanticipated issue that may arise. Section 5 and 6 of the *Act* confer upon Provincial Ministries the responsibility for planning for specific types of emergencies.

Richmond Hill's Emergency Plan addresses the following components as required by *Act*:

1. Implementation, Activation and Emergency Notification Procedure
2. Declaration / Termination of an Emergency
3. Emergency Operations Centres
4. Emergency Response – Organization Structure
5. Emergency Operations Control Group (EOCG)
6. Emergency Site Manager
7. Media and Public Information
8. Plan Maintenance, Revision and Testing

The Emergency Plan includes a Hazard Identification Risk Assessment (HIRA), as developed by Emergency Management Ontario. Of the 8 identified community hazards, Severe Winter Storms (HIRA #5) and Severe Summer Storms (HIRA #6) have potential to generate high water conditions with implications for floodplain management.

4.2.1. Emergency Response to a Flood Event

Richmond Hill's Emergency Plan identifies the establishment of the Emergency Operations Control Group (EOCG) and outlines roles and responsibilities for each member of the group, comprised of the Mayor and Council, the Chief Administrative Officer and other senior-level staff. The Plan identifies that the Director of Maintenance and Operations will maintain liaison with flood control conservation authorities, the MNR and other agencies.

In the event of a flood emergency situation in the Town of Richmond Hill, the Emergency Plan identifies that the:

- Solicitor General and the MNR must be notified by the Mayor,
- Emergency Site Manager is to be appointed at the site level to act as the ranking on-scene member of the first responding emergency service with primary jurisdiction, and
- Emergency Site Manager is to identify the emergency area and determine perimeter zones in order to deploy services with York Region Police.

4.2.2. Annual Testing

In compliance with the *Act*, the Emergency Plan is tested on an annual basis in order to test its overall effectiveness and provide education and training to the EOCG and other relevant staff.

Annual testing has included the following:

- **December 2013**

As a result of a forecasted ice storm and in anticipation of the oncoming holiday period, a test of the notifications process of the EOCG (as identified in the Emergency Management Plan) took place on December 17, 2013. This ensured that the availability of staff, including any alternates, who would be required during an emergency or other major event, was known.

Staff monitored the potential storm system in the days leading up to the event. As the severity of the storm became apparent, the Deputy Fire Chief — Support Services, the Town's Community Emergency Management Coordinator (CEMC), became the liaison and point of contact with PowerStream and other organizations including the Ministry of Community Safety and Correctional Services through Emergency Management Ontario, the Region of York's Emergency Management Branch, as well as the Emergency Management Coordinators for the Cities of Markham and Vaughan. The Town operated in a "virtual Emergency Operations Centre" (EOC) from December 22 until December 30, 2013. Twenty-nine communication updates were provided to members of Council and senior management throughout this time period.

As a result of the ice storm, an action plan to address lessons learned and identify best practices was prepared and will be implemented to strengthen Richmond Hill's position when responding to future significant events.⁵

- **November 2012**

A test of the Emergency Plan was undertaken in the form of a joint exercise with the City of Vaughan. Known as "Operation Interface," this training event simulated responses to a mock mid-air collision between two airplanes that impacted both municipalities. Important external partners, including Enbridge Gas, PowerStream, the Transportation Safety Board, the Region of York, Mackenzie Health and York Regional Police also played key roles during the planning and execution of the exercise, as they would also potentially be involved in the emergency response and recovery phases in a real life situation.

⁵ The action plan is further outlined in SRCAO.14.08.

During this exercise, both Richmond Hill and Vaughan activated EOC, as they would during a real disaster. All staff with roles in the EOCC gathered at the respective EOCs to practice emergency response and decision-making processes emphasizing public information, emergency response coordination, situation reporting, action planning cycles, and communication between the two EOCs and external agencies.

- **Previous exercises**

In previous years, exercises conducted by Town Staff have included a pandemic scenario and a severe weather scenario.

While the Emergency Management Plan is publicly accessible, certain portions of the plan are not available to the public in order to permit the appropriate arrangement and deployment of resources in the event of an emergency. These matters include the following:

- Emergency notification procedures
- Incident Management System (IMS) position checklist(s)
- Emergency Operations Centre Plan
- Emergency Public Information Plan
- Evacuation Procedures and Emergency Shelters
- Emergency Recovery Plan
- Distribution List

The appendices dealing with Evacuation Procedures and Emergency Shelters identify how responsibilities are assigned once a decision is made to evacuate part or all of a geographical area within Richmond Hill. Once an evacuation is ordered, Emergency Shelters are identified and the Shelter Coordinator will collaborate with York Region Emergency Social Services to house those displaced in different Town-owned facilities.

The Emergency Recovery Plan is developed by the EOCC and is enacted in order to provide stability to the community and to resume normal business operations. It identifies roles and responsibilities for different members of the EOCC and calls for additional staff, as needed, to assist with emergency recovery. The Emergency Recovery Plan can be activated in whole or in part while an identified emergency is still ongoing.

4.3. Emergency Vehicles

Richmond Hill Fire and Emergency Services Staff operate and maintain units with capacity to respond to high water situations. These units are available in the event of a water-based emergency. As part of the Water Rescue Program, Staff and units are able to undertake full entry into any body of water. For example, the Rescue 829 unit includes a fast response water rescue boat and is designed to service Richmond Hill's many bodies of water, such as Lake Wilcox.

4.4. Community Based Emergency Preparedness

The Town's Emergency Management Plan works in complement to the Ministry of Municipal Affairs and Housing's emergency management program and awareness initiatives, premised on the idea that

emergency management preparedness begins with the individual. Public awareness materials issued by the Province, Public Safety Canada, and other organizations stress that individuals, of all abilities, must take steps to protect their safety appropriately in emergency situations.

The Town's Fire and Emergency Services Staff provide services to facilitate emergency preparedness in Richmond Hill at the individual level. On an annual basis, Town Staff facilitate an "Emergency Preparedness Week" to increase awareness about being prepared to cope with an emergency. Publicly accessible information through the Town's website includes the Emergency Preparedness Guide (for families and pets), seniors' emergency preparedness tool kit and related public awareness and outreach materials.

4.5. Public Works Operations

The Town's Public Works Operations Division also plays a role in emergency reporting and response through the maintenance of the Town's infrastructure within the Lake Wilcox SPA. The work of the division ensures that each component and feature of the Town's infrastructure functions appropriately and provides sufficient stormwater drainage to prevent flooding and its related safety, environmental and economic impacts.

To establish a framework for maintenance and emergency response, Richmond Hill's Public Works Operations Division has implemented the Road and Stormwater Maintenance Activities Standard Operating Procedure (SOP). The SOP establishes a protocol for the maintenance of stormwater infrastructure and a procedure to deal with stormwater related maintenance in order to mitigate negative impacts, such as flooding.

The SOP establishes standards for the following activities:

- Ditching (including the drainage and ditching system on public property and the maintenance of open water courses to prevent flooding),
- Culvert maintenance (to keep culverts clean, free from debris and functioning properly to ensure proper flow of surface water along ditch lines, under roads, streets or driveway entrances), and
- Cleaning and repairing catch basins and/or manholes.

From an emergency management perspective, the SOP identifies the roles and responsibilities for a supervisory authority and for operators. Staff in the supervisory authority role is required to respond to emergencies in accordance with the appropriate procedures, which include Richmond Hill's Emergency Plan. In the event of a flood, the supervisory authority is required by the SOP to:

- Notify the Fire Department and York Region Public Health as necessary,
- Notify the Director of the Public Works Operations Division, who will be responsible for contacting the Commissioner of Community Services if the situation appears to be of corporate significance. The Commissioner will be responsible for evaluating whether the corporate Emergency Plan should be followed,
- Ensure that the Fire Department, Police Department, Ambulance, Bus companies, etc. are notified of any road closures, and
- Obtain relevant information for all underground utilities.

PART C – PLANNING ANALYSIS AND SPECIAL POLICY AREA JUSTIFICATION

The technical analysis and emergency management policies and procedures previously outlined inform the planning analysis, outlined below. The planning analysis reviews the evolution of the local planning context, outlines the existing regional and local land-use policies (which establish the land use vision for the Lake Wilcox SPA area) and provides an assessment of existing conditions within the 2013 Floodline.

The Special Policy Area Justification establishes the basis for the proposed boundary reconciliation based on the 2013 Floodline and land use vision established in the OP. It provides a detailed analysis of the existing and proposed SPA on a sub-area basis. Taken together, the information presented addresses the land use planning requirements outlined in MNR's technical guideline for SPAs.

5. SPA Context and Planning Framework

A review of local history and the local planning context provides relevant background information regarding the evolution of existing communities along the north shore of Lake Wilcox and within the East Humber Valley of the existing Lake Wilcox SPA.

5.1. Historical Overview

Richmond Hill's Archaeological Master Plan (2009) has identified the presence of aboriginal settlements around Lake Wilcox, demonstrating a long history of human interest in the area. European settlement began with the commissioning of Yonge Street by John Graves Simcoe in 1795. The Oak Ridges community, centred at Yonge Street and King Road, was founded shortly thereafter. William Willcocks, a colleague of John Graves Simcoe and magistrate of York, lent his name to Willcocks Lake, which was eventually renamed Lake Wilcox.

Development of the Oak Ridges community continued with installation of rail by the Metropolitan Railway Company which brought residents from Toronto to Lake Wilcox for seasonal recreation. As a result, many seasonal cottages, and eventually permanent dwellings, were constructed on the north shore of Lake Wilcox. After World War II, permanent settlement increased rapidly around the lake. In 1970, the Oak Ridges community became part of the Town of Richmond Hill.

While the north shore of Lake Wilcox has historically been considered an area susceptible to flooding, there have been no known recorded historical incidents of major flooding, aside from localized minor drainage issues from significant rainfall events occasionally observed by residents. Town Staff are not aware of any observed ice jams in proximity to the Lake Wilcox channel or weir structure.

5.2. Evolution of the Local Planning Context

The local planning context directly responds to the unique social, economic and environmental conditions of the Oak Ridges community. Official Plan Amendment 71 (OPA 71) – the Lake Wilcox – Oak Ridges Planning District Secondary Plan and Official Plan Amendment 129 (OPA 129) – the North Urban Development Area Secondary Plan provided comprehensive planning for the community and addressed floodplain management, as required, by the policies of the time.

Official Plan Amendment 71

OPA 71 was adopted in July 1988 and provided the Town's first comprehensive planning policy for the Oak Ridges community. OPA 71's "Flood Damage Centre" policies established development standards and flood proofing requirements for development and Schedule 4 identified the location and boundary of the "Flood Damage Centre" along the north shore of Lake Wilcox. OPA 71 was implemented by Zoning By-law 256-88, which included a "Flood Damage Centre" overlay and included use and floodproofing provisions, as further discussed in Section 6.4 Analysis of Existing Zoning on page 61. By-law 256-88 remains in effect.

OPA 71 was supported by the preparation of the Lake Wilcox Water Recharge/Discharge Study which recommended that the conservation authority support the Town of Richmond Hill in requesting approval from the MNR/MMAH to have the "Flood Damage Centre" designated as a "Special Policy Area." On November 27, 1989 SRP.89.221 recommended the designation of an "Oak Ridges – Lake Wilcox SPA" to be forwarded to conservation authority and Provincial ministries as required for their review. In 1993, the conservation authority supported the endorsement of the SPA pursuant to the *Provincial Flood Plain Planning Policy Statement, 1988*. *The Provincial Flood Plain Planning Policy Statement, 1988*⁶ set out as its objectives the prevention of loss of life, the minimization of property damage and social disruption and the encouragement of a coordinated approach to the use of land and the management of water.

Official Plan Amendment 129

OPA 129 was adopted by Richmond Hill Council on November 18th, 1993. OPA 129 was guided by the principle of "Environment First" and sought to address the community's unique environmental concerns through a comprehensive planning approach which also addressed matters related to the floodplain and hazard lands. OPA 129 established SPA provisions for the Lake Wilcox north shore and the East Humber Valley corridor.

After a hearing on a number of appeals related to OPA 129 (which did not contest the floodplain, hazard land or SPA policies or boundaries), the OMB issued a decision on July 10, 1995 approving OPA 129 and the SPA policies and boundary.⁷ The MMAH and MNR were parties to the hearing.

From a regulatory perspective, OPA 129 established site plan control for all forms of development within the SPA and imposed floodproofing measures for development. The secondary plan established that:

- the specific level of flood protection to be imposed, and any flood protection measures to be implemented, shall be determined by the conservation authority and the Town;
- no new building, structure or addition shall be permitted within the SPA where it will be subjected to flows, which due to their velocity and/or depth, would be a hazard to life, or

⁶ The Provincial Flood Plain Policy Statement, 1998 was replaced by the PPS, 2005. The PPS, 2005 has been replaced by the PPS, 2014.

⁷ For reference, the OMB File numbers for the hearing and decision are O 940001 & O 920094. The Minister's File numbers are 19-OP-0182-071 and 19-OP-0182-129.

susceptible to major structure damage as a result of a flood below or equal to the level of the Regulatory Flood;

- a range of uses, such as those associated with manufacturing, institutional services (such as hospitals, nursing homes and schools) and with services such as fire, police and ambulance stations, on lands wholly or partly designated as “Hazard Lands – Special Policy Area” shall be prohibited. These uses were identified as either posing a threat to public safety if located in the floodplain or would pose a significant threat to the safety of the inhabitants if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures; and,
- zoning bylaw amendments for any parcels wholly or partly within the SPA area, requiring amendments to address setbacks, maximum lot coverage, minimum heights and other matters that may be determined necessary by the conservation authority.

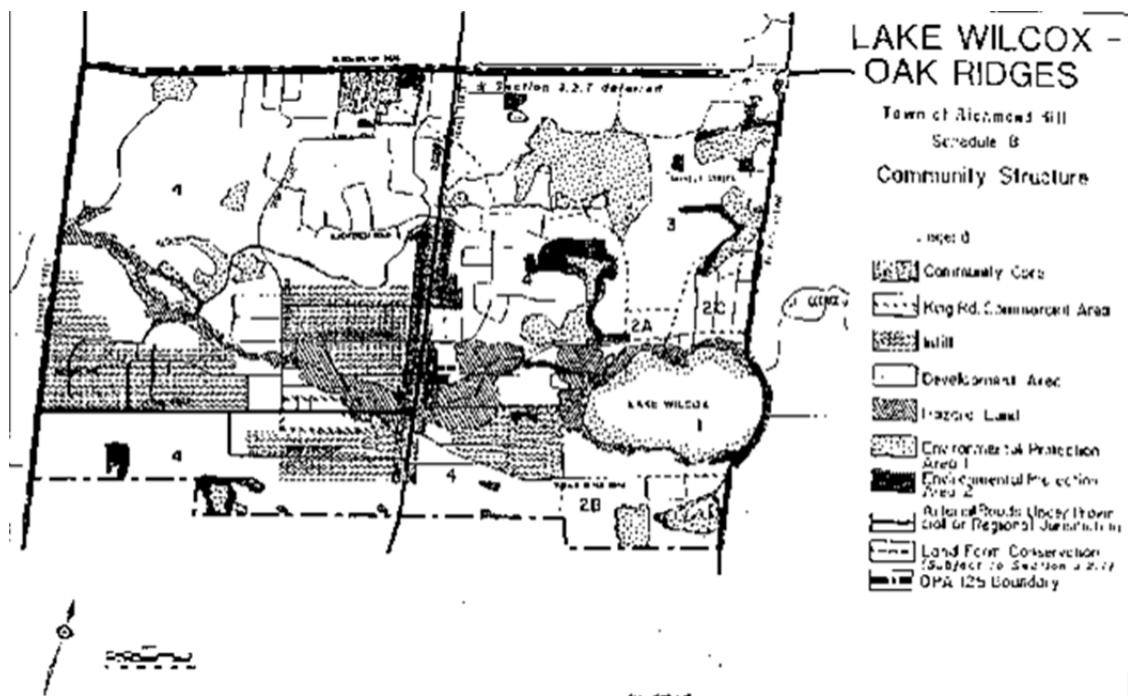


Figure 13 - Land use schedule of OPA 129

The policy basis and approach established for development within the SPA by OPA 129 has resulted in modest redevelopment (in the form of new and replacement, single family housing) since 1995 in the SPA area. The establishment of site plan control for all forms of development within this area has allowed for additional oversight in terms of the form of development within the SPA area to ensure that flood protection measures are appropriately implemented at the site level. The “Residential Area” policies, as well as the SPA overlay, established by OPA 129 were generally maintained by the Town’s new OP (2010) except where Town Staff were advised by the Province to modify certain policies to implement the PPS, 2005.

5.3. Existing Planning Context

The existing regional and local planning policy framework is established by the York Region Official Plan (ROP) and the Town's Official Plan (OP, 2010). Each plan is reviewed below.

5.3.1. York Region Official Plan

The York Region Official Plan (ROP) sets policies which guide economic, environmental and community building decisions and informs strategic decisions within York Region and its nine local municipalities, including Richmond Hill. The ROP provides policy direction that is implemented at the local level through Richmond Hill's Official Plan (OP, 2010).

The ROP has been appealed to the OMB. As a result of the OMB process, portions of the ROP have now been approved, most recently in June 2013. The natural hazards policies of the ROP are in effect save and except where there are site specific appeals.⁸ These policies address hazards such as flooding, erosion, unstable soils and slope failures which pose risk to human health and safety, as well as property.

The ROP establishes a number of water system related policies (in Section 2.3 Water System) which specifically address natural hazards. The ROP highlights the importance of reducing the potential risks and costs associated with natural hazards by ensuring that development is directed away from these areas. More specifically, the ROP directs development and site alteration away from hazardous lands and hazardous sites and prohibits it within defined portions of the floodplain, subject to conservation authority regulations. New lot creation is also prohibited in hazardous lands and hazardous sites.

The full text of the natural hazards-related policies is included in Appendix "C" - York Region Official Plan Policies (Excerpt).

5.3.2. Town of Richmond Hill Official Plan, 2010

On July 12, 2010 Council adopted the Richmond Hill Official Plan – Building a New Kind of Urban, which establishes the land use vision for development within Richmond Hill. Following Council adoption, the OP was endorsed with modifications, by the Regional Municipality of York on May 19, 2011.

On April 5, 2012 the OMB issued an order partially approving the OP and since that time, subsequent partial approvals have been granted. These partial approvals brought specific policies of the OP into effect, save and except those policies which have been deferred and which remain under appeal.

⁸ As of July 2014, none of these appeals were located within Richmond Hill.

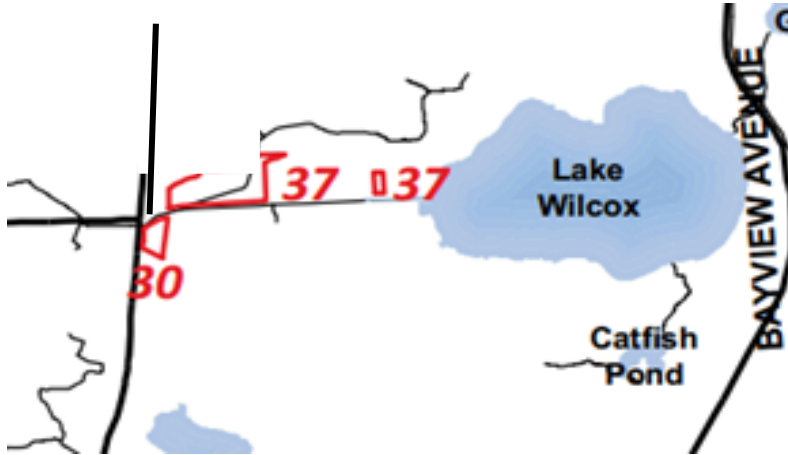


Figure 14 - Location of appeals #30 & #37 as indicated by Schedule A0 of the OP (2010)



Figure 16 - Lake Wilcox SPA as indicated on Schedule A2 of the OP (2010)



Figure 15 - Lake Wilcox SPA as indicated on Schedule A7 of the OP (2010)

Two site specific appeals initiated by Appellant 30 (Robert Salna Holdings Ltd., referred to as “Salna”) and Appellant 37 (P. Campagna Investments Ltd., P.A. Campagna, and 1480420 Ontario Ltd., referred to as “Campagna”) relate to the policies of Section 3.2.2.3 (Natural Hazards), Section 3.2.2.4 (SPA) and Schedules A2 and A7 (as it relates to the boundary of the existing Lake Wilcox SPA). Given these two appeals, the policies of OPA 129 (the previously in-effect secondary plan for Lake Wilcox SPA area) continues to apply to the appellants’ lands. The boundary of these appeals is identified by Figure 14 - Location of appeals #30 & #37 as indicated by Schedule Ao of the OP (2010).

Urban Structure and Land Use Policies in the OP (2010)

The OP (2010) is defined by an urban structure framework comprised of centres and corridors, neighbourhoods, employment lands, and a connected greenway system. Through the urban structure framework established in the OP:

- New growth is directed to the centres and corridors and represents a “city-building” approach to developing a complete community,
- Lands within the “Neighbourhood” designation are generally anticipated for low-density residential development and a range of services and facilities, including neighbourhood commercial uses, community centres and parks. Only modest change is anticipated in the Neighbourhoods, and
- New growth is directed away from lands designated as part of the Greenway System so that, over time, its natural functions are improved. The OP supports the ongoing conservation and protection of the Greenway System, requiring that the system be managed and enhanced through linkages to the built-up areas and by innovative sustainable design and infrastructure.

As identified on Figure 16 - Lake Wilcox SPA as indicated on Schedule A2 of the OP (2010), the lands within the area of the existing Lake Wilcox SPA are designated as either “Natural Core” (identified in green), “Neighbourhood” (identified in yellow) or “Oak Ridges Local Centre” (identified in red).

The “Natural Core” designation forms part of the Greenway System and its purpose is to maintain and, wherever possible, improve or restore the ecological integrity of natural features and functions outside of the central corridor of the Oak Ridges Moraine Conservation Plan Area. The “Natural Core” designation replaced the “Hazard Lands” and/or “Environmental Protection Area” designations of OPA 129.

The “Neighbourhood” designation is characterized by low-rise residential uses but permits a range of service uses and facilities subject to locational criteria. The policies of the “Neighbourhood” designation aim to enhance and strengthen the character of existing areas and promote connectivity and excellence in design. The “Neighbourhood” designation replaced the “Residential” designation of OPA 129.

The “Oak Ridges Local Centre” designation is focussed around the existing commercial corridor on Oak Ridges located along Yonge Street and King Road. It is envisioned as a low-rise, pedestrian-

oriented, mixed-use centre to serve the Oak Ridges community. The “Oak Ridges Local Centre” designation replaced the “Community Core” designation of OPA 129.

SPA Policies in the OP (2010)

The OP (2010) contains policies which address the Lake Wilcox Special Policy Area in Section 3.2.2.4. The policies of Section 3.2.2.4 of the OP (2010) carry forward the SPA policies of OPA 129 to continue to recognize the Lake Wilcox SPA as an area within the Town that has historically existed in the floodplain. The policies of this section provide for the continued viability of existing uses (typically on a small scale and in the form of replacement, single family residential housing). In order to recognize PPS, 2014 direction to limit intensification in SPAs, Policy 3.2.2.4(2) prohibits new lot creation in the SPA. The policies of Section 3.2.2.4 are outlined in Appendix “B” – Special Policy Area Policies of OPA 129.

Schedule A2 (Land Use) and Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) of the OP (2010) identify the boundary of the existing Lake Wilcox SPA. Schedules A2 and A7 maintain the boundary of the existing Lake Wilcox SPA as established by OPA 129.

Comparison of Designations and SPA Policies

In the area of the existing Lake Wilcox SPA, the land use designations established by the OP (2010) are similar in vision and planned function to the land use designations of OPA 129. The SPA policies are also similar, except where modified to implement the PPS, 2005 (which was in effect when the OP was adopted). A detailed comparison of the land use designations and policies within the existing Lake Wilcox SPA area is provided in Appendix “E” – Comparison of Land Use Policies (OPA 129 & OP (2010)).

Considerations for Land Use Vision

While the land use designations established by the OP (2010) within the area of the existing Lake Wilcox SPA are similar to the land use designations of OPA 129, two matters related to the “Oak Ridges Local Centre” and “Neighbourhood” designations warrant consideration in light of the expanded floodplain (as established by the 2013 Floodline):

- **Certain lands designated “Oak Ridges Local Centre” are now in the floodplain.**
The “Oak Ridges Local Centre” designation is focussed around the existing commercial corridor in Oak Ridges located along Yonge Street and King Road, and includes lands with frontage on North Lake Road. The intent of the “Oak Ridges Local Centre” designation is to enhance the identity of Oak Ridges, while taking an environment-first approach through innovative landscape, built form and environmental design. As previously noted, the “Oak Ridges Local Centre” designation in the OP (2010) maintains the boundary and the general planned function of the “Community Core” designation in OPA 129.

As with OPA 129, the OP (2010) envisions that lands in the “Oak Ridges Local Centre” will develop into a low-rise, pedestrian-oriented, mixed-use centre serving the Oak Ridges community. The designation permits a range of uses in a mixed-use format, including

residential, to a maximum height of 4 storeys and 1.0 Floor Space Index (FSI). Based on the 2013 Floodline, a greater share of lands in the “Oak Ridges Local Centre” designation are now within the floodplain. In particular, the majority of the lands located north of the Lake Wilcox Channel with frontage onto Yonge Street and North Lake Road, are now within the floodplain.

- **The “Neighbourhood” designation permits a range of low density residential uses.** The “Neighbourhood” designation that applies across much of the study area permits a range of residential uses, including low rise, single family detached, semi-detached and duplex dwellings.

Given the direction of the PPS, 2014 to limit intensification within the floodplain, it is prudent to continue to limit residential use permissions to single family detached uses within the portions of the SPA designated as “Neighbourhood” to ensure that only replacement housing is anticipated within these areas. Presently, only single family detached uses are permitted within the existing Lake Wilcox SPA area by Zoning By-law 256-88, as further discussed by in Section 6.4 Analysis of Existing Zoning on page 61.

6. Assessment of Existing Conditions

The following assessment of existing conditions within the study area provides a characterization of the lands within the 2013 Floodline and the existing SPA. It examines existing land-use policies and zoning, age and size of built form, development trends (site plan, minor variance and severance applications) and assesses development potential (based of existing land-use permissions). The assessment of existing conditions forms part of the land use planning information requirements outlined in the MNR's guideline for SPAs.

For each component of the analysis, information is presented in two parts: first, for the lands within the 2013 Floodline and, second, for the lands within the existing SPA on a sub-area basis. The sub-areas of the existing Lake Wilcox SPA boundary (as identified on Figure 17 - Existing SPA Context) are as follows:

- Lake Wilcox north shore,
- King Road, north side, and
- King Road, south side.

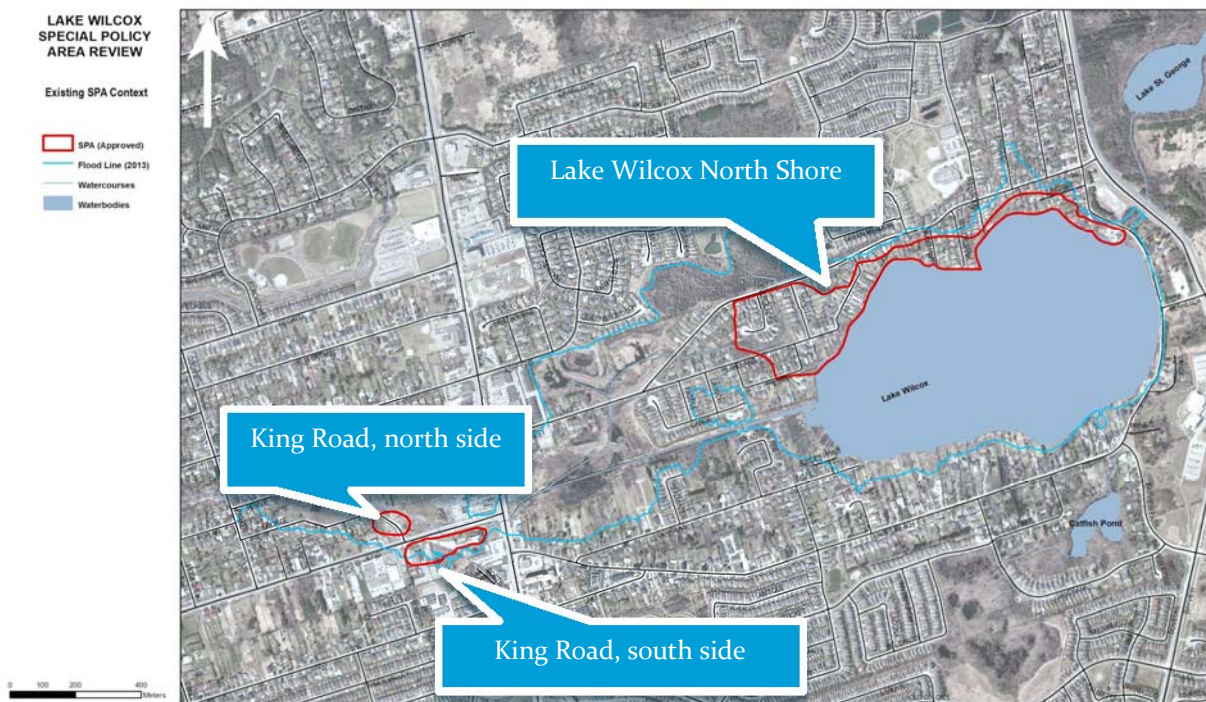


Figure 17 - Existing SPA Context



Figure 18 - Existing conditions in the Lake Wilcox North Shore Area



Yonge Street and King Road, north east side



Outlet area of the Yonge Street culvert, looking east



Outlet area of the Yonge St. culvert, looking west



Outlet area of the Yonge St. culvert from King Rd.



King Rd. looking west with the culvert area located to the left

Figure 19 - Existing conditions in proximity to Yonge Street and King Road

6.1. Lands within the 2013 Floodline and existing SPA

The 2013 Floodline was determined through a comprehensive hydrological analysis and mapping exercise undertaken by the TRCA as discussed in the Existing Floodplain Characterization in Section 3 Existing Floodplain Characterization & Analysis of Risk.

Within the SPA study area, the 2013 Floodline, between Bayview Avenue to the east and Parker Avenue to the west, impacts approximately 591 parcels of land and has an area of approximately 126.5 “net” hectares.⁹ The majority of impacted parcels are residential in character. Over time, the extent of the floodplain has changed, as demonstrated by the 1977, 2006 and 2013 Floodlines (see Figure 20 - Comparison of Floodlines, 1977-2013).

The existing Lake Wilcox SPA represents only a fraction of the extent of the floodplain as defined by the 2013 Floodline. The existing SPA has a “gross” area of 15.23 hectares. The Lake Wilcox north shore sub-area is the largest sub-area of the SPA, impacting 174 parcels or approximately 86% of the “gross” area. The impacted parcels are residential in character.

Table 3 - Characteristics of the Existing SPA

Sub-area Analysis	Parcels	Gross Area (ha)	% Gross Area	Net Area (ha)	% Net Area
Lake Wilcox north shore	174	13.12	86.15%	10.38	86.57%
King Road, north side	4	0.65	4.27%	0.40	3.36%
King Road, south side	6	1.46	9.58%	1.21	10.09%
SPA (Total)	184	15.23		11.99	

Note: percentage totals may not equal 100% due to rounding.

Existing Lake Wilcox SPA Sub-areas

The extent of the floodplain within the Lake Wilcox North Shore sub-area has changed over time. The northerly extent of the 1977 Floodline and the northerly boundary of the Lake Wilcox North Shore sub-area were generally congruous. The 2006 and 2013 Floodlines, which determined that the floodplain has expanded, indicates that the northerly boundary of the Lake Wilcox North Shore sub-area is no longer congruous with the extent of floodplain.

As with the Lake Wilcox North Shore Sub-area of the existing Lake Wilcox SPA, the boundaries of the King Road, north side and King Road, south side sub-areas located in the East Humber Valley Corridor were generally within the 1977 Floodline. While the King Road, North Side sub-area remains within the 2013 Floodline, portions of the King Road, south side sub-area is now outside of the floodplain.

⁹ “Net” area does not include the area of streets and/or public right of ways. Only parcel-based data was included.

**LAKE WILCOX
SPECIAL POLICY
AREA REVIEW**

**Historical Floodlines
Existing SPA Context**

- ▭ SPA (Existing Approved)
- ▬ Flood Line (2013)
- ▬ Flood Line (2006)
- ▬ Flood Line (1977)
- ▬ Watercourses
- ▭ Waterbodies



Figure 20 - Comparison of Floodlines, 1977-2013

6.2. Analysis of Existing Land Use Designations

The predominant land use designations (as determined by the OP (2010)) within the 2013 Floodline are those designations which comprise the Greenway System (the “Natural Core” and “Natural Linkage” designations), the “Neighbourhood” designation and the “Oak Ridges Local Centre” designation, as identified on Figure 21 - Land Use (Richmond Hill Official Plan, 2010).

Land Use Category	Net Area (ha)	Percentage Total
Greenway System related (note: includes area of Lake Wilcox)	90.6	71.6%
Neighbourhood	33.5	26.5%
Oak Ridges Local Centre	2.4	1.9%
Total	126.5	100

Table 4 - Land use characteristics (note: calculations exclude roads and right of ways)

Lands within the 2013 Floodline

As indicated in Table 4, the Greenway System related designations constitute **71.6%** of the total area within the 2013 Floodline.¹⁰ The OP directs growth away from those lands within the Greenway System.

The lands in the “Neighbourhood” designation total **33.5** hectares or **26.5%** of the total land area within the 2013 Floodline. Some modest change is anticipated in the “Neighbourhood” designation, typically in the form of replacement housing, with a focus on capability and “good fit” through excellence in design.

Lands in the “Oak Ridges Local Centre” designation represent an area of only **2.4** hectares or **1.9%** of the lands within the 2013 Floodline. The Oak Ridges Local Centre is a “centre” identified in the urban structure framework of the OP. In the “Oak Ridges Local Centre” designation, lands are anticipated for mixed use development in the form of 4 storey buildings and to a maximum Floor Space Index (FSI) of 1.0.

Existing Lake Wilcox SPA Sub-areas

When examining the existing SPA on a sub-area basis, it is observed that the:

- Lake Wilcox north shore sub-area is predominantly within the Neighbourhood designation with the exception of the North Shore Parkette and the environmental area abutting the rear lot lines of those homes with frontage onto Everglades Court which form part of the Greenway System.
- The King Road, north side sub-area is predominantly in the Greenway System. Only the westerly portion is within the “Neighbourhood” designation.
- The King Road, south side sub-area is predominantly in the Greenway System, the “Neighbourhood” designation and the “Oak Ridges Local Centre” designation. The majority of

¹⁰ The total area includes the area of Lake Wilcox.

the lands in this sub-area that are designated “Oak Ridges Local Centre” are Town-owned and constitute a community facility (“Charles Connor Room”).

6.3. Town Owned Lands

Several Town-owned parks and open spaces, including a community facility (Charles Connor Room), are located within the area of the lands included within the 2013 Floodline (and are identified on Figure 22 - Town-owned Parks and Open Spaces in the Study Area and Table 5). These Town-owned parks and open spaces have a total area of **24.3** hectares (or 19.2% of the total 2013 Floodline area) and are generally located within the Greenway System land-use designations.

The Charles Connor Room, located at Bostwick Crescent, west of Yonge Street and south of King Road is dual designated as “Natural Core” (forming part of the Greenway System) and “Oak Ridges Local Centre.” This Town-owned facility is located within the King Road, south side sub-area of the existing SPA.

Name	Area (ha)
Charles Connor Room	0.0029
Charles Connor Room (Park)	0.49
Channel Gate Parkette	0.36
Jessie Vanek Park	0.24
Lake Wilcox Channel	3.55
Lake Wilcox Fish & Wildlife Refuge	1.62
Lake Wilcox Park	0.09
Lake Wilcox Park	7.04
North Shore Parkette	0.14
Oak Ridges Meadow	4.04
Thomas Broadhurst Trail	6.28
Other Open Spaces (Unnamed)	6.77

Table 5 - Town-owned parks and open spaces wholly or partly in the 2013 Floodline

**LAKE WILCOX
SPECIAL POLICY
AREA REVIEW**

**Land Use
(2010 Official Plan)**

- Land Use Designation**
- Oak Ridges Local Centre
 - Neighbourhood
 - ORM Natural Core
 - Natural Core
 - Natural Linkage
 - Countryside
 - Major Urban Open Space
 - SPA (Existing Approved)
 - Flood Line (2013)
 - Watercourses
 - Waterbodies

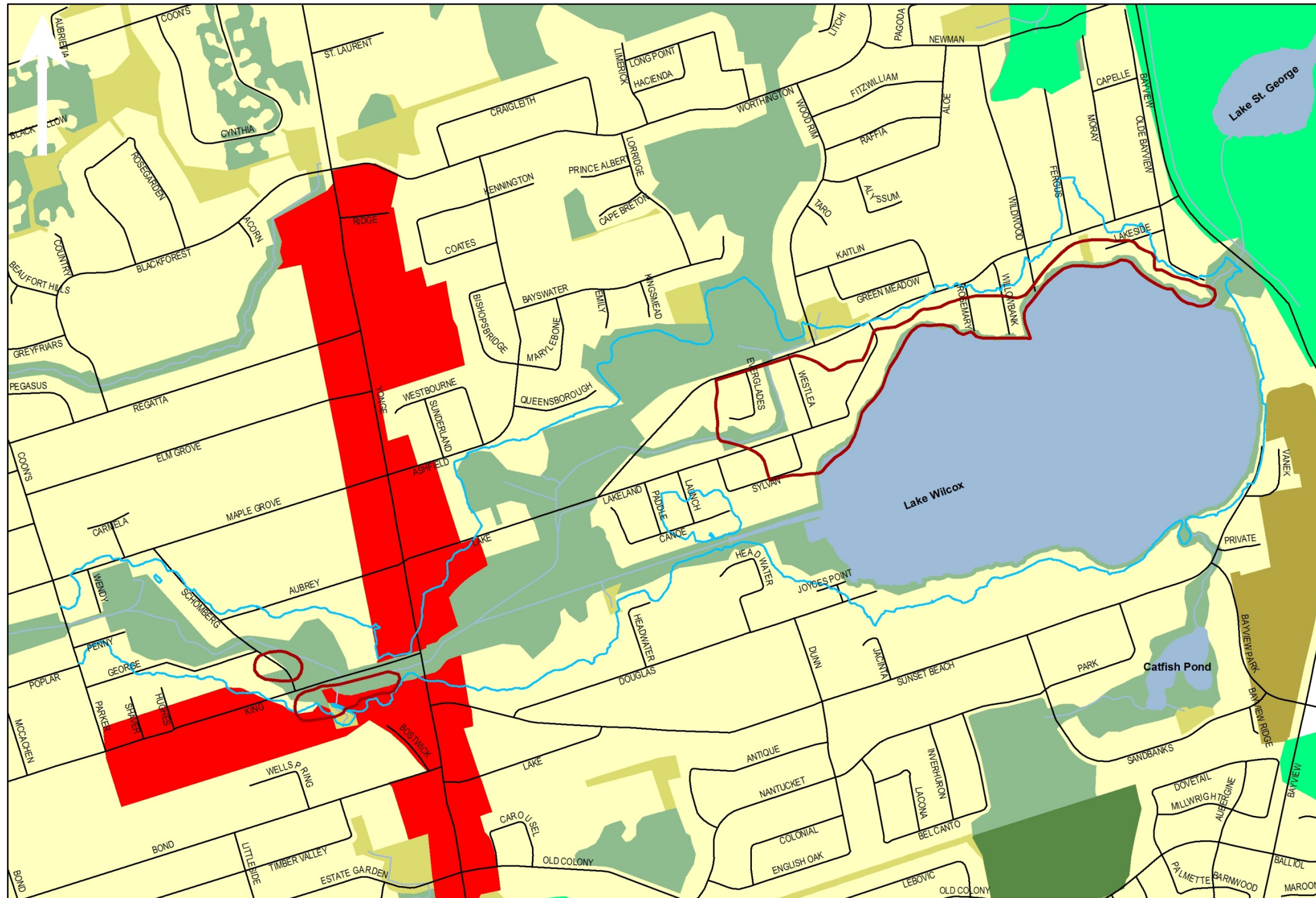


Figure 21 - Land Use (Richmond Hill Official Plan, 2010)



Figure 22 - Town-owned Parks and Open Spaces in the Study Area

6.4. Analysis of Existing Zoning

The existing zoning for the Lake Wilcox SPA is established in By-laws 258-88, 1275 and 434-88 (as shown on Figure 23 - Existing Zoning By-law Schedule for Study Area). Each of these bylaws is discussed in more detail below.

By-law 256-88

By-law 256-88 regulates the use of land on the north shore of Lake Wilcox and within the portion of the existing SPA area located east of Yonge Street (the area referred to as the Lake Wilcox north shore sub-area in this report). Richmond Hill Council passed Zoning By-law 256-88 on June 21st, 1988 and following a number of appeals, it was approved by an order of the Ontario Municipal Board on August 10, 1990. Zoning By-law 256-88 represented a comprehensive effort on the part of the Town to update the zoning regulations in the area of Lake Wilcox.

The by-law contains four zones: R6 – Residential Single Family Six, LC – Local Commercial, I1 & I2 – Institutional, P – Park and F – Flood. The R6 zone regulates development of single detached uses and addresses lots with frontage onto Lake Wilcox. The R6 zone requires that as part of the site plan review process, a survey be provided which indicates the high water mark at the 96.7 metre contour line. The F zone does not permit buildings and structures except where they are intended for flood and erosion control.

The effect of By-law 256-88 was to rezone the lands within the Lake Wilcox north shore sub-area of the existing SPA to R6, which permits single detached dwellings, requires a minimum lot area of 502 square metres and a minimum lot frontage of 15 metres. The zoning by-law also provides for recognition of lots with areas greater than 255 square metres and frontages of 7.5 metres or greater. The by-law also provides for floodproofing in areas adjacent to Lake Wilcox which are defined as “Flood Damage Centre.” Section 10.1 of the by-law establishes provisions which apply across all zones of the by-law demarcated with the “Flood Damage Centre” overlay. The “Flood Damage Centre” is defined as “...an existing developed area that is situated with an area identified by the [conservation authority] as a “Flood Hazard” area and that is susceptible to loss of life and/or property damage as a result of flooding up to a Regional Flood event; and within which due to excessive acquisition costs or the possible disruptive nature of acquiring existing developed areas continued development or redevelopment may be facilitated subject to conditions established by [the conservation authority].”

Within the “Flood Damage Centre,” the by-law establishes that:

- The minimum elevation of any window, door or other exterior opening to any dwelling or structure shall require the approval of the conservation authority; and,
- Building permit approval for any storey located above the basement or cellar shall not be given until such time as the basement or cellar has been determined by the conservation authority to be compliant with approved elevations and verified by a certificate prepared by a qualified surveyor.

By-laws 1275, 434-88 & 366-86

The lands in the King Road, north side sub-area are zoned “Rural Urban” and “Commercial” by By-law 1275. By-law 1275, as amended, regulates the use of lands that were located in the former Township of King prior to annexation by the Town of Richmond Hill in 1970.

The lands within the King Road, south side sub-area are zoned “Flood” and “General Commercial 2” by By-law 434-88, “Commercial” by By-law 1275 and “General Commercial 1” by By-law 366-86. By-laws 366-86 and 434-88 amended By-law 1275 and were passed by Richmond Hill Council on December 1, 1986 and October 11, 1988, respectively.

Analysis

The existing zoning schedule for the lands within the 2013 Floodline is complex due to the number of zoning by-laws in effect. In order to simplify the representation of each zoning by-law, an analysis of predominant zones was undertaken and is represented by Figure 24 - Zoning Analysis. The analysis collapses existing zones within each zoning by-law into more general categories identified as “Environmental Zone”, “Commercial Zone” and “Residential Zone” (see Figure 24 - Zoning Analysis).

Generally speaking, lands within the broader “Environmental Zone” represent the predominant zoning for the study area. Lands within the “Residential Zone” are located within or near the Lake Wilcox north shore sub-area and within and to the north of the King Road, north side sub-area of the existing SPA (corresponding generally to Zoning By-laws 1275 and 256-88). The residential zones generally correspond to development that has historically existed within or was adjacent to the floodplain. Lands within the “Commercial Zone” are generally located within the portion of the 2013 Floodline area that is east and west of Yonge Street, along King Road and, along the southerly portion of North Lake Road east of Yonge Street.

Existing Lake Wilcox SPA Sub-areas

Within the existing SPA area, the predominant zoning category is “Residential.” On a sub-area basis:

- The Lake Wilcox north shore sub-area is predominantly within the “Residential Zone” category generally defined by the R6 of Zoning By-law 256-88. Within this zone, only single family detached dwellings are permitted. A portion of this area is also subject to a “Flood Damage Centre” overlay, which permits the R6 uses subject to floodproofing measures. Certain lands are also zoned for environmental and park uses within the sub-area.
- The King Road, north side sub-area is generally within an “Environmental Zone” category, namely the “Flood” zone of By-law 434-88. Only one lot within the sub-area is zoned for other uses (dual “C/RU” zone as established in By-law 1275).
- The King Road, south side sub-area is predominantly within a “Commercial Zone” category, largely consisting of the “C – Commercial” zone of Zoning By-law 1275 and the “GC1 – General Commercial 1” zone of Zoning By-law 366-86. The commercially zoned lands are owned by the Town and accommodate a community facility (“Charles Connor Room” facility). The remainder of the lands in the sub-area are generally zoned “F – Flood” by Zoning By-law 434-88.

Figure 23 - Existing Zoning By-law Schedule for Study Area

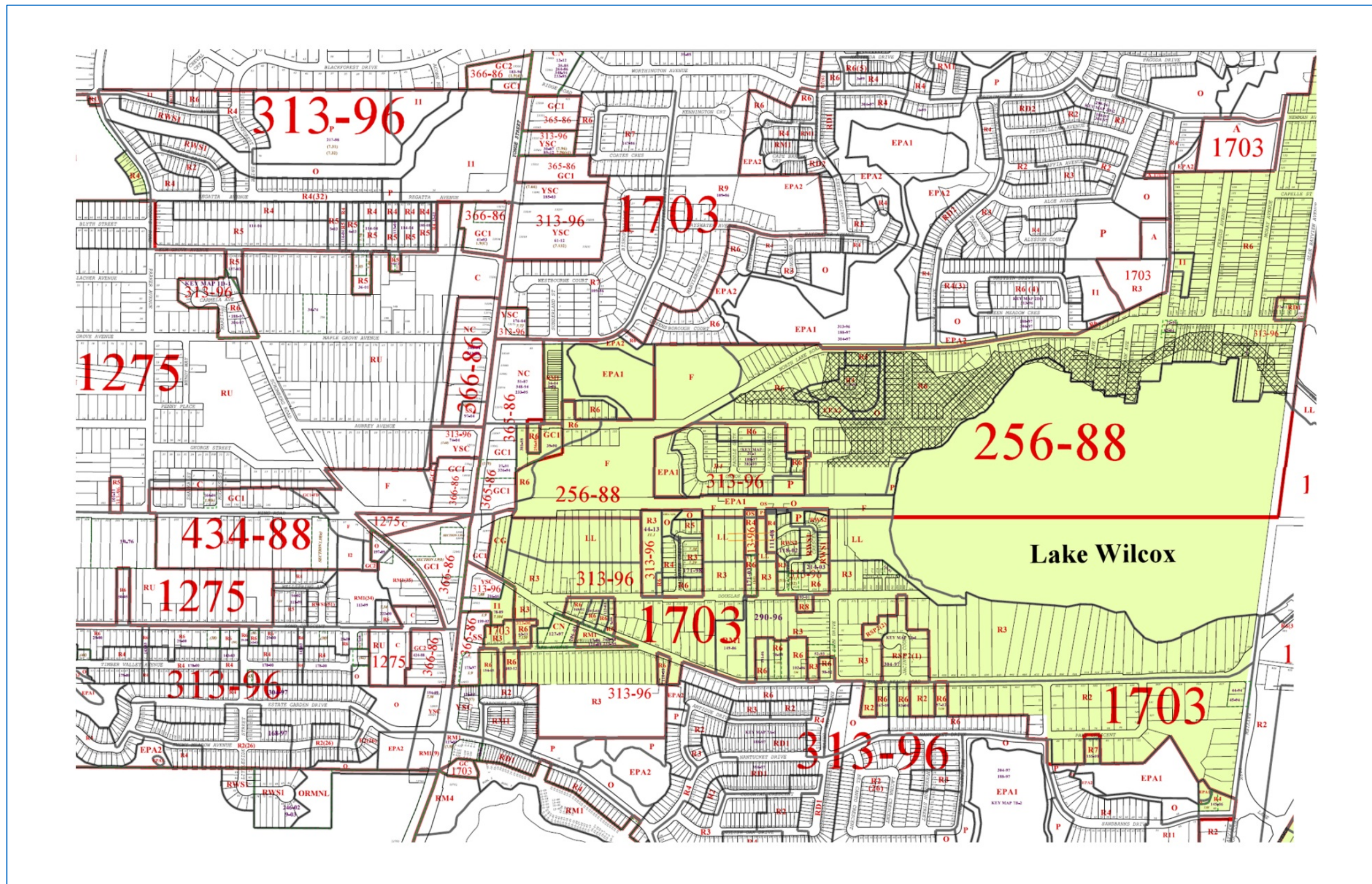
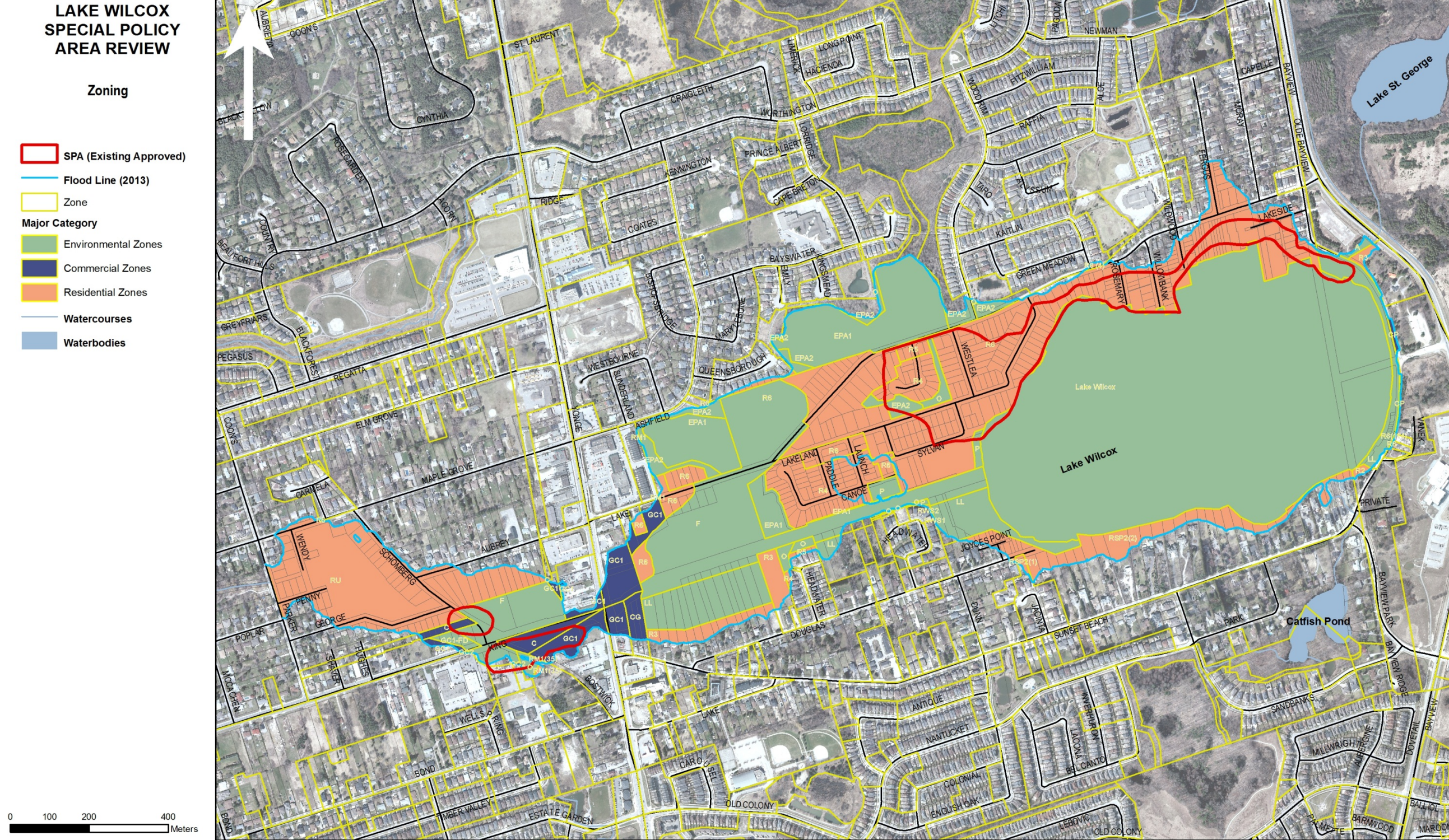


Figure 24 - Zoning Analysis



6.5. Age of Built Form

An analysis of the age of buildings and structures within the study area was completed to understand the potential for replacement housing, on a parcel basis, within the 2013 Floodline and the existing SPA. For the purpose of this analysis, Municipal Property Assessment Corporation (MPAC) data dated to 2011-12 was utilized. It should be noted that MPAC data on date of construction for non-residential buildings and structures was unavailable and/or unrecorded.

Figure 25 - Age of Built Form provides an overview of the age of buildings and structures in the study area. Data on age of built form is represented in three categories:

- Vacant, Unknown or Not Applicable¹¹ (**15.18%**),
- Prior to 1979 (**36.86%**), and
- After 1980 (**47.96%**)

Lands within the 2013 Floodline

Throughout the 2013 Floodline area, **47.96%** of buildings and structures were constructed after 1980. Most of these buildings and structures were developed through comprehensive plans of subdivision and/or were subject to site plan approval and some were previously outside of the floodplain.¹² Certain buildings and structures built after 1980 are also located on parcels which are only partly within the floodplain, such as those along Sunset Beach Road south of Lake Wilcox.

A slightly smaller proportion of buildings and structures was constructed prior to 1979 (**36.86%**). Many buildings and structures constructed prior to 1979 and entirely within the 2013 Floodline are clustered on the north side of Lake Wilcox, the north side of Lakeland Crescent and Schomberg Road. Approximately **15%** of lands were vacant or had had an unknown date of construction. This includes most of the non-residential parcels for which construction information was unavailable.

Existing Lake Wilcox SPA Sub-areas

The Lake Wilcox north shore sub-area contains **174** parcels (**26.69%**) of the total within the 2013 Floodline. Of the buildings and structures in this sub-area, **67** (**38.51%**) were constructed prior to 1979 and **88** (**50.57%**) were constructed after 1980 and **19** (**10.92%**) were vacant or did not have a recorded date of construction. Many of the buildings and structures constructed prior to 1979 are located along Lakeland Crescent, the south side of North Lake Road and along Rosemary, Willowbank and Wildwood Avenues.

¹¹ This category includes parcels which were deemed vacant in 2011-2012, where construction was unknown or unrecorded (for example, for commercial properties) or where a year of construction was not applicable due to the lands being non-developable. Due to MPAC property classification, it was not possible to further differentiate between properties in this category.

¹² Comprehensive plans of subdivision were approved following the 1995 OMB approval of the SPA and graded to the appropriate standard of the day. This includes parcels with frontage onto Everglades Court, Westlea Avenue, Launch and Paddle Gates, Canoe Court and portions of Headwater Crescent among others.

The King Road, north side sub-area contains a single residential structure which was constructed in 1958. The remainder of the lands in this sub-area are in the Greenway System and do not contain residential structures.

The King Road, south side sub-area contains a number of non-residential buildings and structures, the majority of which were constructed prior to 1979. The most recently developed structure is a Place of Worship which dates to 1988. This structure is now partially outside of the floodplain as determined by the 2013 Floodline.

LAKE WILCOX SPECIAL POLICY AREA REVIEW

Age of Buildings and Structures

- SPA (Existing Approved)
- Flood Line (2013)
- Year Built**
- Vacant or not applicable
- Prior to 1979
- After 1980
- Watercourses
- Waterbodies

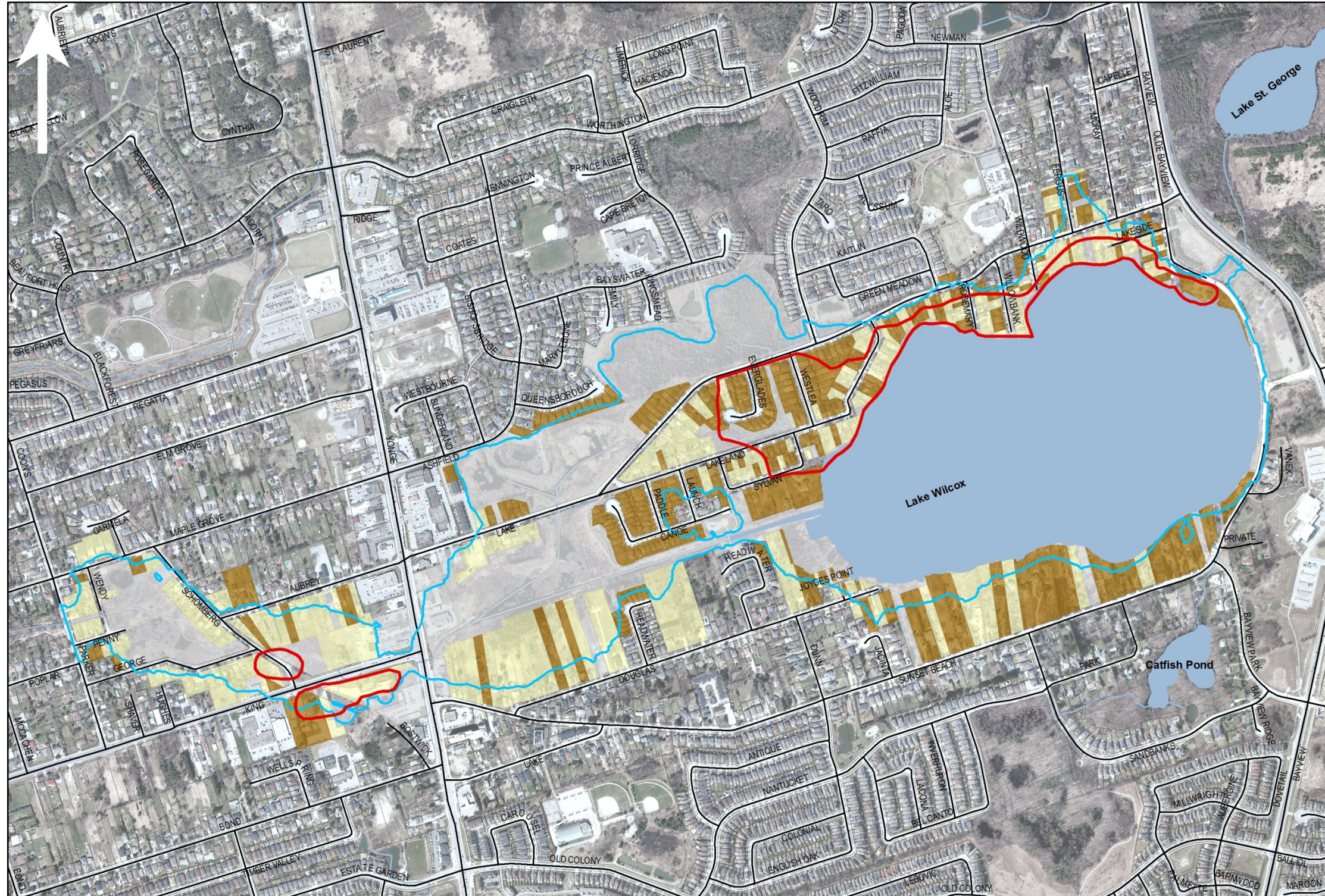


Figure 25 - Age of Built Form

6.6. Size of Built Form

Figure 26 - Size of Existing Built Form provides an overview of the scale and size of residential buildings and structures in the area within the 2013 Floodline and the existing SPA.

Data on size of built form is represented in the following categories:

- Unknown, unrecorded or vacant (5 structures or 1.00%)
- Less than 100 sq. m. (79 structures or 15.93%),
- 101 – 150 sq. m. (125 structures or 25.20%),
- 151 – 200 sq. m. (108 structures or 21.77%),
- 201 – 250 sq. m. (61 structures or 12.30%),
- 251 – 300 sq. m. (48 structures or 9.68%),
- 301 – 350 sq. m. (45 structures or 9.07%)
- 351 – 400 sq. m. (12 structures or 2.42%),
- 401 and greater (13 structures or 2.62%).

Lands within the 2013 Floodline

Throughout the 2013 Floodline area, the majority of buildings and structures (63.91%) were less than 200 sq. m. in size. Buildings and structures of this size are located across the 2013 Floodline area but are clustered along the north shore of Lake Wilcox, Lakeland Crescent and Schomberg Road. Conversely, the largest buildings and structures (over 401 sq. m., or 4316 sq. ft.) are located on the south side of Lake Wilcox on lands with frontage onto Sunset Beach Road. In this area, only the northerly extent of the parcels is within the floodplain and the buildings and structures they accommodate are situated outside of the floodplain. A large residential structure is also located on the south side of Sylvan Crescent.

Existing Lake Wilcox SPA Sub-areas

The Lake Wilcox north shore sub-area of the SPA contains a greater share of residential buildings and structures and includes 174 parcels. In this sub-area, 91 (52.30%) of the residential buildings and structures are less than 200 sq. m. in size, 39 (22.41%) are between 201 and 300 sq. m. in size, 23 (13.22%) are between 301 and 400 square metres in size and 2 (1.15%) are greater than 400 sq. m. in size.¹³ It can be observed that slightly more than half of the residential buildings and structures within the Lake Wilcox north shore sub-area less than 200 sq. m. in area.

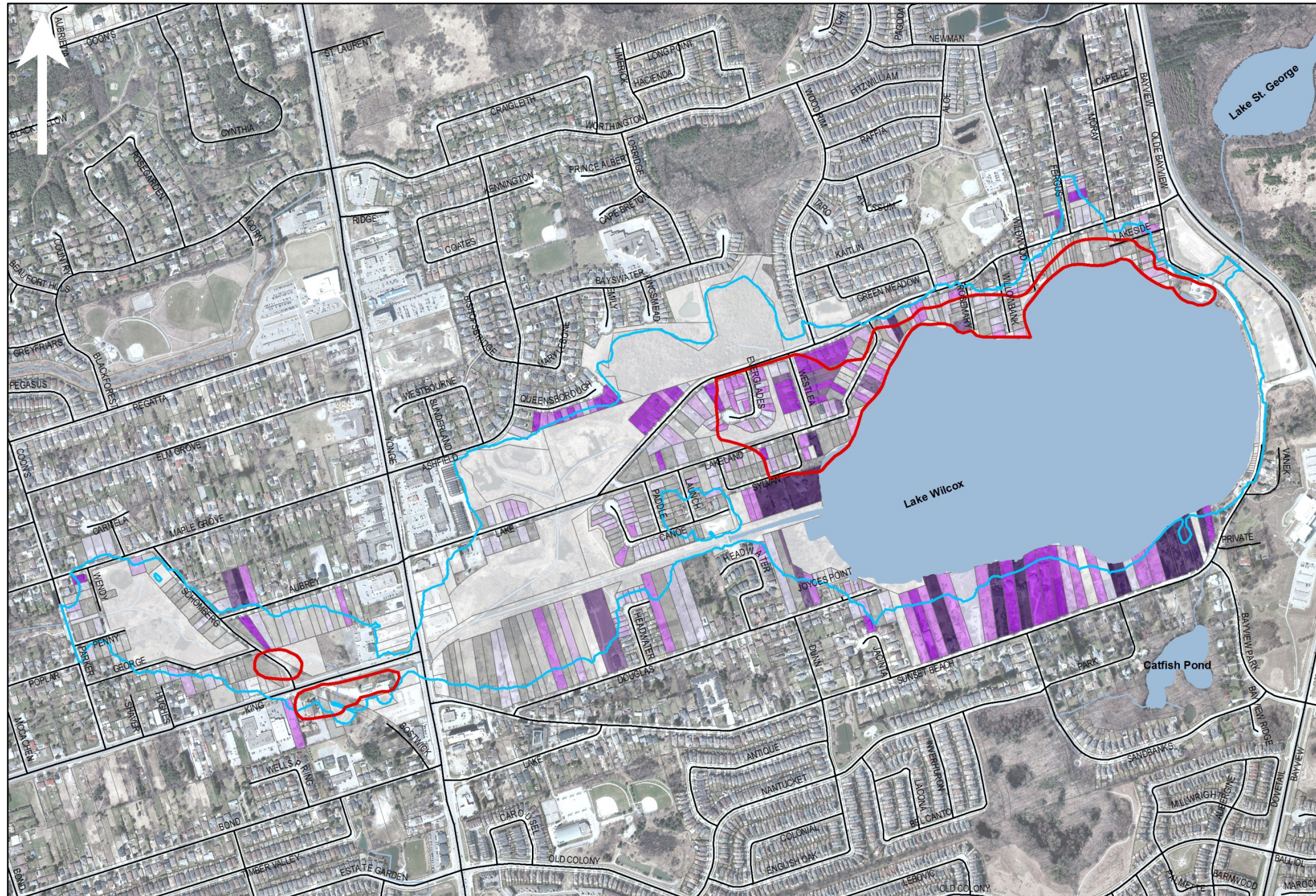
The existing SPA, the King Road, north side sub-area and the King Road, south side sub-areas accommodate a very limited amount of residential buildings and structures. In the King Road, north side sub-area, the residential structure on the west side of Schomberg Road is less than 150 sq. m. in size. The lands within the King Road, south side sub-area of the existing SPA accommodate a number of non-residential uses, including a Place of Worship and the Town-owned Charles Connor Room. Information on the size of built form for these uses was unavailable with the exception of the Place of Worship which is between 250-300 sq. m. in size. The parcel of land where the Place of Worship is located is only partially within the floodplain.

¹³ The remainder are vacant or do not have a recorded size.

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**Size of Existing Built Form
(Sq. M., 2012 Estimate)**

- SPA (Existing Approved)
- Flood Line (2013)
- Gross Floor Area (Sq. M.)**
- Less Than 100 sq. m.
- 101 - 150 sq. m.
- 151 - 200 sq. m.
- 201 - 250 sq. m.
- 251 - 300 sq. m.
- 301 - 350 sq. m.
- 351 - 400 sq. m.
- Greater than 401 sq. m.
- Unknown, unrecorded or vacant
- Watercourses
- Waterbodies



**Figure 26 -
Size of
Existing Built
Form**

6.7. Development Trends

A review of planning applications received and/or approved by the Town of Richmond Hill since the approval of the existing SPA in 1995 provides an understanding of development trends and planned land use characteristics of the study area. Development trends provide an indication of the success of the existing SPA in addressing redevelopment pressures.

Within the eastern portion of the study area, which includes the Lake Wilcox north shore sub-area, both non-residential and residential development is subject to site plan control by By-law 137-09, as amended (see Figure 27 - Lake Wilcox Site Plan Control Area, By-law 137-09). The area has been subject to site plan control since 1988.¹⁴ Within the western portion of the study area, located west of Yonge Street, single family residential development is not subject to site plan control.

Since 1995, there have been few zoning bylaw amendment applications within the study area. The majority of applications for development have been for site plan approval and/or minor variance, typically related to additions to, or redevelopment of, existing residential dwellings.

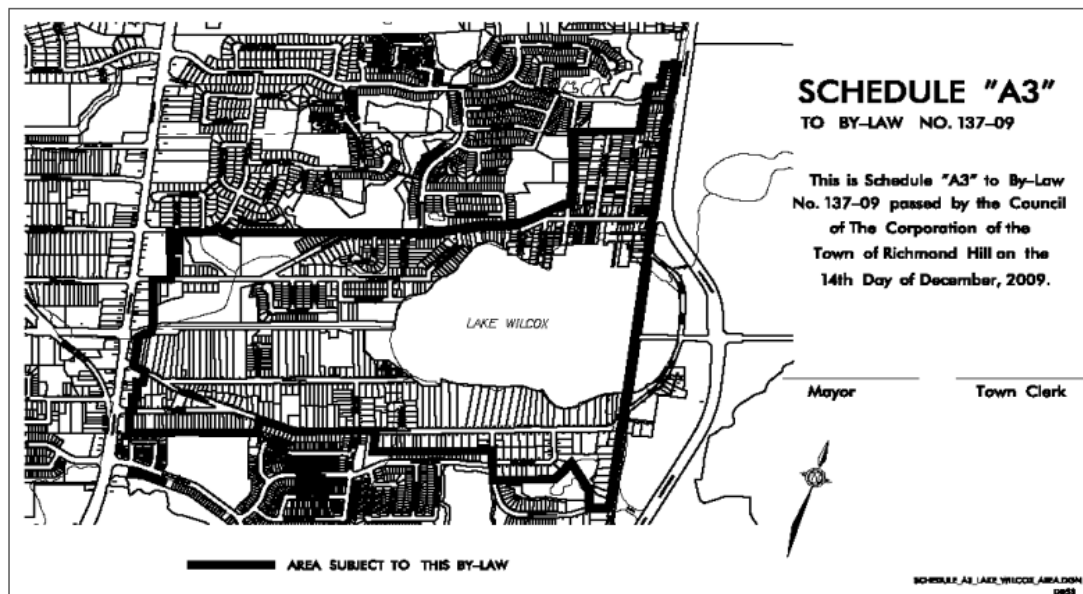


Figure 27 - Lake Wilcox Site Plan Control Area, By-law 137-09

Several zoning bylaw amendment applications have been initiated for commercial development on Yonge Street within the study area. No approvals were granted. These included:

- **13024 Yonge Street** - Proposed Zoning By-law Amendment and Site Plan Approval to permit the addition of a 5-bay car wash to existing auto repair shop and a two-storey office addition to the front of the existing building. **Status:** no approval, closed in 2013.
- **13035 Yonge Street** - Proposed Zoning By-law Amendment and Site Plan Approval to adjust the Flood Zone boundary on the subject lands to reflect the Regional flood line and to rezone the lands above the flood line from R6 to GC1. **Status:** no approval, closed in 2007.

¹⁴ By-law 137-09 repealed By-law 245-88. By-law 245-88 identified the lands regulated by Zoning By-law 256-88 as a site plan control area. The site plan control area was expanded by By-law 137-09.

- **13045 Yonge Street** – Proposed Zoning By-law Amendment and Site Plan approval to permit, as an exception for the subject lands, the sales and service of motorcycles. **Status:** closed.

In addition, certain zoning by-law amendment applications have been initiated for development for lands with frontage onto local streets within the study area. These included:

- **238 Douglas Road** – Proposed Zoning By-law Amendment and Plan of Subdivision showing a 16 metres right-of-way on Douglas Road, 1 retained lot and 2 infill lots, and the limits of environmental lands as defined by an Environmental Impact Statement prepared as part of the application. **Status:** denied by OMB.
- **7 Lakeside Crescent (Private Road)** - Proposed Zoning By-law Amendment to exempt the subject lands from Section 5.6 of By-law No. 256-88 to permit the construction of a single family dwelling on "Lakeside Crescent", a private lane. Section 5.6 requires a dwelling to be located on a public, assumed road. A Site Plan application was filed, requesting approval to construct a single detached dwelling on the lands. **Status:** approved in 2007.

6.7.1. Site Plan and Committee of Adjustment Applications

Site Plan Applications on lands within the 2013 Floodline

Between approval of the existing SPA in 1995 and 2014, there have been over **50 site plan applications** within and in proximity to the 2013 Floodline area. The majority of these site plan applications related to additions and/or modifications to existing residential structures or for the replacement of existing residential structures. A smaller number of site plan approval requests related to additions and/or modifications to existing non-residential structures on lands within with frontage onto King Road, Yonge Street or North Lake Road. Figure 28 - Site Plan Applications in the Study Area provides an overview of closed and active site plan applications on lands within and adjacent to the 2013 Floodline.

Typically, applications for site plan approval resulted in replacement homes of a greater size than previously existed. Analysis of these site plan applications received indicates that the average gross floor area of replacement homes in the study area is **346** square metres (3724 square feet). These dwellings replaced homes which were approximately **194** square metres in size. It can be observed that replacement dwellings are typically larger than the homes they replace.

Site Plan Applications on lands within the Lake Wilcox SPA Sub-areas

Within the Lake Wilcox north shore sub-area of the existing SPA, there have been **24 site plan applications**, primarily along Lakeland Crescent, North Lake Road, Willowbank Avenue, Rosemary Avenue and Wildwood Avenue, indicating an interest in the redevelopment of the existing buildings and structures. Within this sub-area, requests for site plan approval have been for single family, detached residential forms of development.

No site plan applications have been initiated within the King Road, north side sub-area. Within the King Road, south side sub-area, **4 site plan applications** for non-residential development have been received and these applications were for lands only partly within the sub-area and/or floodplain.

Committee of Adjustment Applications

The majority of Committee of Adjustment applications have been for minor variance approval. Since the approval of the existing SPA in 1995, there have been approximately **40 minor variance applications**. In most instances, minor variance applications were filed concurrently with site plan applications.

Within the existing SPA, only **2 severance applications** were approved within the Lake Wilcox north shore sub-area since the SPA was approved in 1995:

- **190 Lakeland Crescent** – a severance, with an associated minor variance application, was granted in 1997, and
- **45 Willowbank Avenue** – a technical severance to separate two lots which merged in title, and each contained a detached structure, was granted in 2008.

A detailed list of planning applications is provided in Appendix “F” – Site Plan and Committee of Adjustment Applications, 2014.

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**Site Plan Applications
(2014)**

- SPA (Existing Approved)
- Flood Line (2013)
- Watercourses
- Waterbodies
- Site Plan Status**
- Closed
- Active

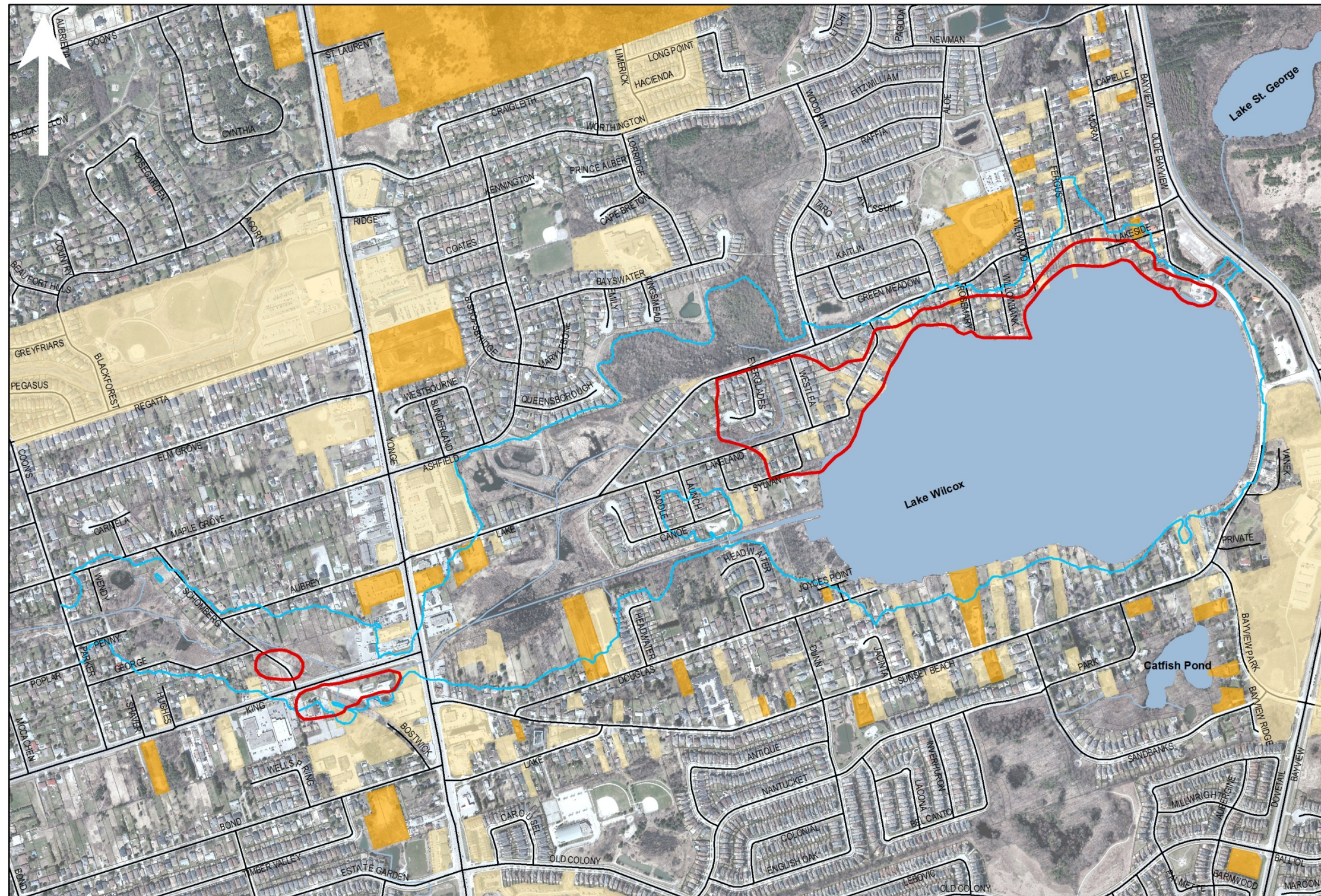


Figure 28 - Site Plan Applications in the Study Area

6.7.2. Development Potential

The assessment of development potential based on the OP (2010) policies within the 2013 Floodline provides an opportunity to understand where change may occur over the OP's planning horizon. Based on the existing land use designations established by the OP for the lands within the 2013 Floodline, development potential can be grouped into two categories: (1) potential replacement of existing single family detached housing on lots with older, smaller homes within the "Neighbourhood" designation; and (2) potential redevelopment on lands within the "Oak Ridges Local Centre" designation. Figure 29 - Development Potential identifies the lands with potential for new development which is discussed below.

6.7.2.1. Replacement Housing in the "Neighbourhood" Designation

Replacement housing potential for lands within the "Neighbourhood" designation was estimated using two criteria: the age and size of the existing buildings and structures. Buildings and structures built prior to 1979 and smaller than 175 sq. m., or the average size of buildings and structures built after 2000 within the 2013 Floodline area, were identified as having replacement potential over the planning horizon of the OP.

Based on these criteria, the analysis of replacement housing potential within the "Neighbourhood" designation indicates that **117** parcels, or **19.80%** of parcels within the 2013 Floodline area, contain buildings and structures that have replacement potential.

The majority of parcels containing buildings and structures with replacement potential are located within or in proximity to the Lake Wilcox north shore sub-area of the existing SPA. As previously indicated, this area is regulated by Zoning By-law 256-88, which restricts development to 40% coverage, requires flood proofing measures and is subject to site plan control.

A significant portion of parcels containing buildings and structures with replacement potential are located in the area immediately north of the King Road, north side sub-area of the existing SPA. These parcels are primarily located along Aubrey Avenue and Schomberg Road. A large portion of this area is regulated by Zoning By-law 1275, which predates OPA 129 and was in effect before the existing SPA was approved in 1995. The by-law does not include a coverage restriction nor does it require flood proofing measures or site plan approval. Zoning By-law 434-88, which also regulates the use of land within this area, identifies a "Flood" zone and requires floodproofing measures only in the "GC1-FD" zone. The single family detached residential forms of development within this area, and throughout the westerly extent of the floodplain as defined by the 2013 Floodline, are not presently subject to site plan control.

As previously indicated, many of the parcels containing buildings and structures with replacement potential are located within the Lake Wilcox north shore sub-area and immediately north of the King Road, north side sub-area. Without the SPA overlay in these areas, the parcels would be subject to the "One Zone" Concept and/or other development standards as determined by the TRCA. Under the "One Zone" Concept, the scale of replacement dwellings could potentially be undersized by contemporary standards. As previously indicated, the analysis of site plan applications received within the study area

indicates that the average size of replacement homes in the study area is 346 square metres (3724 square feet).

6.7.2.2. Redevelopment in the “Oak Ridges Local Centre”

Figure 29 - Development Potential and Table 6 - Development potential for lands in the Oak Ridges Local Centre (next page) identify 6 properties within the 2013 Floodline which are designated “Oak Ridges Local Centre” in the OP that are wholly or partly within the floodplain and that have limited or no potential for expansion outside of the floodplain. As previously noted, the “Oak Ridges Local Centre” designation envisions that these properties will develop into a low-rise, pedestrian-oriented, mixed-use centre serving the Oak Ridges community. For these properties, the OP anticipates a range of uses in a mixed-use format, including residential, to a maximum height of 4 storeys and 1.0 Floor Space Index (FSI). These properties were designated “Commercial Core” by OPA 129, which anticipated a range of retail and commercial uses. Presently, these properties accommodate low-rise, commercial / retail uses either in stand-alone buildings and structures or in the form of attached plazas.

Table 6 - Development potential for lands in the Oak Ridges Local Centre identifies these properties by address and provides an estimate of the existing and potential Gross Floor Area (GFA) based on the land use permissions established in the “Oak Ridges Local Centre” designation.

Table 6 - Development potential for lands in the Oak Ridges Local Centre

Address	LOT CHARACTERISTICS				MIXED USE SCENARIO AT 1.0 FSI			
	Existing Use / Structure	GFA Existing (est.)	Existing Lot Area (Sq. M.)	Lot Area in Proposed Area B (Sq. M. / %)	Assumed Developable Area in SPA ¹⁵	Potential Non Res. GFA in SPA (Sq. M.)	Potential Res. GFA in SPA (Sq. M.)	Potential Units in the SPA ¹⁶
13025 Yonge St.	2 str. retail plaza	1039.58	4409.83	4409.83 / 100%	1762.4	440.6	1321.8	14
13035 Yonge St.	1 str. post office	154.40	1186.34	1132.53 / 95.6%	453.0	113.25	339.75	3
13045 Yonge St.	1 str. plaza	392.92	3391.46	2810.53 / 82.9%	1124.2	281.05	843.15	9
31 North Lake Rd.	1 str. animal clinic	297.98	2617.87	1288.53 / 49.2%	515.4	128.85	386.55	4
45 North Lake Rd.	1 str. utility structure	113.32	1857.21	1341.89 / 72.6%	536.8	134.2	402.6	4
49 North Lake Rd.	2 storey retail structure	597.35	4462.55	4250.67 / 95.3%	1700.1	425.02	1275.08	13
TOTAL		2595.55	17925.26		6091.1	1522.97	4568.92	47

¹⁵ A buildable area of 40% of the lot area was assumed to account for surface parking and buffering.

¹⁶ An average unit size of 93 sq. m. was assumed for this analysis.

The potential GFA for development for each property is estimated based on the height and density permissions of the “Oak Ridges Local Centre” designation - 4 storeys with a 1.0 Floor Space Index (FSI). For each property, the proportion of the property within the proposed SPA was identified and buildable area of 40% was assumed to account for setbacks, surface parking and buffering to the natural heritage feature generally located to the east and/or south of Area “B.” The estimated potential GFA for each property is split into a residential category (representing 75% of the total) and a non-residential category (representing 25% of the total, as the “Oak Ridges Local Centre” encourages non-residential uses at grade).

As noted in Table 6 - Development potential for lands in the Oak Ridges Local Centre, approximately 1523 sq. m. of potential non-residential GFA and 4569 sq. m. of potential residential GFA is estimated for the identified properties. The 4569 sq. m. of potential residential GFA is estimated to equal approximately 47 units. The potential GFA for each property is estimated and may not be achievable due to the property configuration, design criteria and other restrictions and/or considerations. However, the potential non-residential and residential GFA on the identified properties is estimated to be greater than what presently exists today.

The analysis of these properties indicates that there is development potential based on the existing land use permissions established by the “Oak Ridges Local Centre” designation, in both a mixed use format and a commercial/retail format. However, the 2013 Floodline indicates that the floodplain has expanded to include either a greater proportion or the entirety of these properties and there is limited or no potential for expansions outside of the floodplain. Should these lands be subject to the “One Zone” Concept, the scale of development would not allow for the land use vision and planned function of the “Oak Ridges Local Centre” designation to be achieved. Accordingly, it is prudent to consider a reconciliation of the existing SPA to include these lands.

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Development Potential
(2010 Official Plan)

- SPA (Existing Approved)
- Flood Line (2013)
- Watercourses
- Waterbodies
- Potential Replacement Housing
- Potential Mixed Use

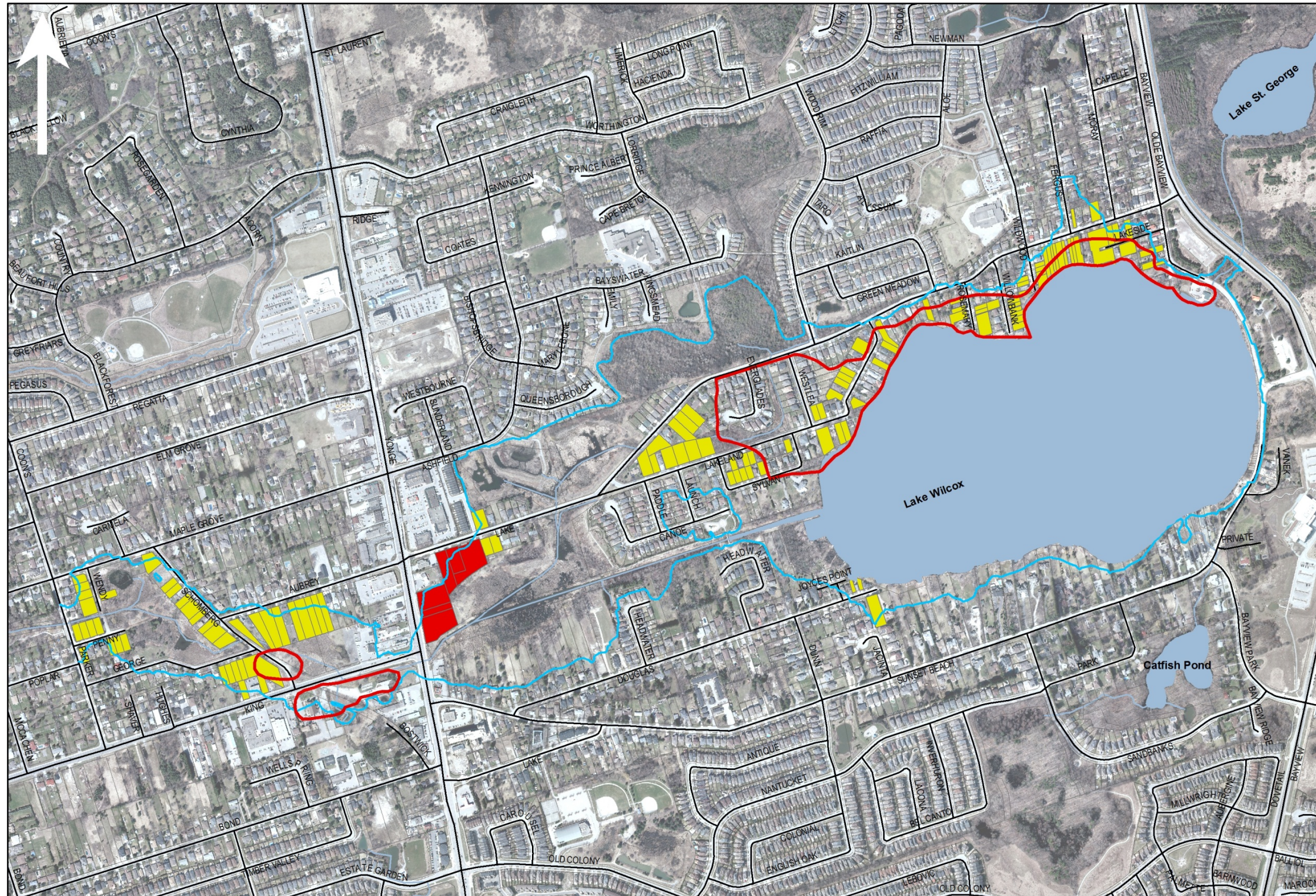


Figure 29 - Development Potential

6.8. Planning Vision for the SPA Area

As noted previously, the OP (2010) establishes the land use vision for Richmond Hill through a defined urban structure framework of centres and corridors, neighbourhoods, employment lands, and a connected Greenway System. The OP's existing SPA policies form part of the land use vision by continuing to recognize the north shore of Lake Wilcox and the East Humber Valley Corridor, where the King Road north side and south side sub-areas are located, as areas within Richmond Hill that have historically existed in the floodplain. The SPA policies provide for the continued viability of existing uses.

Through the technical analysis undertaken as part of this report, it was determined that the floodplain, as defined by the 2013 Floodline, has expanded modestly. The existing Lake Wilcox SPA, as approved in 1995, remains within the floodplain except for a portion of the King Road, south side sub-area which is now outside of the floodplain.

The majority of lands within the 2013 Floodline are within the Greenway System and are designated as "Natural Core" or "Natural Linkage." As previously indicated, new growth is directed away from lands in the Greenway System so that over time, its natural functions are improved.

A significant portion of the lands within the 2013 Floodline are designated "Neighbourhood." Lands in the "Neighbourhood" designation are envisioned to develop in a predominantly low-density residential, single family detached form. For those lands within the "Neighbourhood" designation and the floodplain, the redevelopment of existing single family detached dwellings has been permitted by the SPA overlay. This framework has allowed the existing older, cottage-like dwellings along the north shore of Lake Wilcox to be replaced with new single family detached dwellings over time. While the SPA overlay has been effective in allowing part of the Lake Wilcox north shore sub-area to redevelop over time, an analysis of replacement housing has indicated that significant replacement potential remains within this sub-area and in the area north of the existing King Road sub-areas along Schomberg Road. Without the SPA overlay, the replacement of existing single family detached dwellings at the scale presently observed may not be realized. It should be noted that while replacement housing is anticipated by the existing SPA policies, the OP (2010) implements the PPS, 2014 and limits intensification within the SPA by prohibiting new lot creation.

A smaller portion of the lands within the 2013 Floodplain are designated "Oak Ridges Local Centre," which is a 'centre' within Richmond Hill's urban structure framework. New growth is directed to the "Oak Ridges Local Centre," which is envisioned to develop as a low-rise, pedestrian-oriented, mixed-use centre to serve the Oak Ridges community. The designation permits a range of uses in a mixed-use format to a maximum height of 4 storeys and 1.0 Floor Space Index (FSI). Based on the 2013 Floodline, several properties within the "Oak Ridges Local Centre" designation are now wholly or significantly within the floodplain. Should these properties be subject to the "One Zone" Concept, the scale of permitted development would not allow for the land use vision and planned function of the "Oak Ridges Local Centre" designation to be achieved on these lands.

On that basis, the SPA Concept remains the applicable floodplain management approach required to support the continued viability of the "Neighbourhood" and "Oak Ridges Local Centre" designated lands within the 2013 Floodline.

7. Special Policy Area Justification

The findings of the technical analysis (which includes the floodplain characterization, analysis of risk, floodplain remediation assessment and assessment of emergency management) and the land use planning analysis (which includes the policy context, an assessment of existing conditions and the land use vision established by the OP (2010)) establish the basis for the recommended boundary reconciliations and policy modifications for the Lake Wilcox SPA. The recommendations set out in this report are made in accordance with the MNR's technical guideline for SPAs.

For the purpose of this report, the existing Lake Wilcox SPA is divided into three sub-areas:

- Lake Wilcox north shore (corresponding to the historical community located along the northern extent of the Lake Wilcox shoreline);
- King Road, north side sub-area; and,
- King Road, south side sub-area (corresponding to the historical arrangement of uses within East Humber Valley Corridor located in proximity to Yonge Street and King Road).

7.1. Existing SPA Analysis

The existing SPA has a “gross” total area of **15.23** hectares and a “net” total area of **11.99** hectares. The three existing SPA sub-areas are arranged by largest to smallest:

- Lake Wilcox north shore sub-area (representing 86.57% of the total area of the SPA, **175** parcels and **13.12** “gross” or **10.38** “net” hectares),
- King Road, south side sub-area (**6** parcels, **1.45** “gross” or **1.21** “net” hectares), and
- King Road, north side sub-area (**4** parcels, **0.65** “gross” or **0.40** “net” hectares).

When approved in 1995, the existing SPA was intended to provide for the continued viability of the existing uses located within the Lake Wilcox north shore area and the East Humber Valley Corridor in proximity to the intersection of Yonge Street and King Road. As previously noted, the boundary of the existing SPA as defined by OPA 129 was carried forward into the Town's OP (2010). The SPA policies were also carried forward and modified as recommended by MMAH.

The Lake Wilcox north shore area sub-area is the largest sub-area of the existing SPA. Here, the existing uses are primarily residential in character and are comprised of single family detached dwellings. Within the East Humber Valley Corridor, the King Road, north side and the King Road south side sub-areas the existing uses are residential (north side) and non-residential in character (south side). The sub-areas within the East Humber Valley Corridor are non-contiguous to the Lake Wilcox north shore sub-area and contain a large proportion of lands within the Greenway System.

A detailed technical table for the parcels of land within the existing SPA boundary (arranged on a sub-area basis) is provided for in Appendix “G” – Existing Special Policy Area Inventory.¹⁷ For each parcel of land within the three sub-areas of the existing SPA, the property address, Official Plan designation

¹⁷ Figure 17 - Existing SPA Context and Table 3 - Characteristics of the Existing SPA also provide information on the character of lands in the existing SPA.

(OP, 2010 and OPA 129), development history (through related planning applications), zoning, date of construction, gross floor area (GFA) and property description (based on MPAC data) is provided.

7.2. Basis for Boundary Reconciliation

As previously discussed in Section 2.3, the MNR's technical guideline for SPAs identifies five scenarios for changes to SPA boundaries and/or policies, including adjustments due to floodplain enlargement. The 2013 Floodline, as prepared by the TRCA on the basis of updated floodplain mapping and modelling (and as shown on Figure 5 Regulatory Floodplain Mapping 2013 – Lake Wilcox Special Policy Area on page 24), has determined that the floodplain has expanded. On that basis, it is necessary to reconcile the existing SPA boundary with the 2013 Floodline to ensure that it, along with the OP's land use vision, policies and regulations continue to correspond to the existing and planned conditions.

Based on the Floodplain Characterization undertaken by the TRCA (and as discussed in Section 3), alternatives were investigated for reducing or eliminating the extent of the floodplain. It was determined that the primary influence on the floodplain in the existing Lake Wilcox SPA is the capacity of the culvert at Yonge Street into which the Lake Wilcox outlet channel discharges. During the Regulatory storm event, the culvert does not have sufficient capacity to convey the Regulatory flows tributary to its location, and this results in floodwaters building up in the valley/floodplain behind Yonge Street. Flood depths on the upstream (west) side of Yonge Street eventually reach a level that allows water to flow over and across Yonge Street, and into the East Humber River on the downstream (west) side of Yonge Street. No reasonable alternatives to remove all vulnerable structures from the floodplain were found. Ultimately, the relatively flat topography within the overland areas in the existing SPA promotes a wide, shallow floodplain. It would require major engineering works, including regrading of the shoreline of Lake Wilcox, to eliminate the wide shallow floodplain that exists.

From a planning perspective, the land use vision for Richmond Hill is established by the OP (2010). It was determined that the majority of lands within the 2013 Floodline form part of the Greenway System and are designated "Natural Core" or "Natural Linkage." New growth is directed away from the Greenway System so that its natural functions can be improved over time. However, a significant portion of the lands within the 2013 Floodline are designated "Neighbourhood" where the replacement of existing, older single family detached dwellings is anticipated and but is not possible at the scale presently observed without the SPA. While replacement housing is anticipated, the existing SPA policies implement the PPS, 2014 and limit intensification within the SPA by prohibiting new lot creation. Likewise, certain lands designated "Oak Ridges Local Centre," where new growth is anticipated, are now wholly or significantly within the floodplain. Without the SPA, these properties could not be developed to achieve the land use vision and planned function of the "Oak Ridges Local Centre" designation.

As the remediation of the flood hazard is not a feasible option, the continued utilization of the SPA overlay will allow for the land use vision of the OP (2010) for the "Neighbourhood" and "Oak Ridges Local Centre" designations to be realized, a reconciliation of the existing SPA boundary to correspond to the 2013 Floodline and is required to maintain the viability of the communities that exist within the floodplain in this area.

As a means of synthesizing the technical (floodplain characterization, flood risk and emergency management) and land use planning policy considerations inherent in SPA boundary reconciliation,

planning principles were developed to guide whether lands should or should not be added to the Lake Wilcox SPA. The principles are grouped into two categories - addition of lands to the existing SPA or removal of lands from the existing SPA – and are outlined below:

Principles for Removing Lands from the Existing SPA:

1. The lands are now outside of the 2013 Floodline.
2. The lands are now within, or can be added to, the Greenway System as defined in the Town’s OP (2010).
3. There is expansion potential for existing structure(s) on the lands outside of the floodplain.
4. The lands have been comprehensively redeveloped since the SPA has been approved (i.e. a Plan of Subdivision has been registered and lots were graded to account for flooding concerns and/or the lots and structure(s) do not demonstrate redevelopment or replacement potential beyond what is possible in the “One Zone” Concept).

Principles for Adding Lands to the Proposed SPA:

5. The lands are now within the 2013 Floodline.
6. The lands and/or structure(s) are within the hydraulic floodway/an area of high risk based on flood depths or velocity or product of depth and velocity (i.e. the existing dwellings on the lands would have no or limited expansion potential in accordance with the “One Zone” concept).
7. The lands have redevelopment or replacement potential and help to complete the streetscape (i.e. GFA is inconsistent along the streetscape and the evolving character is greater than that which would be permitted in accordance with the “One Zone” concept).

7.3. Proposed SPA Analysis

In compliance with the MNR’s technical guideline for SPAs, the modifications to the existing Lake Wilcox SPA boundary are recommended based on the land use vision of the Town’s OP (2010) and a reconciliation of the existing SPA boundary with the 2013 Floodline. Figure 30 - Proposed SPA Area identifies the existing and proposed SPA. Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed) and Table 10 identify lands proposed for deletion, retention and addition to the existing SPA boundary. As with the existing SPA, the proposed SPA is comprised three sub-areas:

1. Sub-area "A" - Lake Wilcox North Shore
2. Sub-area "B" - Oak Ridges Local Centre Lands
3. Sub-area "C" - Schomberg Road

The proposed SPA has a “gross” area of **18.54** hectares. This represents a modest increase to the existing SPA which has a “gross” area of **15.23** hectares. The proposed SPA contains **195** parcels and **191** existing units. This represents a modest increase from **185** parcels and approximately **177** units within the existing SPA. Based on the existing land use permissions, the potential unit built out for the proposed SPA is estimated to generally remain constant in Sub-area “A” and Sub-area “C,” at 177 and 14 units as a result of the no new lot creation policy within the OP (2010). Area “B” presently contains no residential

units. However, the existing land use permissions established by the “Oak Ridges Local Centre” designation could yield a potential of 47 residential units within the SPA area in a mixed-use form.¹⁸

¹⁸ Additional details on methodology and assumptions are provided in Redevelopment in the “Oak Ridges Local Centre” on page 66.

**LAKE WILCOX
SPECIAL POLICY
AREA REVIEW**

Proposed SPA Area

- Display**
- SPA (Proposed)
 - SPA (Existing Approved)
 - Flood Line (2013)
 - Waterbodies
 - Watercourses

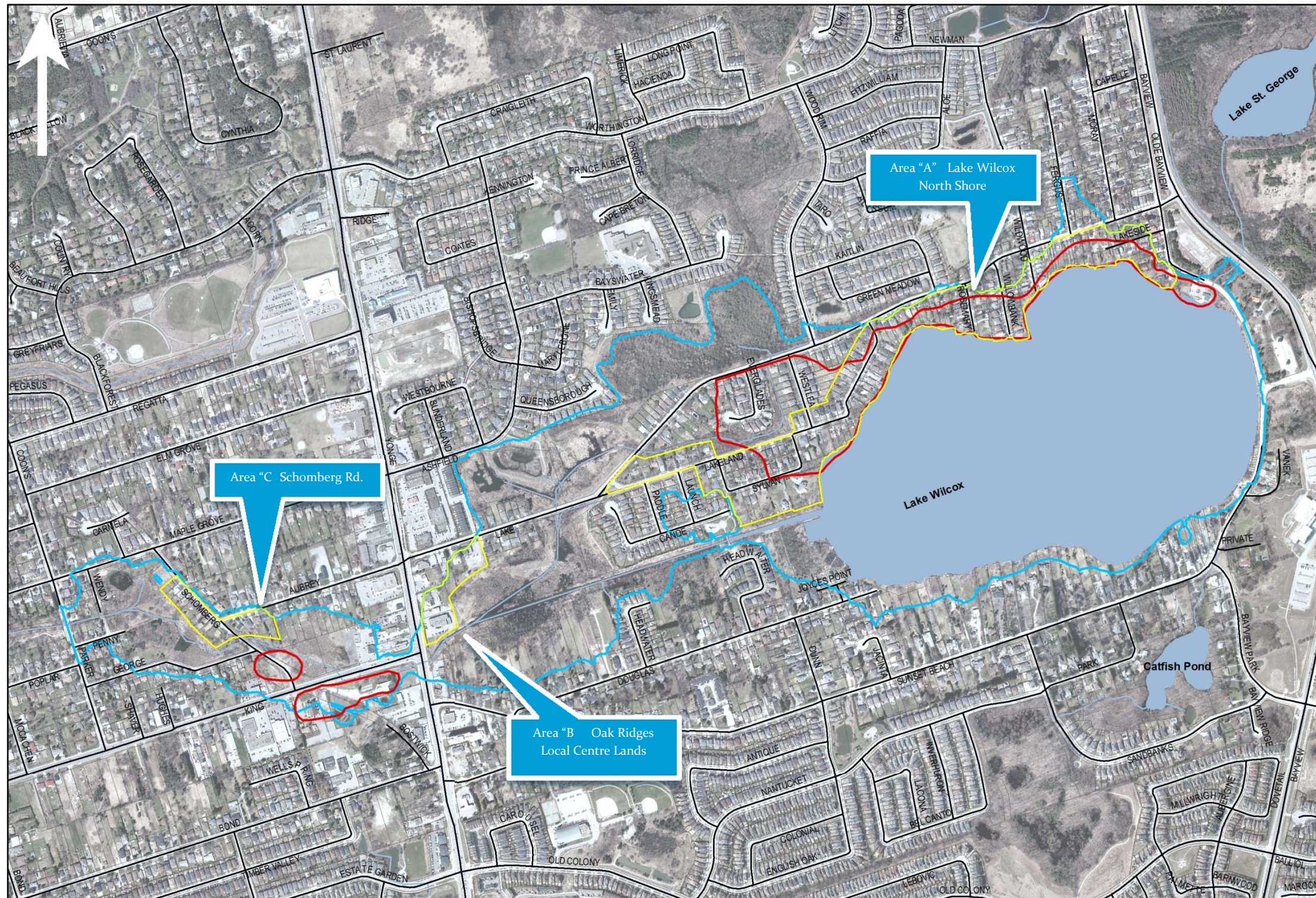


Figure 30 - Proposed SPA Area

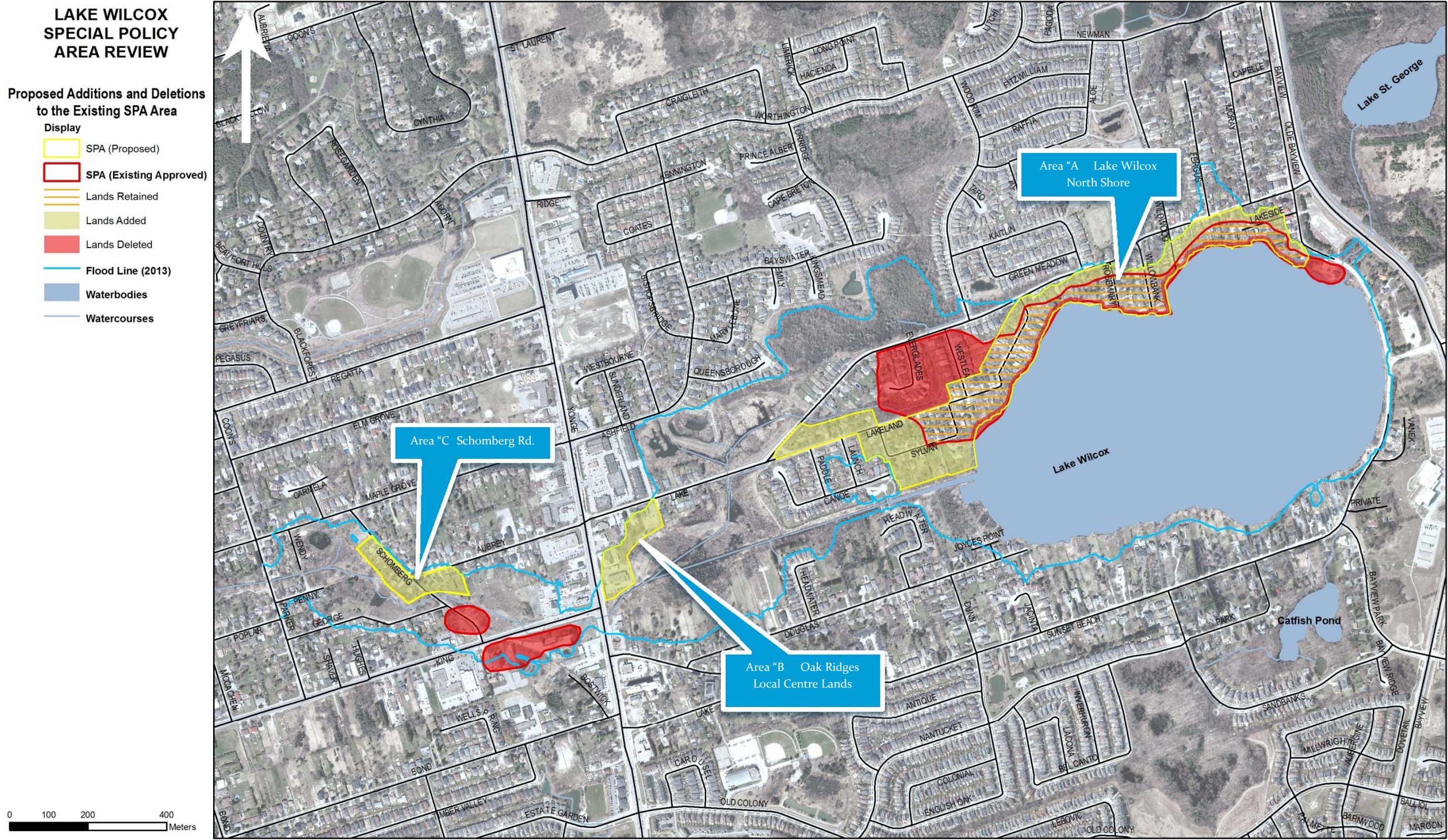


Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed)

Table 7 - Detailed Overview of SPA Sub-Areas

SPA AREA	SIZE			UNITS			RECOMMENDATION	RECOMMENDATION	RISK ANALYSIS			Planning Characteristics			
	Gross Ha	Net Ha	Parcels	Existing	Potential	Est. Pop'l*			Recommendation	Supporting Rationale	Streets Providing Access to Sub Area	Category of Risk	Sensitive Uses	Land Use Designation(s)	Permitted Uses
EXISTING / APPROVED SPA AREA, BY SUB-AREA															
LAKE WILCOX NORTH SHORE AREA	13.12	10.38	175	177	177 (no new lot creation)	616	<i>Existing Lake Wilcox North Shore area to be reconciled with 2013 Floodline & OP Vision (see "Proposed > Sub-area "A" Lake Wilcox North Shore)</i>	Approved by OMB approval of OPA 129 in 1995. Recommendations outlined below (to retain, add or delete certain portions of the existing sub-area).	North Lake Road, Wood Rim Drive, Wildwood Ave, Moray Avenue, Bayview Avenue (north)	Regional Depth: Generally 1-2 m Regional Velocity: Generally 0-1 m/s Risk: Generally High, with periphery in Moderate and Low	OPA 129 policies updated by OP (2010) to reflect PPS, 2005 policies on sensitive uses	"Neighbourhood" (OP 2010)	Low-rise residential (single, semi-detached, duplex). No new lot creation applies.	Required to the satisfaction of Town/TRCA (OP (2010) SPA Policies)	Required to the satisfaction of Town/TRCA
Area to be retained and/or added¹⁹	8.18 (retained)	--	175	159	171	596	<i>Certain lands in the existing Lake Wilcox North Shore area should be retained and certain lands should be added.</i>	The central portion of Area "A" is proposed to be retained in order to permit for continued single family, detached residential redevelopment in the area. Retaining the SPA overlay in this area will permit for continued redevelopment in the form of replacement housing, property improvement and the completion of streetscapes in a consistent manner. As replacement homes are generally of a greater construction quality and floodproofing is required, the risk to public health and safety and property damage is minimized when compared to many existing, older dwellings.	North Lake Road; Westlea Avenue	Regional Depth: Generally 1-2 m, with northern extent at 0-1 m. Regional Velocity: 0.1m/s Risk: Generally High (Depth > 0.8 m)	OPA 129 policies updated by OP (2010) to reflect PPS, 2005 policies on sensitive uses	"Neighbourhood" (OP 2010)	Low-rise residential (single, semi-detached, duplex). No new lot creation applies.	Required to the satisfaction of Town/TRCA (OP (2010) SPA Policies)	Required to the satisfaction of Town/TRCA
Area to be deleted	4.94	--	45	43	43	150	<i>Certain lands in the existing Lake Wilcox North Shore area should be deleted.</i>	The northwestern extent of Area "A" (generally those lands with frontage onto Everglades Court and Westlea Avenue) is proposed to be deleted. Prior to the approval of the existing SPA by the OMB in 1995, these lands were undeveloped. Subsequently, these lands have been comprehensively redeveloped as part of a plan of subdivision and little redevelopment and expansion potential is possible on these lands.		Regional Depth: Generally 0-0.5 m., some areas with 1-2m Regional Velocity: 0 – 1 m/s Risk: Generally Low, some portions High	OPA 129 policies updated by OP (2010) to reflect PPS, 2005 policies on sensitive uses	"Neighbourhood" (OP 2010)	Low-rise residential (single, semi-detached, duplex). No new lot creation applies.	Required to the satisfaction of Town/TRCA (OP (2010) SPA Policies)	Required to the satisfaction of Town/TRCA
KING ROAD, NORTH SIDE	0.65	0.40	4	0	0	0	<i>Existing King Road, north side area to be deleted</i>	The lands encompassed by the existing King Road, north side sub-area are proposed to be deleted from the SPA. The SPA in this sub-area applies to a single residential property (but does not encompass the residential structure on the lands). The other lands in this SPA sub-area are in the Greenway System related designations (Natural Core) and/or zoned "Flood."	King Road (west); George Street (west)	Regional Depth: 1-2 m Regional Velocity: 0-1 m/s Risk: High (Depth > 0.8 m)	OPA 129 policies updated by OP (2010) to reflect PPS, 2005 policies on sensitive uses	"Natural Core" / "Neighborhood" (OP 2010)	"Natural Core" – environmental type functions / uses "Neighbourhood" - Low-rise residential (single, semi-detached, duplex). No new lot creation applies.	Required to the satisfaction of Town/TRCA (OP (2010) SPA Policies)	Required to the satisfaction of Town/TRCA
KING ROAD, SOUTH SIDE	1.46	1.21	6	0	0	0	<i>Existing King Road, south side area to be deleted</i>	The lands encompassed by the existing King Road, south side sub-area are proposed to be deleted from the SPA. The SPA in this sub-area applies to 6 properties, of which only 1 is entirely in the floodplain. This property is Town-owned and accommodates the Connor Room facility. The other lands subject to the SPA in this area have potential to expand outside of the floodplain.	King Road (west); Bostwick Cres. (south).	Regional Depth: For area still within floodplain, varies from 0 to 2 m Regional Velocity: 0-1 m/s Risk: Varies from Low to High	OPA 129 policies updated by OP (2010) to reflect PPS, 2005 policies on sensitive uses	"Natural Core" / "Oak Ridges Local Centre" (Note: ORLC designation applies to Town-owned lands); some lands are outside 2013 Floodline.	"Natural Core" – environmental type functions / uses "Oak Ridges Local Centre" – generally mixed use forms of development	Required to the satisfaction of Town/TRCA (OP (2010) SPA Policies)	Required to the satisfaction of Town/TRCA
EXISTING SPA AREA (total)	15.23	11.99	184	177	177 (no new lot creation)	616	--	--	--	--	--	As outlined above	--	--	--

¹⁹ Approximately 40-50 parcels are in both the "Area to be retained" and "Area to be added" categories due to the expansion of the floodplain. On that basis, a calculation for this area was undertaken comprehensively to include both categories. It should also be noted that the "Area to be retained" and the "Area to be added" corresponds to the Proposed Sub-area "A" – Lake Wilcox North Shore of the Proposed SPA, identified in the table.

PROPOSED SPA AREA, BY SUB-AREA															
Sub-area "A" - Lake Wilcox North Shore	15.28	11.93	175	159	171 (includes est. 12 dwellings on vacant lots)	596	Proposed Sub-area "A" – Lake Wilcox North Shore reflects a reconciliation to 2013 Floodline & OP Vision	Continued replacement housing, completion of streetscapes and reconciliation with 2013 Floodline (retention and extension to north); opportunity for replacement housing otherwise not possible due to hydraulic floodway and/or completion of streetscapes and reconciliation with 2013 Floodline (westerly extension); and comprehensive redevelopment of lands since approval of existing SPA and limited redevelopment in future (northwesterly deletion).	North Lake Road (via Bayview Avenue, Willowbank Avenue and Woodrim Drive)	Regional Depth: 1-2 m, some areas 0-1 m (periphery) Regional Velocity: 0-1 m/s Risk: Generally High (Depth > 0.8 m), periphery generally in Moderate and Low	OP (2010) policies proposed to be modified to reflect PPS, 2014		OP (2010) policies proposed to be modified to only permit single detached residential in SPA. No new lot creation applies.	OP (2010) policies will maintain flood proofing requirements.	OP (2010) policies will maintain requirement to the satisfaction of Town / TRCA
Sub-area "B" - Oak Ridges Local Centre Lands	1.54	1.54	6	0	47 (potential build out)	97 (based on potential)	Reconciliation to 2013 Floodline & OP Vision	Lands are in the "Oak Ridges Local Centre" designation which envisions modest intensification in a mixed-use format and up to 4 storeys and 1.0 FSI. The land use vision could not be achieved without the SPA.	Yonge Street and North Lake Road	Regional Depth: Generally 0-1 m Regional Velocity: 0-1 m/s Risk: Generally Moderate	OP (2010) policies proposed to be modified to reflect PPS, 2014		OP (2010) policies proposed to be modified to remove certain "sensitive uses," requirement for underground parking and require residential uses above Floodline.	OP (2010) policies proposed to be modified to require flood proofing to the satisfaction of the Town/TRCA, along with specific measures for mixed use development.	OP (2010) policies proposed to be modified to introduce requirement to the satisfaction of Town / TRCA
Sub-area "C" - Schomberg Road	1.72	1.34	14	14	14 (no new lot creation)	49	Reconciliation to 2013 Floodline & OP Vision	Lands are within the 1977 Floodline which has expanded modestly to include a greater portion of the lands in Area "C" as a result of the 2013 update. The lands in Area "C" exhibit similar characteristics to the lands in Area "A." The lands are in the hydraulic floodway and would not be afforded an expansion of existing GFA through the "One Zone" concept.	Schomberg Road (via Maple Grove Avenue and Aubrey Avenue)	Regional Depth: Generally 1-2 m Regional Velocity: 0-1 m/s Risk: Generally High (Depth > 0.8 m), periphery in Moderate and Low	OP (2010) policies proposed to be modified to reflect PPS, 2014		OP (2010) policies proposed to be modified to only permit single detached residential in SPA.	OP (2010) policies will introduce flood proofing requirements.	OP (2010) policies proposed to be modified to introduce requirement to the satisfaction of Town / TRCA
PROPOSED SPA AREA (total)	18.54	14.81	195	173	232 (includes	724	--	--	--	--	--	--	--	--	--

7.3.1. Proposed Boundary Reconciliation

A detailed discussion of the proposed boundary reconciliations for the existing SPA is provided below on a sub-area basis. Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed) on page 85 identifies proposed for reconciliation with the 2013 Floodline and on the basis of the technical and land use planning information presented in this report.

Table 7 - Detailed Overview of SPA Sub-Areas identifies the detailed characteristics of the lands proposed to be retained, added or deleted from the existing Lake Wilcox SPA.

7.3.1.1. Area “A” – Lake Wilcox North Shore Sub-Area

Since the approval of the existing SPA by the OMB in 1995, the SPA overlay has provided for the redevelopment of existing single family detached homes with replacement housing within the Lake Wilcox North Shore Sub-Area (Area “A”). The redevelopment of existing single family detached homes with replacement housing, typically larger, of a greater construction quality and floodproofed, was regulated through Zoning By-law 256-88 and through the site plan control process. This framework for the redevelopment has served the immediate community well and is proposed to be retained with a reconciled boundary based on the 2013 Floodline.

As noted in Table 7 - Detailed Overview of SPA Sub-Areas, Area “A” is 15.28 “gross” hectares in size, representing only a modest increase to the existing Lake Wilcox north shore sub-area which is estimated to be 13.12 “gross” hectares. Within Area “A,” **8.18** “gross” hectares are proposed to be retained, **4.94** “gross” hectares are proposed to be deleted and **6.99** “gross” hectares are proposed to be added.

Lands Retained & Added

As identified in Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed), the central portion of Area “A” is proposed to be retained in order to permit for continued single family, detached residential redevelopment in the area. Retaining the SPA overlay in this area will permit for continued redevelopment in the form of replacement housing, property improvement and the completion of streetscapes in a consistent manner. As replacement homes are generally of a greater construction quality and floodproofing is required, the risk to public health and safety and property damage is minimized when compared to many existing, older dwellings.

Area “A” is proposed to be extended northward to the 2013 Floodline and/or North Lake Road, which are generally contiguous except in the area of Fergus Avenue. For the area north of North Lake Road and east and/or west of Fergus Avenue, the SPA overlay is not recommended due to the determined depth of flooding (less than 30 cm) and a lower level of risk. For these lands, some redevelopment potential may be provided through the “One Zone” Concept that will maintain the character of the area.

The assessment of risk undertaken by the TRCA for the study area has indicated that the lands to the west of Area “A” (identified on Figure 31) are located within the hydraulic floodway, generally limiting existing buildings and any replacement structures to their lawfully existing footprint. The lots in this area are larger and contain older homes with replacement potential. In order to recognize the replacement potential that would otherwise be restricted by the

presence of the hydraulic floodway and to allow for the completion of streetscapes in proximity to the existing SPA which has already seen the development of replacement housing, a westerly extension of Area “A” is proposed. The proposed extension westward includes the lands south of Sylvan Crescent and to the north of Lakeland Crescent where it terminates at North Lake Road. The extension of Area “A” westward will allow for replacement housing on existing lots and will contribute to establishing a consistent streetscape character.

Lands Deleted

The northwestern extent of Area "A" (generally those lands with frontage onto Everglades Court and Westlea Avenue) is proposed to be deleted. Prior to the approval of the existing SPA by the OMB in 1995, these lands were undeveloped. Subsequently, these lands have been comprehensively redeveloped as part of a plan of subdivision and little redevelopment and expansion potential is possible on these lands. For this reason, the SPA in this area is not required and is proposed to be deleted.



Figure 32 – Area "A" of the Proposed SPA

Risk Management

Figure 33 – Regional Event - Risk Conditions for Area "A" identifies areas of low, moderate and high risk within Area “A.” As previously noted in Table 7 - Detailed Overview of SPA Sub-Areas, the lands in Area “A,” as with the existing Lake Wilcox North Shore Sub-area, are generally in the “High Risk” category (where depth is greater than 0.8 m). The northern and western extents of Area “A” are generally within either the “Moderate” or “Low” categories.

Risk within Area "A" will be addressed by a number of policy measures. Area "A" is designated "Neighbourhood" by the OP (2010) and the existing policies, as they apply to this sub-area, are proposed to be modified. The effect of the proposed modifications will be to limit the existing use permissions in the "Neighbourhood" designation to include only single detached residential uses, whereas presently semi-detached residential uses are permitted. The proposed policy modifications will clarify that semi-detached residential uses are not permitted within Area "A", in tandem with the existing "no new lot" creation policy (Policy 3.2.2.4(3)) which is proposed to be maintained. The proposed policy modifications for Area "A" will also clarify that secondary suites are not permitted in Area "A" in order to limit the creation of additional units on existing lots within Area "A."

Sensitive uses, which are addressed by the OP (2010)'s existing SPA policies (Section 3.2.2.4), are proposed to be modified to reflect the PPS, 2014. Furthermore, floodproofing provisions, along with egress (for pedestrians and vehicles), which are required to the satisfaction of the Town / TRCA by the Town's OP (2010), are proposed to be maintained and applied across the proposed boundary of Area "A."

Policy modifications to the "Neighbourhood" policies as they apply within Area "A" are proposed in order to implement the PPS, 2014 and reduce the risk to public health and safety. These policy modifications are outlined in Section 7.3.2 Proposed Policy Modifications.

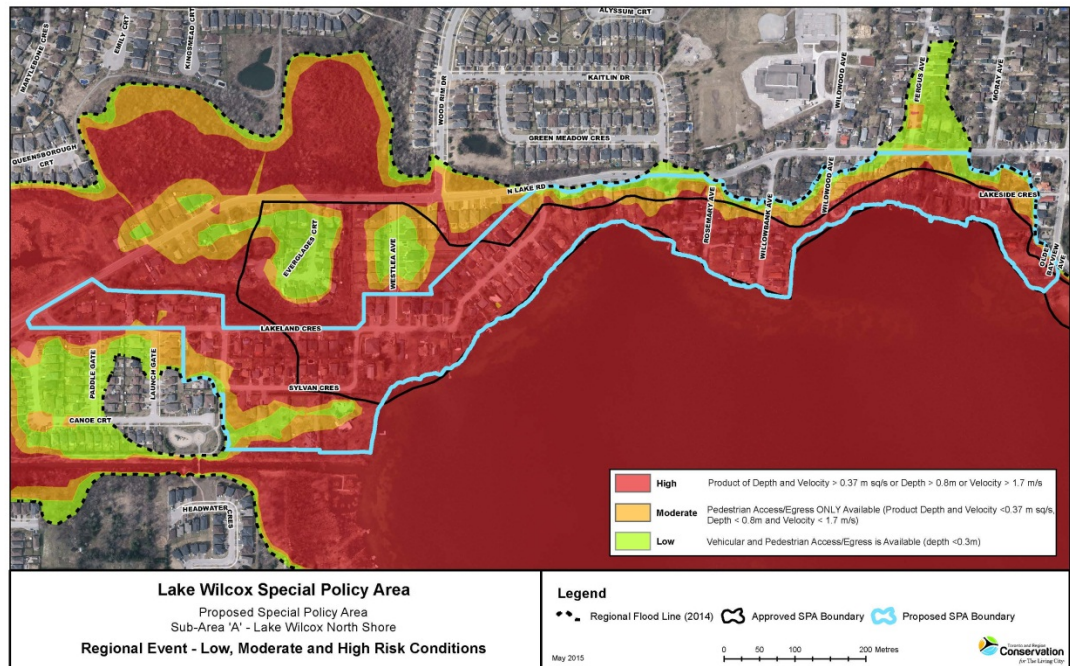


Figure 33 – Regional Event - Risk Conditions for Area "A"

7.3.1.2. Area “B” – Oak Ridges Local Centre Sub-Area

Since its approval by the OMB in 1995, the King Road, north side and south side sub-areas of the existing SPA have supported the viability of residential and non-residential uses in proximity to Yonge Street and King Road. The intent of the existing SPA is maintained by reconciling the boundary of the King Road, north side and south side sub-areas to identify Area “B” and “C” (discussed in Section 7.3.1.3 Area “C” – Schomberg Road Sub-Area) as SPA. Area “B” and “C” support the viability of residential and non-residential uses in this area.

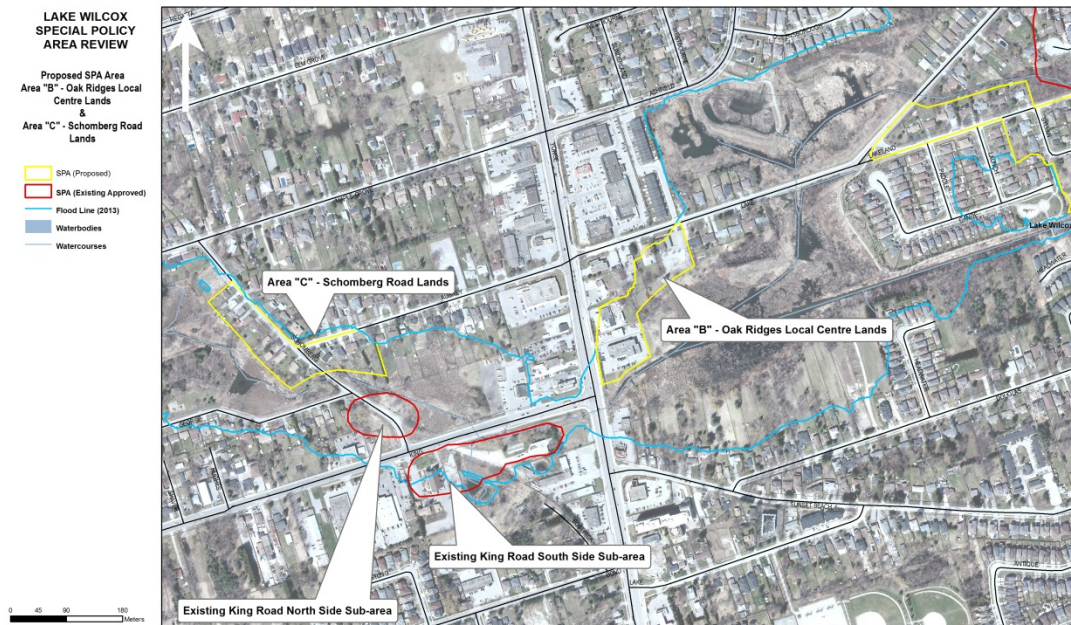


Figure 34 - Areas "B" & "C" of the Proposed SPA

The lands encompassed by Area "B" are designated "Oak Ridges Local Centre" in the OP (2010) and are located east of Yonge Street, north of the Lake Wilcox Channel and south of North Lake Road. The "Oak Ridges Local Centre" designation envisions that the lands will develop into a low-rise, pedestrian-oriented, mixed-use centre serving the Oak Ridges community. Under OPA 129, these lands were designated "Commercial Core" and anticipated a range of retail and commercial uses. The "Commercial Core" designation permitted mixed use commercial and/or medium density residential developments up to a maximum net density of 75 units per hectare and a maximum height of 4 storeys.

Presently the lands in Area "B" serve a commercial function in the form of low-rise commercial type development. These lands have future redevelopment potential in the form of mixed-use development as envisioned in the "Commercial Core" designation of OPA 129 and the "Oak Ridges Local Centre" designation of the OP (2010).

The lands in Area "B" are those lands within the "Oak Ridges Local Centre" which were determined to be within the floodplain as defined by the 2013 Floodline. Area "B" contains 6 parcels (1.54 hectares) which are partly or wholly in the floodplain. As these lands presently

contain low-rise commercial type development, a potential build out scenario based on the “Oak Ridges Local Centre Designation” policies was undertaken to understand the capacity for redevelopment. Through this exercise, it was determined that the potential build out scenario for Area “B” may include an estimated total of 1523 sq. m. of non-residential GFA and 4569 sq. m. of residential GFA based on the existing land use permissions. Based on the assumptions identified in Table 6 - Development potential for lands in the Oak Ridges Local Centre, the residential GFA was estimated to equal approximately 47 units. While the potential GFA and unit count for each property is estimated and may not be achievable due to parcel and/or property size, design criteria and other restrictions and/or considerations, the lands in Area “B” would not be able to accommodate this form of redevelopment and achieve the OP’s vision for the “Oak Ridges Local Centre” designation without the SPA overlay.

Risk Management

As identified on Figure 35 – Regional Event - Risk Conditions for Area "B", the greater share of the lands in Area “B” are in the “Moderate” and “Low Risk” category, where the depth and velocity product is less than 0.4 metres squared per second, the depth is less than 0.8 metres and velocities are less than 1.7 metres per second. Lands in this category are low risk for pedestrians and can be accessed via Yonge Street and North Lake Road. Furthermore, from an emergency planning and management perspective, Richmond Hill Fire Station 8-2 is located at 13067 Yonge St., immediately to the north of Area “B” at the intersection of North Lake Road.

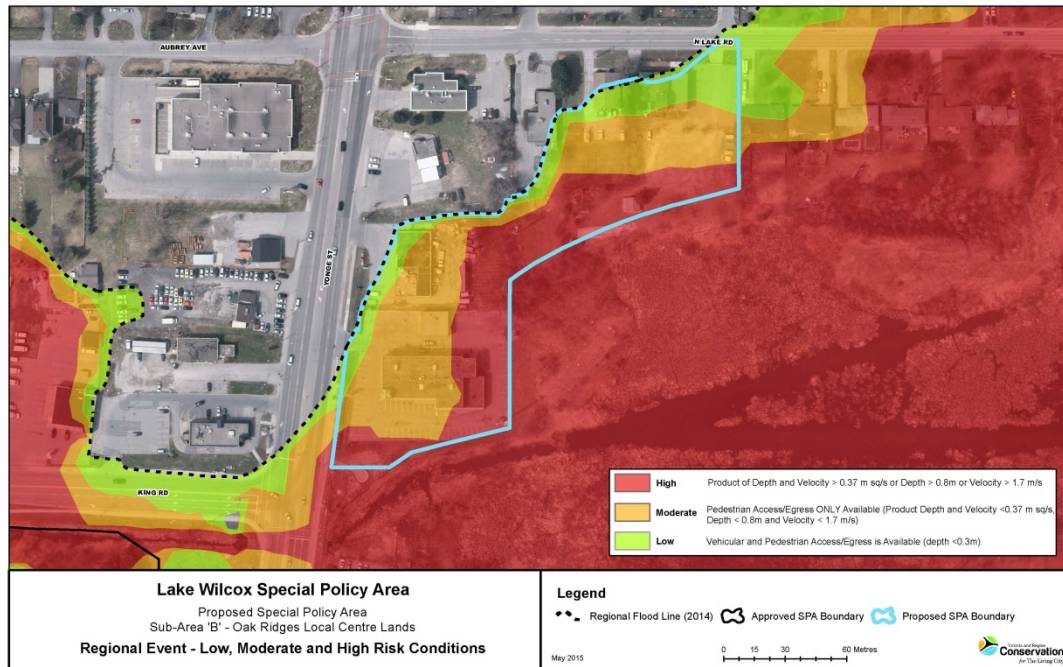


Figure 35 – Regional Event - Risk Conditions for Area "B"

From a policy perspective, risk conditions in Area "B" will be addressed by several measures. The policies of the "Oak Ridges Local Centre" designation - which apply to Area "B" - anticipate a range of uses as part of the land use vision, including mixed use development. In order to

address risk within this sub-area, policies for mixed use development are proposed. The proposed policy modifications will clarify that, for Area “B” where new residential uses are proposed, no habitable living space will be permitted below the Regulatory Flood level, emergency access/egress to and from buildings from flood free lands shall be required above the Regulatory Flood level and that underground parking will not be permitted.

In addition, the "Oak Ridges Local Centre" designation currently permits a range of "Community Uses." Such uses include uses such as long term care facilities and social services. The proposed policy modifications for the lands in Area “B” will remove "Community Uses" (as they relate to sensitive uses) as permitted uses to reflect and implement the PPS, 2014.

The policy modifications to the “Oak Ridges Local Centre” are proposed in conjunction with the boundary reconciliation and are outlined in Section 7.3.2 Proposed Policy Modifications. On that basis, these policy modifications and a reconciliation of the existing SPA boundary based on the 2013 Floodline, will allow for the existing land use vision of the OP for the lands in Area “B” to be achieved while recognizing the flood risk.

7.3.1.3. Area “C” – Schomberg Road Sub-Area

The lands encompassed by Area "C" are designated “Neighbourhood” in the OP (2010) and are located west of Schomberg Road and south of Aubrey Avenue. The lands are immediately north of the existing King Road, north and south-side sub-areas and form part of the East Humber Valley Corridor community.

The lands in Area “C” have historically been identified as flood prone and were within or in proximity to the 1977 Floodline. In 2006 and again in 2013, the floodplain has expanded modestly to include a greater portion of the lands in Area “C.”

From a built form perspective, the dwellings on the lands in Area "C" exhibit similar characteristics to the lands in Area "A" (the Lake Wilcox North Shore Sub-area). However, Area "C" has not seen the same scale of replacement housing and Schomberg Road generally retains its rural cross section and character. The streetscape is characterized by large lot sizes accommodating residential structures generally built between 1940 – 1970 and approximately 110 sq. m. (1180 sq. ft.) in size.

The lands in Area “C” were identified as “Infill” by OPA 129 and are within the boundary of the Elm Grove / Maple Grove / Aubrey Residential Infill Study. The infill study did not identify the lands in Area “C” as having infill or severance potential but it is anticipated that the lands immediately to the east and north of Area "C" will redevelop incrementally through infill development.²⁰ As the area immediately to the east and north redevelops through potential back-lot infill development, it is anticipated that there may be redevelopment pressure in Area “C” for larger dwellings.

²⁰ Infill development is anticipated directly to the east of Schomberg Road, between Aubrey Avenue and Maple Grove Avenue, and to the north through the extension of Carmela Avenue.

Risk Management

As identified on Figure 36 - Regional Event - Risk Conditions in Area "C", the lands are in the "High Risk" category. The risk analysis undertaken by the TRCA also indicates that the lands are located within the hydraulic floodway. The presence of the hydraulic floodway generally limits redevelopment of existing dwellings to their existing footprints, which are undersized compared to other dwellings in the area. Expansions would also generally not be permitted by the "One Zone" Concept. Given the depth of flooding and that the existing development is within the floodway, the application of "Two Zone" Concept is not a viable option at this location. As the northern and eastern extents of Area "C" are in the "Moderate Risk" category, the pedestrian access and egress is provided via Aubrey Avenue and Maple Grove Avenue. Furthermore, Richmond Hill Fire Station 8-2, located at 13067 Yonge St., is located immediately to the east of Area "C" and is accessible via Aubrey Avenue.

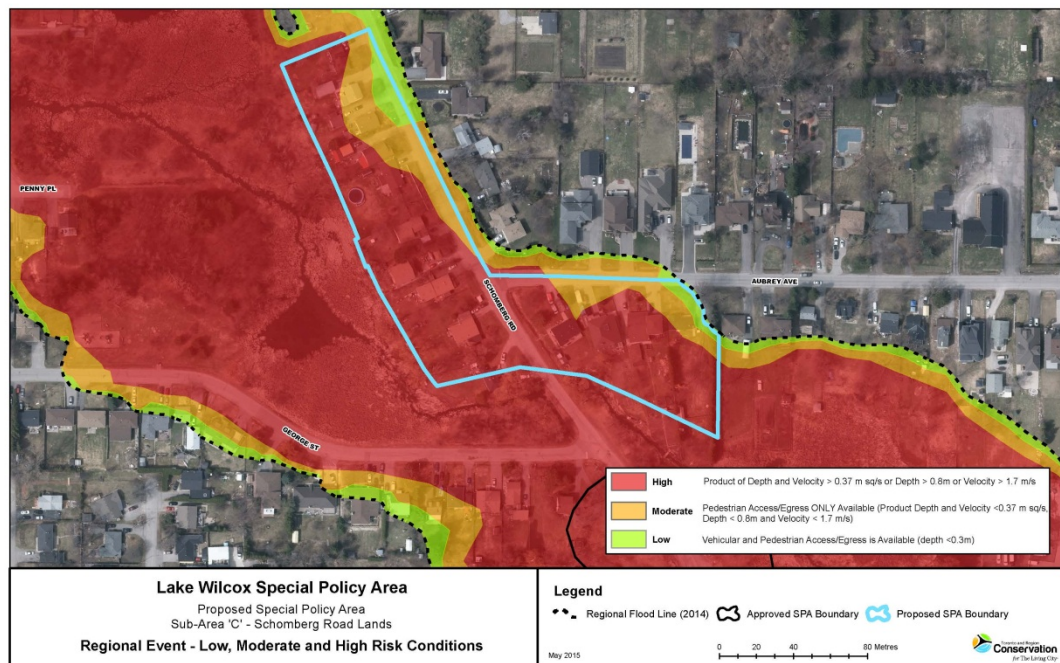


Figure 36 - Regional Event - Risk Conditions in Area "C"

Risk conditions in Area "C" will be addressed by a number of policy measures, similar in scope to those proposed for Area "A." The OP (2010) policies, as proposed to be modified, will limit use permissions in the "Neighbourhood" designation (which apply to the lands) to include single detached residential uses only. The proposed policy modification will clarify that semi-detached uses, presently permitted in the "Neighbourhood" designation, are not permitted within the "Special Policy Area," in tandem with the existing "no new lot" creation policy which applies across the existing SPA area and is proposed to be maintained. Secondary suites are also proposed to not be permitted in Area "C" in order to limit the creation of additional units on existing lots within the sub-area. Policies addressing sensitive uses, which are addressed by the OP (2010)'s existing SPA policies, are also proposed to be modified to reflect the PPS, 2014.

Furthermore, the proposed policies will provide direction for a zoning by-law amendment as the existing, in force zoning by-law for lands (Zoning By-law 1275) in Area "C" does not address floodproofing and other development standards which assist in mitigating risk impacts.

As mentioned previously, the lands immediately to the north and east of Area "C" may redevelop through potential back-lot infill development and it is anticipated that redevelopment pressure for larger dwellings in Area "C" may occur. In order to allow for the lands in Area "C" to redevelop consistently with the lands immediately to the east and north, a reconciliation of the existing SPA boundary (the King Road, north side sub-area and the King Road south side sub-area) to include Area "C" is appropriate. By reconciling the existing SPA boundary to reflect the 2013 Floodline and include Area "C" as part of the SPA, the existing lots in this area will have the opportunity to redevelop in the form of single family detached housing. Furthermore, the application of SPA policies and the proposed policy modifications for the "Neighbourhood" designation in Area "C" (such as limiting of the requirement for floodproofing measures) will work to reduce the risk to public health and safety through an improved quality of development over time.

On that basis, it is appropriate to consider a reconciliation of the SPA boundary with the 2013 Floodline within the East Humber Valley Corridor community to include Area "C". Through this boundary reconciliation, Area "C" will achieve the land use vision established in OPA 129 and carried forward in the OP (2010).

7.3.1.4. Proposed SPA Area Deletions

Approximately 7.05 "gross" hectares are proposed to be removed from the existing Lake Wilcox SPA. On a sub-area basis, 4.94 "gross" hectares are proposed to be removed from the Lake Wilcox North Shore Sub-area (Area "A") and 2.11 "gross" hectares are proposed to be removed with the deletion of the King Road, north side sub-area and King Road, south side sub-area of the existing SPA. The proposed deletions are characterized below.

7.3.1.4.1. Portions of Area "A" – Lake Wilcox North Shore Sub-Area

The northwestern extent of Area "A" (generally those lands with frontage onto Everglades Court and Westlea Avenue) is also proposed to be deleted. This area was redeveloped through a comprehensive plan of subdivision process based on an approved grading plan designed to the appropriate standard of the day. As a result of this process, there is little redevelopment potential for these lands and minor expansions may be facilitated through the TRCA's "One Zone" concept. On that basis, these lands are proposed to be deleted from the existing SPA.

The recommended deletions are identified in Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed) on page 85.

7.3.1.4.2. King Road, North Side Sub-Area

The King Road, north side sub-area of the existing SPA forms part of the East Humber Valley community which was historically identified as being flood prone. This sub-area now forms part of the Greenway System of the OP (2010) and will be protected and

enhanced over the long term. Only one residential property, located on the west side of George Street, is located within this sub-area. For these reasons, the King Road, north side sub-area is proposed to be deleted.

The recommended deletions are identified in Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed) on page 85.

7.3.1.4.3. King Road, South Side Sub-Area

The 6 properties encompassed by the existing King Road, south side sub-area are predominantly within the Greenway System or are Town-owned. Only the Town-owned parcel - which accommodates the Connor Room facility – is entirely in the floodplain. The other lands have potential to expand outside of the floodplain. The extent of the floodplain in this area has decreased on the basis of the 2013 Floodline. For these reasons, the King Road, south side sub-area is proposed to be deleted.

The recommended deletions are identified in Figure 31 – Proposed Additions and Deletions to the Existing SPA Area (Approved and Proposed) on page 85.

7.3.2. Proposed Policy Modifications

In addition to the recommended boundary reconciliations outlined in this report, a series of modifications to the policies of the OP (2010) are recommended to implement the direction of the PPS, 2014 and to minimize the risk to public health and safety within the proposed SPA area.

The policy modifications described below are comprehensively set out in Table 8 - Proposed Policy Modifications to the OP (2010). These policy modifications establish the basis for an Official Plan Amendment (OPA) to the Town's OP. Table 10 provides a detailed overview of the modifications to the OP (2010) and the implementing OPA is attached in Appendix "J" – Official Plan Amendment _ (OPA _).

The modifications to the policies of the OP (2010) may be characterized as follows:

- **Town-wide modifications to reflect the direction of the PPS, 2014**

Certain policies of the PPS, 2005 were modified and in the PPS, 2014. The OP's Natural Hazard (Section 3.2.2.3) and Special Policy Area (Section 3.2.2.4) policies were based on the PPS, 2005. In order to continue to address the Natural Hazard policy goal of limiting the risk to public health and safety and/or of property damage resulting from flooding, the OP's "Natural Hazards" and "Special Policy Area" policies will need to be modified to reflect changes in policy language the PPS, 2014.

For reference, Appendix "A" – Comparison of PPS, 2005 and PPS, 2014 Policies and Definitions sets out the changes between the PPS, 2005 and PPS, 2014 and Table 8 sets out the proposed policy modifications to the OP on the basis of the PPS, 2014.

- **Area-specific modifications to the OP (2010)'s "Neighbourhood" designation for Areas "A" & "C"**

Given the direction of the PPS, 2014 to limit intensification within the floodplain and to minimize risk to public health and safety and given the existing and planned character of Areas “A” and “C,” Staff recommend that residential use permissions within the “Neighbourhood” designation be limited to single family detached uses in order to allow for existing dwellings to be redeveloped in the form of replacement housing. This modification clarifies the land use permission for Areas “A” and “C.”

Table 8 sets out the proposed policy modifications to the “Neighbourhood” designation.

- **Area-specific modifications to the OP (2010)’s “Oak Ridges Local Centre” designation for Area “B”**

Based on the 2013 Floodline, a greater proportion of lands in the “Oak Ridges Local Centre” designation are within the floodplain. The “Oak Ridges Local Centre” designation encourages redevelopment in the form of mixed used development with non-residential uses at grade. The non-residential uses encouraged at grade include “Community Uses,” which are defined in Section 4.1 of the OP (2010) as institutional-type (such as hospitals, schools, places of worship etc.). In order to implement the PPS, 2014 direction to prohibit and/or limit institutional, emergency service and hazardous uses in the floodplain, Staff recommend modifications to the “Oak Ridges Local Centre” designation to prohibit the development of “Community Uses.”

The “Oak Ridges Local Centre” also anticipates mixed use development to a maximum of 4 storeys and 1.0 FSI. In order minimize risk to public health and safety and to minimize potential property damage, Staff also recommends modifications to the “Oak Ridges Local Centre” designation to provide detailed development criteria for mixed-use development – which includes residential uses - within the regulatory floodplain.

Table 8 sets out the proposed policy modifications to the “Oak Ridges Local Centre” designation.

- **Modifications to the OP (2010)’s Schedules**

Modifications to the OP (2010)’s Schedule A2 “Land Use” and Schedule A7 “Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas” are required to implement the Lake Wilcox SPA boundary reconciliation. A new schedule to identify Area “A”, Area “B” and Area “C” of the Lake Wilcox SPA is also required.

Table 8 - Proposed Policy Modifications to the OP (2010)

3.2.2.3 Natural Hazards

Policy #	Council-adopted Policy Text, OP 2010	Revised #	Proposed Policy Text, OPA "X" to OP 2010	Rationale
3.2.2.3 (1)	Development shall be directed away from <i>hazardous lands</i> and <i>hazardous sites</i> by designating all floodplain lands, with the exception of <i>Special Policy Areas</i> and flood vulnerable areas, as part of the Greenway System.	3.2.2.3 (1)	No change.	NA
3.2.2.3 (2)	Development shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is: <ol style="list-style-type: none"> an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day-care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing-measures or protection works or erosion; an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection-works; and/or erosion; and uses associated with the disposal, manufacture, treatment or storage of hazardous substances. 	3.2.2.3 (2)	<p>Development shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <ol style="list-style-type: none"> an institutional use associated with including a hospitals, nursing long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion cares and/or schools where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; an <i>essential emergency service</i> such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and; or an use uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>. <p>Add definitions to 7.2 Definitions:</p> <p>Essential emergency service: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.</p> <p>Hazardous substances: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.</p>	To implement PPS, 2014 policy 3.1.5 (a), (b) & (c) and revised PPS, 2014 definitions.
3.2.2.3 (3)	The Town shall support the efforts of the Conservation Authority in the management of floodplain lands and <i>Special Policy Areas</i> , which are within the Floodplain Regulation Area as shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas). The identification of a new <i>Special Policy Area</i> and any change or modification to the site specific policies, designation or boundaries applying to an existing <i>Special Policy Area</i> shall be approved by the Province, prior to the approval authority issuing its approval.	3.2.2.3 (3)	The Town shall support the efforts of the Conservation Authority in the management of floodplain lands and <i>Special Policy Areas</i> , which are within the Floodplain Regulation Area as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area) Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) . The identification of a new <i>Special Policy Area</i> and any change or modification to the site specific policies, designation or boundaries applying to an existing <i>Special Policy Area</i> shall be approved by the Province, prior to the approval authority issuing its approval. The designation of a <i>Special Policy Area</i> , and any change or modification to the site-specific official plan policies, land use designations or boundaries applying to a Special Policy Area lands , must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.	To implement PPS, 2014 policy 3.1.4 (a)
3.2.2.3 (4)	In <i>Special Policy Areas</i> and where otherwise permitted, <i>development</i> shall be planned and designed in order to minimize flooding	3.2.2.3 (4)	No change.	

	impacts.			
3.2.2.3 (5)	<i>Development and site alteration</i> shall be prohibited within the floodplain subject to Conservation Authority regulations and the natural hazard policies of the Provincial Policy Statement.	3.2.2.3 (5)	No change.	
3.2.2.3 (6)	New lot creation shall be prohibited on <i>hazardous lands</i> and on <i>hazardous sites</i> .	3.2.2.3 (6)	No change.	
3.2.2.3 (7)	A minimum protection zone (or buffer) of 10 metres shall be provided and enhanced from the outer limits of <i>hazardous lands</i> and <i>hazardous sites</i> , as defined by the Town the Conservation Authority, or such greater distance as may be determined through a Natural Heritage Evaluation, a Geotechnical Study, a floodplain assessment, or to conform to Provincial regulations.	3.2.2.3 (7)	No change.	
3.2.2.3 (8)	<i>Hazardous lands</i> and <i>hazardous sites</i> shall be dedicated to public agencies at minimal or no public expense through the <i>development</i> process, where appropriate.	3.2.2.3 (8)	No change.	

3.2.2.4 Special Policy Areas

Policy #	Council-adopted Policy Text, OP 2010	Revised #	Proposed Policy Text Refinements to the OP 2010	Rationale
3.2.2.4 (1)	The policies established and used within the defined limits of <i>Special Policy Areas</i> shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) are areas where the Province of Ontario, the Conservation Authority, and the Town agree to accept a higher level of flood risk.		No change.	
3.2.2.4 (2)	Development, redevelopment or rehabilitation of buildings or structures in accordance with the Zoning By-law may be permitted in <i>Special Policy Areas</i> shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and shall be subject to site plan control.	3.2.2.4 (2) – (5)	<p>Development, redevelopment or rehabilitation of buildings or structures in accordance with the Zoning By-law may be permitted in <i>Special Policy Areas</i> shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and shall be subject to site plan control.</p> <ol style="list-style-type: none"> 2. For lands in <i>Special Policy Areas</i> shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures shall be subject to site plan control. 3. Where lands designated Neighbourhood are identified as being located in “Area “A”” or “Area “C”” of the <i>Special Policy Area</i> as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures may be permitted subject to the following criteria: <ol style="list-style-type: none"> a. Notwithstanding the land use permissions established in 4.9.1, only <i>low-rise</i> single unit detached uses shall be permitted. b. New <i>low-rise</i> single unit detached uses shall be required to be floodproofed to the satisfaction of the Conservation Authority. c. Secondary suites shall not be permitted. 4. Where lands designated Oak Ridges Local Centre are identified as being located in “Area “B”” 	<p>Text for “proposed” policies 3.2.2.4 (2) – (5) is taken from the Brampton SPA as approved by the Ministers of MNR/MMAH.</p> <p>To provide harmonized site plan control requirements for the entire proposed SPA area.</p> <p>To limit forms of development in “Area A,” “Area B” and Area C” as appropriate.</p> <p>To provide guidance for the redevelopment</p>

			<p>of the <i>Special Policy Area</i> as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures may be permitted subject to the following criteria:</p> <ol style="list-style-type: none"> a. Notwithstanding the land use permissions established in 4.3.2.1, Community Uses as identified in Section 4.1 of this Plan shall be prohibited. b. Where new residential uses are proposed, no habitable living space shall be permitted below the Regulatory Flood level. c. An Emergency Plan prepared by a qualified professional will be required for new multi-unit development. Where new development includes a plan of condominium, appropriate provision to execute the operational elements and protocols must be included in the applicable Condominium Act Declaration. d. New development proposing residential uses shall provide warnings for prospective owners and/or tenants. The warnings shall advise purchasers/tenants of the location of the development in the floodplain, to the satisfaction of the Town of Richmond Hill and Toronto and Region Conservation Authority. e. New development must locate primary building system controls such as service units and panels, above the Regulatory Flood level. Where it is technically impractical to locate these systems at or above the Regulatory Flood level, they shall be floodproofed and located at the highest level technically feasible and practical. The minimum floodproofing shall be the 1:350 year storm event, as determined by the Toronto and Region Conservation Authority. f. Underground parking shall be prohibited. g. Pursuant to 3.2.2.4 (15), site specific Official Plan Amendments to the <i>Special Policy Area</i> for intensification beyond the level of <i>development</i> permitted in this Plan shall only be considered through a <i>municipal comprehensive review</i> and subject to the approval of the Ministers of the Ministry of Municipal Affairs and Housing and Natural Resources. h. Secondary suites shall not be permitted. <p>5. The Town shall amend the Zoning By-law on lands wholly or partly designated <i>Special Policy Area</i> and enact provisions, where appropriate, related to minimum building or structure setbacks, maximum lot coverage, minimum height of any building or structure opening, and other such matters as may be determined to be necessary by the Town and/or the Toronto and Region Conservation Authority.</p>	<p>of Area “B” through the land use vision established in the Oak Ridges Local Centre.</p> <p>The policies limit the development of Community Uses (i.e. institutional uses prohibited by the PPS, 2014) and establish requirements for new residential uses.</p> <p>Underground parking is also prohibited.</p> <p>To provide direction for development standards in Area “A” – “C” as part of comprehensive zoning bylaw project.</p>
3.2.2.4 (3)	Notwithstanding policy 3.2.2.4.2, new lot creation shall be prohibited in <i>Special Policy Areas</i> .	3.2.2.4 (6)	No change.	
3.2.2.4 (4)	The approval of minor variance and/or site plan applications for buildings or structures in <i>Special Policy Areas</i> shall be conditional upon the landowner incorporating into the project flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the Town and the Conservation Authority.	3.2.2.4 (7)	No change.	

3.2.2.4 (5)	Where it is not technically feasible or it is impractical to flood protect a building or a structure, or an addition to a building or a structure to the level of the Regulatory Flood Control then, notwithstanding other provisions of this Plan, the Town to the satisfaction of the Conservation Authority, may permit a reduced level of flood protection.	3.2.2.4 (8)	No change.	
3.2.2.4 (6)	The specific level of flood protection to be imposed and any flood protection measures to be implemented relative to individual <i>development</i> applications shall be determined by the Conservation Authority and the Town and in no case shall any building or structure be subject to a risk of flooding in excess of the 1:350 year flood.	3.2.2.4 (9)	No change.	
3.2.2.4 (7)	Ingress and egress for all buildings and structures shall comply with all applicable Provincial safety standards and shall achieve the maximum level of flood protection determined to be feasible. No new building, structure or addition, shall be permitted within the <i>Special Policy Area</i> unless it has been demonstrated to the satisfaction of the Town and Conservation Authority that it would not be: <ul style="list-style-type: none"> a. Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or b. Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood. 	3.2.2.4 (10)	That access and egress to all new buildings and structures providing overnight accommodation shall be safe, pursuant to the provincial floodproofing standards (dry access/egress is preferred). For uses providing overnight accommodation of for redevelopment (not involving an increase in overnight accommodation/residential units), where access and egress cannot achieve provincial flood proofing standards, they must achieve the maximum level of flood protection determined by the Town and the TRCA to be practical and feasible. The stated safe access for all pedestrian and vehicular traffic shall be demonstrated to the satisfaction of the Town and TRCA. Ingress and egress for all buildings and structures shall comply with all applicable Provincial safety standards and shall achieve the maximum level of flood protection determined to be feasible. No new building, structure or addition, shall be permitted within the <i>Special Policy Area</i> unless it has been demonstrated to the satisfaction of the Town and Conservation Authority that: <ul style="list-style-type: none"> a. It would not be subjected to flows, which due to their velocity, depth or both, would be a hazard to life or property; b. It would not be susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood; c. The necessary flood protection measures would not have a negative impact on adjacent properties; or d. Adverse downstream and/or upstream impacts would not be created/exacerbated and/or an increase in risk to life or property would not occur as a result of flooding. 	
3.2.2.4 (8)	<i>Development</i> applications on lands within a <i>Special Policy Area</i> shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Conservation Authority and the Town. These studies shall demonstrate no adverse downstream or upstream impacts and no increase in risk to life or property as a result of flooding.	3.2.2.4 (11)	No change.	
3.2.2.4 (9)	Prior to the issuance of a building permit, applications for development on lands wholly or partly within a <i>Special Policy Area</i> shall require the approval of the Conservation Authority pursuant to the <i>Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses</i> . The alteration of a watercourse or intensification within a <i>wetland</i> , or development (as defined by the <i>Conservation Authorities Act</i>), shall not be permitted within the <i>Special Policy Area</i> without the approval of the	3.2.2.4 (12)	No change.	

3.2.2.4 (10)	<p>Conservation Authority.</p> <p>New development shall be prohibited on any parcel of land which is wholly or partly in a <i>Special Policy Area</i> where the use is:</p> <ol style="list-style-type: none"> Associated with the manufacture, storage, disposal or treatment of hazardous substances; An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, daycare and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; Associated with essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures, and/or protection works and /or erosion. 	3.2.2.4 (13)	<p>New development shall be prohibited on any parcel of land which is wholly or partly in a <i>Special Policy Area</i> where the use is:</p> <ol style="list-style-type: none"> an institutional use associated with including a hospitals, nursing long-term care homes, retirement homes, pre-schools, school nurseryies, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion cares and/or schools where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and; or an use-uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>. <p>Add definitions to 7.2 Definitions:</p> <p>Essential emergency service: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.</p> <p>Hazardous substances: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.</p>	<p>To implement PPS, 2014 policy 3.1.5 (a), (b) & (c)</p> <p>To mirror PPS, 2014 definitions</p>
3.2.2.4 (11)	<p>The Town is committed to updating the <i>Special Policy Area</i> policies and mapping including required modifications to the boundaries of Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) in consultation with the Conservation Authority and the Province. Such modifications to the boundaries of the <i>Special Policy Area</i> shall be subject to approval by the Province of Ontario. At such time as this process is completed, this Plan will be amended to include the updated policies and mapping.</p>	3.2.2.4 (delete)	<p>The Town is committed to updating the <i>Special Policy Area</i> policies and mapping including required modifications to the boundaries of Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) in consultation with the Conservation Authority and the Province. Such modifications to the boundaries of the <i>Special Policy Area</i> shall be subject to approval by the Province of Ontario. At such time as this process is completed, this Plan will be amended to include the updated policies and mapping.</p> <p>Delete and renumber subsequent section.</p>	
3.2.2.4 (12)	<p><i>Special Policy Areas</i> should not be planned for intensification beyond the level of development that is currently provided for in this Plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the <i>Special Policy Area</i> must be comprehensively assessed by the Town in accordance with policy 3.2.2.4(13).</p>	3.2.2.4 (14)	<p>Renumber to (11) as a result of the deletion of the above policy.</p>	
3.2.2.4 (13)	<p>The identification of a new <i>Special Policy Area</i> and any change or modification to the site specific policies, designation or boundaries applying to an existing <i>Special Policy Area</i> shall be approved by the Province, prior to the approval authority issuing its approval.</p>	3.2.2.4 (15)	<p>The identification of a new <i>Special Policy Area</i> and any change or modification to the site specific policies, designation or boundaries applying to an existing <i>Special Policy Area</i> shall be approved by the Province, prior to the approval authority issuing its approval.</p>	To implement PPS, 2014 policy 3.1.4 (a)

			The designation of a <i>Special Policy Area</i> , and any change or modification to the site-specific official plan policies, land use designations designation or boundaries applying to an existing <i>Special Policy Area</i> lands, shall must be approved by the Province Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority issuing its approval approving such changes or modifications.
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4.3.2 Oak Ridges Local Centre

Policy #	Council-adopted Policy Text, OP 2010	Revised #	Proposed Policy Text Refinements to the OP 2010	Rationale
NA	No policy to the effect.	4.3.2.1 (9)	Notwithstanding the policies of Section 4.3.2, the development, redevelopment or rehabilitation of buildings or structures on lands in the <i>Special Policy Area</i> as “Area “B”” and shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), may only be permitted subject to the policies of Section 3.2.2.4 Special Policy Areas.	To identify the applicable SPA policies for Area “B.”

4.9 Neighbourhood

Policy #	Council-adopted Policy Text, OP 2010	Revised #	Proposed Policy Text Refinements to the OP 2010	Rationale
NA	No policy to the effect.	4.9.1 (6)	Notwithstanding policies of Section 4.9, the development, redevelopment or rehabilitation of buildings or structures on lands in the <i>Special Policy Area</i> identified as “Area “A”” or “Area “C”” and shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), may only be permitted subject to the policies of Section 3.2.2.4 Special Policy Areas.	To identify the applicable SPA policies for Area “B.”

Schedule A2 – Land Use

Modification to indicate proposed SPA boundary as identified in this report and identify the location of Area “A” – “C.”

Schedule A7 – Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas

Modification to indicate proposed SPA boundary as identified in this report and identify the location of Area “A” – “C.”

Schedule AX – Lake Wilcox Special Policy Area

Modification to add new schedule indicating the location of the proposed SPA and to identify the location of Area “A” – “C.”

7.3.3. Existing and Proposed SPA Flood Damage Valuation

A Flood Damage Valuation is required by the MNR’s technical guideline for SPAs. This valuation is a standard practice to estimate the monetary value of damage and financial risk in the event of a flood within the existing and proposed SPA. This valuation was prepared using the MNR’s Flood Damage Estimate Guide 2007 in order to address the technical requirements outlined in the MNR’s technical guideline for SPAs.

The Flood Damage Curves provide a monetary figure (in 2005 dollars, as identified in the MNR’s Flood Damage Estimate Guide 2007) for damage based on flood depth occurring on selected property categories. The curves have several limitations. For example, there is no mixed-use development category. Curve values also vary for single and two storey residential buildings. As height information was not available from MPAC data, a field survey was undertaken to determine this information within the existing and proposed SPA in order to utilize the provided curves and generate the Flood Damage Valuation.

Table 9 - Flood Valuation for the Existing SPA

Existing SPA	Total Damage	Residential	Non-Residential
Lake Wilcox North Shore	\$11,752,802	\$11,752,802	\$0
King Road Sub-areas	\$199,483	\$74,277	\$125,206
Total	\$11,952,285	\$11,827,079	\$125,206

Table 10 – Flood Valuation for the Proposed SPA (Current Conditions)

Proposed SPA	Total Damage	Residential	Non-Residential
Area "A"	\$10,978,392	\$10,978,392	\$0
Area "B" (Existing Units Only)	\$1,179,487	\$0	\$1,179,487
Area "B" (Potential Units based on Mixed-use Scenario)	\$3,163,123	\$1,907,495	\$1,255,628
Area "C"	\$802,295	\$802,295	\$0

Table 9 - Flood Valuation for the Existing SPA estimates total damage and residential and non-residential damage. Residential and non-residential damages were estimated by using the Flood Damage Curves for the most appropriate property category identified in the MNR’s Flood Damage Estimate Guide and applying the estimated flood depth and/or footprint (for commercial buildings). The damage estimations within the existing SPA are largely residential and total an estimated **\$11,952,285**. Non-residential damage is estimated to occur in parts of the King Road, south side sub-area and totals an estimated **\$125,206**.

The Flood Valuation for the proposed SPA is identified in Table 10 – Flood Valuation for the Proposed SPA. Appendix “I” – Flood Damage Valuation itemizes the Flood Valuation for those lands proposed to be added, deleted and/or retained in the SPA. The appendix also identifies assumptions used for the valuation for both the existing and proposed SPA. For the proposed SPA, assumptions are also outlined for the potential unit build out of Area “B” as the MNR’s Flood

Damage Estimation Guide does not provided an appropriate flood damage curve for mixed-use forms of development.

It should be noted that the Flood Damage Estimate Guide does not contain a Damage Curve for a mixed-use development. However, as outlined in 7.3.2 Proposed Policy Modifications, the proposed policy modifications to the OP’s “Oak Ridges Local Centre” will require new residential development to be located above the Regional Floodline. Only the non-residential uses encouraged to locate at grade in a mixed-use format within the “Oak Ridges Local Centre” designation would be affected by a flood. On that basis, the damage valuation for the existing non-residential development provides a reasonable proxy for a damage valuation for the non-residential component of a mixed-use development.

Consultation with Town Staff in Environment and Infrastructure Services indicates that no capital projects have previously been initiated in response to a significant damage to or loss of road, sewer, or water infrastructure caused by a flood event. Presently, Town Staff do not have a protocol for estimating or providing a valuation of potential damage to, or loss of, municipal infrastructure.

In the event of a flood event, the Town’s Emergency Plan (2010) would be enacted and a coordinated response would be initiated to address the emergency situation, as identified previously.

In the event of an event with localized impacts related to Town-owned and operated infrastructure, the Town’s Public Works Operations Division would rely on the Town’s Road and Stormwater Maintenance Activities Standard Operating Procedure (SOP) which establishes a protocol for the maintenance of stormwater infrastructure and a procedure to deal with stormwater related maintenance in order to mitigate negative impacts.

From the perspective of maintenance and operation, the Town’s Public Works Operations Division also identifies and advances capital projects through the annual budget process. The division would identify maintenance, repair and/or replacement projects through the annual budget process.

The complete Flood Damage Valuation is attached in Appendix “I” – Flood Damage Valuation.

7.3.4. Other Planning Considerations

Zoning By-law Amendment

The proposed boundary reconciliation and policy modifications outlined in this report form the basis for an OPA to the OP (2010). The amendment, as attached in Appendix “J” – Official Plan Amendment _ (OPA _), will provide direction for implementation of updated development standards through the Town’s Comprehensive Zoning By-law project.

Site Plan Control Amendment

Presently, non-residential and multiple residential forms of development are subject to site plan control across the entire Town in accordance with By-law 137-09, as amended. Single family detached residential development is only subject to site plan control where an amendment to the site plan control by-law has been passed, as in the case of the Lake Wilcox North Shore sub-area

(Area “A”). Presently, single family detached residential development located in the Schomberg Road sub-area (Area “C”) is not subject to site plan control.

In order to harmonize the site plan control requirements for single family detached residential development within the proposed SPA area, an amendment to the Town’s site plan control by-law is recommended. An amendment to the site plan control by-law to include Areas “A” and “C” of the proposed SPA will ensure that all policy and zoning requirements, such as floodproofing measures, are met. It should be noted that the mixed-use and/or attached forms of development permitted by the “Oak Ridges Local Centre” in Area “B” are already subject to site plan control.

The recommended amendment to By-law 137-09, as previously amended, will provide consistent oversight of development across the entirety of the proposed SPA area and will assist Town and agency Staff in minimizing the risk to public health and safety.

8. Recommendations

This report presents the findings of the Lake Wilcox SPA Review in compliance with the technical process established by the MNR's technical guideline for SPAs. The technical matters presented included updated floodplain modelling and mapping which informed the 2013 Floodline. A floodplain characterization undertaken by the TRCA assessed flood risk within the floodplain and identified that the floodplain has expanded and that the majority of lands within the existing SPA were in the high risk category. The Town's emergency management policies and procedures, which play a role in minimizing the risk to public health, safety and property damage, were reviewed and indicate the manner in which an emergency situation, such as a flood, would be addressed in light of the Richmond Hill's responsibilities outlined by the *Emergency Management and Civil Protection Act*.

A review of the historical context and existing policy framework, along with an assessment of existing conditions and the land use vision of the OP (2010), provide the basis for the planning analysis completed within the 2013 Floodline. It was determined that sufficient development potential remains within the existing SPA for its continued utilization. In order to reflect the 2013 Floodline and achieve the land use vision of the OP (2010), a boundary reconciliation for the existing Lake Wilcox SPA is recommended to identify Area "A" – Lake Wilcox North Shore, Area "B" – Oak Ridges Local Centre Lands and Area "C" – Schomberg Road as SPA. Modifications to the OP (2010) are recommended and can be characterized as follows:

- Town-wide modifications to reflect the direction of the PPS, 2014;
- Area-specific modifications to the OP (2010)'s "Neighbourhood" designation for Areas "A" & "C";
- Area-specific modifications to the OP (2010)'s "Oak Ridges Local Centre" designation for Area "B"; and
- Modifications to the OP (2010)'s Schedules.

On that basis, it is recommended that:

- The Official Plan be amended to implement the boundary reconciliation and policy modifications to the existing Lake Wilcox SPA, as attached in Appendix "J" – Official Plan Amendment _ (OPA _);
- By-law 137-09, the Town's Site Plan Control By-law, as amended, be further amended to include Areas "A," "B" and "C" of the proposed Lake Wilcox SPA; and,
- The Zoning By-law be amended to implement the provisions of OPA _ as part of the Town's Comprehensive Zoning By-law Project.

APPENICES

Appendix “A” – Comparison of PPS, 2005 and PPS, 2014 Policies and Definitions

Policy / Definition	PPS, 2005	PPS, 2014	Change(s)	Potential Modifications, RH OP (2010)
3.11 (development in hazard lands etc)	<p>3.1.1 Development shall generally be directed to areas outside of:</p> <ul style="list-style-type: none"> a. <i>hazardous lands</i> adjacent to the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i> which are impacted by <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>; b. <i>hazardous lands</i> adjacent to <i>river, stream</i> and <i>small inland lake systems</i> which are impacted by <i>flooding hazards</i> and/or <i>erosion hazards</i>; and c. <i>hazardous sites</i>. 	<p>3.1.1 Development shall generally be directed to areas outside of:</p> <ul style="list-style-type: none"> a) <i>hazardous lands</i> adjacent to the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i> which are impacted by <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>; b) <i>hazardous lands</i> adjacent to <i>river, stream</i> and <i>small inland lake systems</i> which are impacted by <i>flooding hazards</i> and/or <i>erosion hazards</i>; and c) <i>hazardous sites</i>. 	None.	No change required.
3.1.2 (development and site alternation prohibitions)	<p>3.1.2 Development and site alteration shall not be permitted within:</p> <ul style="list-style-type: none"> a. the <i>dynamic beach hazard</i>; b. <i>defined portions of the one hundred year flood level along connecting channels</i> (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c. areas that would be rendered inaccessible to people and vehicles during times of <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>, unless it has been demonstrated that the site has safe access appropriate for the nature of the <i>development</i> and the natural hazard; and d. a <i>floodway</i> regardless of whether the area of inundation contains high points of land not subject to flooding. 	<p>3.1.2 Development and site alteration shall not be permitted within:</p> <ul style="list-style-type: none"> a) the <i>dynamic beach hazard</i>; b) <i>defined portions of the flooding hazard along connecting channels</i> (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c) areas that would be rendered inaccessible to people and vehicles during times of <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and d) a <i>floodway</i> regardless of whether the area of inundation contains high points of land not subject to flooding. 	<p>3.1.2 Development and site alteration shall not be permitted within:</p> <ul style="list-style-type: none"> a) the <i>dynamic beach hazard</i>; b) <i>defined portions of the one hundred year flood level flooding hazard along connecting channels</i> (the St. Mary's Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c) areas that would be rendered inaccessible to people and vehicles during times of <i>flooding hazards, erosion hazards</i> and/or <i>dynamic beach hazards</i>, unless it has been demonstrated that the site has safe access appropriate for the nature of the <i>development</i> and the natural hazard; and d) a <i>floodway</i> regardless of whether the area of inundation contains high points of land not subject to flooding. 	No change required.
New policy 3.1.3	No policy of this nature	3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.	3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.	No change required.
Previously 3.1.3, now 3.1.4 (exceptions to development and site alteration prohibitions)	<p>3.1.3 Despite policy 3.1.2, <i>development</i> and <i>site alteration</i> may be permitted in certain areas identified in policy 3.1.2:</p> <ul style="list-style-type: none"> a. in those exceptional situations where a <i>Special Policy Area</i> has been approved. The designation of a <i>Special Policy Area</i>, and any change or modification to the site-specific policies or boundaries applying to a <i>Special Policy Area</i>, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes 	<p>3.1.4 Despite policy 3.1.2, <i>development</i> and <i>site alteration</i> may be permitted in certain areas associated with the <i>flooding hazard</i> along <i>river, stream</i> and <i>small inland lake systems</i>:</p> <ul style="list-style-type: none"> a) in those exceptional situations where a <i>Special Policy Area</i> has been approved. The designation of a <i>Special Policy Area</i>, and any change or modification to the official plan policies, land use designations or boundaries applying to <i>Special Policy Area</i> lands, must be approved by the 	<p>3.1.4 Despite policy 3.1.2, <i>development</i> and <i>site alteration</i> may be permitted in certain areas identified in policy 3.1.2 associated with the <i>flooding hazard</i> along <i>river, stream</i> and <i>small inland lake systems</i>:</p> <ul style="list-style-type: none"> a) in those exceptional situations where a <i>Special Policy Area</i> has been approved. The designation of a <i>Special Policy Area</i>, and any change or modification to the site-specific official plan policies, land use designations or boundaries applying to a Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval 	<p>PPS, 2014 Policy 3.1.4 identifies that any change or modification to the official plan policies, land use designations or boundaries applying to SPA lands must be approved by the Ministers of MMAH/MNR prior to approval authority granting its approval. It removes "site specific."</p> <p>Policy 3.2.2.4 (13), modification 49 references "site specific policies,</p>

	<p>or modifications; or</p> <p>b. where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i>, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<p>Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or</p> <p>b) where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i>, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<p>authority approving such changes or modifications; or</p> <p>b) where the <i>development</i> is limited to uses which by their nature must locate within the <i>floodway</i>, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<p>designations or boundaries applying to an existing SPA.”</p> <p>Policy 3.2.2.3 (3), modification 35 in “Natural Hazards” also references “site specific policies, designations or boundaries applying to an existing SPA.”</p>
<p>Previously 3.1.4, now 3.1.5 (prohibitions of uses in hazardous sites)</p>	<p>3.1.4 <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <p>a. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;</p> <p>b. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and</p> <p>c. uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>.</p>	<p>3.1.5 <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <p>a) an <i>institutional use</i> including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;</p> <p>b) an <i>essential emergency service</i> such as that provided by fire, police and ambulance stations and electrical substations; or</p> <p>c) uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>.</p>	<p>3.1.4 3.1.5 <i>Development</i> shall not be permitted to locate in <i>hazardous lands</i> and <i>hazardous sites</i> where the use is:</p> <p>a) an <i>institutional use</i> associated with including hospitals, nursing long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion cares and schools;</p> <p>b) an <i>essential emergency service</i> such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and; or</p> <p>c) uses associated with the disposal, manufacture, treatment or storage of <i>hazardous substances</i>.</p>	<p>Current wording mirrors wording of the PPS, 2005. PPS, 2014 wording varies from 3.2.2.3 (2) and 3.2.2.4 (10).</p>
<p>Previously 3.1.5, now 3.1.6 (floodproofing requirements in 2 zone)</p>	<p>3.1.5 Where the two zone concept for <i>flood plains</i> is applied, <i>development</i> and <i>site alteration</i> may be permitted in the <i>flood fringe</i>, subject to appropriate floodproofing to the <i>flooding hazard</i> elevation or another <i>flooding hazard</i> standard approved by the Minister of Natural Resources.</p>	<p>3.1.6 Where the two zone concept for <i>flood plains</i> is applied, <i>development</i> and <i>site alteration</i> may be permitted in the <i>flood fringe</i>, subject to appropriate floodproofing to the <i>flooding hazard</i> elevation or another <i>flooding hazard</i> standard approved by the Minister of Natural Resources.</p>	<p>3.1.5 3.1.6 Where the two zone concept for <i>flood plains</i> is applied, <i>development</i> and <i>site alteration</i> may be permitted in the <i>flood fringe</i>, subject to appropriate floodproofing to the <i>flooding hazard</i> elevation or another <i>flooding hazard</i> standard approved by the Minister of Natural Resources.</p>	<p>No change required.</p>
<p>Previously 3.1.6, now 3.1.7 (where development and site alteration may be permitted)</p>	<p>3.1.6 Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, <i>development</i> and <i>site alteration</i> may be permitted in those portions of <i>hazardous lands</i> and <i>hazardous sites</i> where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:</p> <p>a. <i>development</i> and <i>site alteration</i> is carried out in accordance with <i>floodproofing standards</i>, <i>protection</i></p>	<p>3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, <i>development</i> and <i>site alteration</i> may be permitted in those portions of <i>hazardous lands</i> and <i>hazardous sites</i> where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:</p> <p>a) <i>development</i> and <i>site alteration</i> is carried out in accordance with <i>floodproofing standards</i>,</p>	<p>3.1.6 3.1.7 Further to policy 3.1.5, 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.4, 3.1.5, <i>development</i> and <i>site alteration</i> may be permitted in those portions of <i>hazardous lands</i> and <i>hazardous sites</i> where the effects and risk to public safety are minor so as to, could be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of and where all of the following are demonstrated and achieved:</p> <p>a) <i>development</i> and <i>site alteration</i> is carried out in accordance with <i>floodproofing standards</i>, <i>protection works standards</i>, and <i>access standards</i>;</p>	<p>No change required.</p>

	<p><i>works standards, and access standards;</i></p> <p>b. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>c. new hazards are not created and existing hazards are not aggravated; and</p> <p>d. no adverse environmental impacts will result.</p>	<p><i>protection works standards, and access standards;</i></p> <p>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>c) new hazards are not created and existing hazards are not aggravated; and</p> <p>d) no adverse environmental impacts will result.</p>	<p>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>c) new hazards are not created and existing hazards are not aggravated; and</p> <p>d) no adverse environmental impacts will result.</p>	
New policy.	No policy of this nature.	<p><i>3.1.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.</i></p> <p><i>Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.</i></p>	<p><i>3.1.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.</i></p> <p><i>Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.</i></p>	No change required.
DEFINITIONS				
Development	<p>Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the <i>Planning Act</i>, but does not include:</p> <p>a) activities that create or maintain <i>infrastructure</i> authorized under an environmental assessment process;</p> <p>b) works subject to the <i>Drainage Act</i>; or</p> <p>c) for the purposes of policy 2.1.3(a), underground or surface mining of <i>minerals</i> or advanced exploration on mining lands in <i>significant areas of mineral potential</i> in Ecoregion 5E, where advanced exploration has the same meaning as under the <i>Mining Act</i>. Instead, those matters shall be subject to policy 2.1.4 (a)</p>	<p>Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the <i>Planning Act</i>, but does not include:</p> <p>a) activities that create or maintain <i>infrastructure</i> authorized under an environmental assessment process;</p> <p>b) works subject to the <i>Drainage Act</i>; or</p> <p>c) for the purposes of policy 2.1.4 (a), underground or surface mining of <i>minerals</i> or advanced exploration on mining lands in <i>significant areas of mineral potential</i> in Ecoregion 5E, where advanced exploration has the same meaning as under the <i>Mining Act</i>. Instead, those matters shall be subject to policy 2.1.5 (a)</p>	<p>Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the <i>Planning Act</i>, but does not include:</p> <p>a) activities that create or maintain <i>infrastructure</i> authorized under an environmental assessment process;</p> <p>b) works subject to the <i>Drainage Act</i>; or</p> <p>c) for the purposes of policy 2.1.3 2.1.4 (b a), underground or surface mining of <i>minerals</i> or advanced exploration on mining lands in <i>significant areas of mineral potential</i> in Ecoregion 5E, where advanced exploration has the same meaning as under the <i>Mining Act</i>. Instead, those matters shall be subject to policy 2.1.4 2.1.5 (a)</p>	No change required.
Essential emergency service	No definition.	<p>Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.</p>	<p>Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.</p>	New definition – varies from policy 3.2.2.4 10 (c).
Flooding Hazard	<p>Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:</p> <p>a) along the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i>, the <i>flooding hazard</i> limit is based on the <i>one hundred year flood level</i> plus an allowance for <i>wave uprush</i> and <i>other water-related hazards</i>;</p> <p>b) along <i>river, stream and small inland lake systems</i>, the</p>	<p>Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:</p> <p>a) along the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i>, the <i>flooding hazard</i> limit is based on the <i>one hundred year flood level</i> plus an allowance for <i>wave uprush</i></p>	No change.	No change required.

	<p><i>flooding hazard</i> limit is the greater of:</p> <ol style="list-style-type: none"> 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; 2. the <i>one hundred year flood</i>; and 3. a flood which is greater than 1. or 2. Which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; <p>except where the use of the <i>one hundred year flood</i> or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).</p>	<p>and <i>other water-related hazards</i>;</p> <p>b) along <i>river, stream and small inland lake systems</i>, the <i>flooding hazard</i> limit is the greater of:</p> <ol style="list-style-type: none"> 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; 2. the <i>one hundred year flood</i>; and 3. a flood which is greater than 1. or 2. Which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; <p>except where the use of the <i>one hundred year flood</i> or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).</p>		
	<p>Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate <i>flooding hazards, wave uprush and other water-related hazards</i> along the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i>, and <i>flooding hazards</i> along <i>river, stream and small inland lake systems</i>.</p>	<p>Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate <i>flooding hazards, wave uprush and other water-related hazards</i> along the shorelines of the <i>Great Lakes - St. Lawrence River System</i> and <i>large inland lakes</i>, and <i>flooding hazards</i> along <i>river, stream and small inland lake systems</i>.</p>	No change.	No change required.
<i>Floodway</i>	<p>Floodway: for <i>river, stream and small inland lake systems</i>, means the portion of the <i>flood plain</i> where <i>development</i> and <i>site alteration</i> would cause a danger to public health and safety or property damage.</p>	<p>Floodway: for <i>river, stream and small inland lake systems</i>, means the portion of the <i>flood plain</i> where <i>development</i> and <i>site alteration</i> would cause a danger to public health and safety or property damage.</p>	No change.	No change required.
<i>Hazardous lands</i>	<p>Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the <i>Great Lakes - St. Lawrence River System</i>, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the <i>flooding hazard, erosion hazard or dynamic beach hazard</i> limits. Along the shorelines of <i>large inland lakes</i>, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the <i>flooding hazard, erosion hazard or dynamic beach hazard</i> limits. Along <i>river, stream and small inland lake systems</i>, this means the land, including that covered by water, to the furthest landward</p>	<p>Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the <i>Great Lakes - St. Lawrence River System</i>, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the <i>flooding hazard, erosion hazard or dynamic beach hazard</i> limits. Along the shorelines of <i>large inland lakes</i>, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the <i>flooding hazard, erosion hazard or dynamic beach</i></p>	No change.	No change required.

	limit of the <i>flooding hazard</i> or <i>erosion hazard</i> limits.	<i>hazard</i> limits. Along <i>river, stream and small inland lake systems</i> , this means the land, including that covered by water, to the furthest landward limit of the <i>flooding hazard</i> or <i>erosion hazard</i> limits.		
Hazardous sites	Hazardous sites: means property or lands that could be unsafe for <i>development</i> and <i>site alteration</i> due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).	Hazardous sites: means property or lands that could be unsafe for <i>development</i> and <i>site alteration</i> due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).	No change.	No change required.
Hazardous substances	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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.	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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.	No change.	No change required.
Institutional use	Not defined.	Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.	Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.	New definition varies from policy 3.2.2.4 10 (b)
River, stream and small inland lake systems	River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.	River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.	No change.	No change required.
Site Alteration	Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site	Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.	No change.	No change required.
Special Policy Area	Special Policy Area: means an area within a community that has historically existed in the <i>floodplain</i> 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 <i>development</i> . The criteria and procedures for approval are established by the Province. A <i>Special Policy Area</i> is not intended to allow for new or intensified <i>development</i> and <i>site alteration</i> , if a community has feasible opportunities for <i>development</i> outside the <i>flood plain</i> .	Special Policy Area: means an area within a community that has historically existed in the <i>floodplain</i> 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 <i>development</i> . The criteria and procedures for approval are established by the Province. A <i>Special Policy Area</i> is not intended to allow for new or intensified <i>development</i> and <i>site alteration</i> , if a community has feasible opportunities for <i>development</i> outside the <i>flood plain</i> .	No change.	No change required.

Appendix “B” – Special Policy Area Policies of OPA 129

3.1.3.3 Special Policy Area

a) The “Special Policy Area” concept recognizes that where an area within a community such as Lake Wilcox shoreline and the East Humber Valley Corridor, as shown in Schedule C – Sub-Watershed Area, has historically existed in the flood plain and strict adherence to Province-wide policies concerning new development, would result in social and economic hardships for the community, such areas shall be subject to site specific policies instead of the policies designated for One Zone areas. As a result, policies are established and used within the defined limits of the Special Policy Area where the Province of Ontario, Metropolitan Toronto and Region Conservation Authority and Council agree to accept a higher level of flood risk.

b) The Special Policy Areas shown on Schedule C – Watershed Plan shall apply to portions of the Lake Wilcox shoreline and the East Humber River valley lands. A Special Policy Area is defined as an area of land, located within the flood plain that is designated Hazard Land, on which there is development that forms an integral part of an existing community. For redevelopment or rehabilitation, existing uses will be recognized in the implementing zoning by-law.

c) Residential development, redevelopment or rehabilitation of buildings and structures in accordance with the zoning by-law, is permitted in areas that are designated Special Policy Areas as shown on Schedule C – Sub-Watershed Areas without amendment to this plan and shall be subject to site plan control.

d) The approval of Official Plan Amendments, Zoning By-law Amendments, plans of subdivision, severances, minor variances, or site plans in Special Policy Areas, shall be conditional upon:

- i) Appropriate provisions to ensure that new buildings or structures or additions to existing building or structures, will not be flooded under Regulatory Flood conditions with such provisions being to the satisfaction of the Town of Richmond Hill and the Metropolitan Toronto Region and Conservation Authority, and,
- ii) The proponent incorporate into the project, flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the M.T.R.C.A.

e) Where it is not technically feasible or is impractical to flood protect a building or a structure, or an addition to the level of the Regulatory Flood then, notwithstanding other provisions of this Section, the Town, in consultation with the Metropolitan Toronto and Region Conservation Authority, may permit a lower level of flood protection.

f) The specific level of flood protection to be imposed, and any flood protection measures to be implemented relative to individual development applications, shall be determined by the Metropolitan Toronto and Region Conservation Authority and the Town.

g) Notwithstanding (f) above, in no case shall any building or structure be subject to a risk of flooding in excess of 1:350 year flood (a probability of flooding once in every 350 years).

h) Ingress and egress for all buildings within the flood plain lands shall be “safe” pursuant to Provincial flood proofing standards, and/or achieve the maximum level of flood protection determined to be feasible and economically viable such as a grade with street related access points.

i) Notwithstanding (h) above, no new building, structure or addition, shall be permitted within the Special Policy Area where it will be:

- i) Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or,
 - ii) Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood.
- j) All applications for development approval on lands designated Special Policy Area, shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters of flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Metropolitan Toronto and Regional Conservation Authority and the Town.
- k) The placement or dumping of fill of any kind, or alteration of any watercourse, shall not be permitted within the Special Policy Area without the approval of the Metropolitan Toronto and Region Conservation Authority.
- l) Prior to the issuance of a building permit, all proposals for development on a parcel of land, wholly or partly designated Hazard lands – Special Policy Area, shall require the approval of the Metropolitan Toronto and Region Conservation Authority pursuant to the Fill, Construction and Alteration of Waterways Regulations made under the Conservation Authorities Act R.S.O. 1980.
- m) The following new development shall be prohibited on any parcel of land which is wholly or partly designated Hazard Lands – Special Policy Area where the use is:
- i) associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose a threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of flood proofing measures;
 - ii) associated with institutional services, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures; and,
 - iii) associated with services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of flood proofing measures.
- n) Where new development identified in section 3.1.3.3 (m) is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional flood proofing precautions above the regulatory flood level, may still be required due to the sensitive nature of the development.
- o) Modifications to the boundaries of the Special Policy Area designation as shown on Schedule C – Sub-watershed Areas may be considered, based on flood or erosion control remedial measures, approved by the Metropolitan Toronto and Region Conservation Authority. Such modifications, if approved by the Town, shall be adopted by amendment to the Official plan.
- p) The appropriate Zoning By-laws shall be amended to show lands designated Special Policy Area on schedule C –Sub-watershed Areas and to include the necessary provisions to implement the policies of Section 3.1.3.3.
- q) Any Zoning By-law Amendment on any parcel of land wholly or partly designated Special Policy Area shall contain provisions, where appropriate, relating to minimum building or structure setbacks, maximum lot coverage, minimum height of any building or structure opening, and other such

matters as may be determined to be necessary by Council in cooperation with the Metropolitan Toronto and Region Conservation Authority.

Appendix “C” - York Region Official Plan Policies (Excerpt)

Natural Hazards

Natural hazards such as flooding, erosion, unstable soils and slope failures pose a risk to human health and safety, as well as property. It is important to reduce the potential risks and costs associated with natural hazards by ensuring that development is directed away from these areas.

Objective

To minimize risks to human health and safety and property associated with natural hazards.

It is the policy of Council:

18. To direct *development* and *site alteration* away from *hazardous lands* and *hazardous sites*.
19. To support conservation authorities in the management of floodplain areas and *Special Policy Areas*. The identification of a new *Special Policy Area* and any change or modification to the site-specific policies, designation or boundaries applying to an existing *Special Policy Area* shall be approved by the Province, prior to the approval authority issuing its approval.
20. That *development* be planned and designed to minimize flooding and erosion impacts.
21. That *development* and *site alteration* are generally prohibited within defined portions of the floodplain, subject to conservation authority regulations.
22. To prohibit new lot creation in *hazardous lands* and *hazardous sites*.
23. To require setbacks, buffers and/or access allowance from *hazardous lands* and *hazardous sites* based on a minimum buffer where defined by the local municipality in consultation with the conservation authority, or such distance as may be determined through technical studies or to conform to provincial regulations. Where *hazardous lands* and *hazardous sites* have been defined to include setbacks, buffers and/or access allowance, this Plan shall not require additional lands.
24. That the dedication of *hazardous lands* and *hazardous sites* to public agencies through the development approvals process be encouraged. Where *hazardous lands* and *hazardous sites* are held in private ownership, nothing in this Plan requires that these lands be free and available for public use.
25. To require local official plans and zoning by-laws to contain policies and/or mapping to:
 - a. address floodplains, *hazardous lands*, *hazardous sites* and regulated lands;
 - b. identify permitted uses and the requirement for setbacks or buffers;
 - c. address land use within and adjacent to *hazardous lands* and *hazardous sites*; and,
 - d. identify approved *Special Policy Areas* and include their associated site-specific policies related to development and redevelopment.
26. To work with conservation authorities and local municipalities to update floodplain, *hazardous lands* and *hazardous sites* mapping.

27. To work with the conservation authorities and local municipalities to identify remediation and mitigation opportunities for *hazardous lands* and *hazardous sites*.
28. To work with the Province, local municipalities and conservation authorities to prepare for climate change impacts by ensuring public health and safety, infrastructure security, emergency services, and that evacuation routes are maintained during flood events.
29. That emergency management plans be updated regularly and reflect disaster response best practices for severe weather events, including flooding.
30. To work with local municipalities, conservation authorities and other partners to develop tools and strategies to address impacts on infrastructure and hazard land management resulting from the effects of climate change.
31. To work with the Lake Simcoe Region Conservation Authority, local municipalities, and the agricultural industry within the Holland Marsh to ensure floodplain management for *development* and *site alterations*.

Appendix “D” - Special Policy Area Policies (Official Plan, 2010)

The Plan articulates that it is the policy of Council that:

1. The policies established and used within the defined limits of *Special Policy Areas* shown on Schedule A7 (Floodplain Regulation Areas, *Special Policy Areas* and Flood Vulnerable Areas) are areas where the Province of Ontario, the Conservation Authority, and the Town agree to accept a higher level of flood risk.
2. Development, redevelopment or rehabilitation of buildings or structures in accordance with the Zoning By-law may be permitted in *Special Policy Areas* shown on Schedule A7 (Floodplain Regulation Areas, *Special Policy Areas* and Flood Vulnerable Areas) and shall be subject to site plan control.
3. Notwithstanding policy 3.2.2.4.2, new lot creation shall be prohibited in *Special Policy Areas*.
4. The approval of minor variance and/or site plan applications for buildings or structures in *Special Policy Areas* shall be conditional upon the landowner incorporating into the project flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the Town and the Conservation Authority.
5. Where it is not technically feasible or it is impractical to flood protect a building or a structure, or an addition to a building or a structure to the level of the Regulatory Flood Control then, notwithstanding other provisions of this Plan, the Town, to the satisfaction of the Conservation Authority, may permit a reduced level of flood protection.
6. The specific level of flood protection to be imposed and any flood protection measures to be implemented relative to individual development applications shall be determined by the Conservation Authority and the Town and in no case shall any building or structure be subject to a risk of flooding in excess of the 1:350 year flood.
7. Ingress and egress for all buildings and structures shall comply with all applicable Provincial safety standards and shall achieve the maximum level of flood protection determined to be feasible. No new building, structure or addition, shall be permitted within the *Special Policy Area* unless it has been demonstrated to the satisfaction of the Town and Conservation Authority that it would not be:
 - a. Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or
 - b. Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood.
8. Development applications on lands within a *Special Policy Area* shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Conservation Authority and the Town. These studies shall demonstrate no adverse downstream or upstream impacts and no increase in risk to life or property as a result of flooding.

9. Prior to the issuance of a building permit, applications for development on lands wholly or partly within a *Special Policy Area* shall require the approval of the Conservation Authority pursuant to the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The alteration of a watercourse or intensification within a wetland, or development (as defined by the Conservation Authorities Act), shall not be permitted within the *Special Policy Area* without the approval of the Conservation Authority.

10. New development shall be prohibited on any parcel of land which is wholly or partly in a *Special Policy Area* where the use is:

- a. Associated with the manufacture, storage, disposal or treatment of hazardous substances;
- b. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, daycare and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion;
- c. Associated with essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures, and/or protection works and /or erosion.

11. The Town is committed to updating the *Special Policy Area* policies and mapping including required modifications to the boundaries of *Special Policy Areas* shown on Schedule A7 (Floodplain Regulation Areas, *Special Policy Areas* and Flood Vulnerable Areas) in consultation with the Conservation Authority the Province. Such modifications to the boundaries of the *Special Policy Area* shall be subject to approval by the Province of Ontario. At such time as this process is completed, this Plan will be amended to include the updated policies and mapping.

12. *Special Policy Areas* should not be planned for intensification beyond the level of development that is currently provided for in this Plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the *Special Policy Area* must be comprehensively assessed by the Town in accordance with policy 3.2.2.4(13).

13. The identification of a new *Special Policy Area* and any change or modification to the site specific policies, designation or boundaries applying to an existing *Special Policy Area* shall be approved by the Province, prior to the approval authority issuing its approval.

Appendix “E” – Comparison of Land Use Policies (OPA 129 & OP (2010))

OPA 129 Land Use Policies Residential Policies	OP (2010) Land use Policies Neighbourhood Policies
<p>5.1.1 General Residential Policies</p> <p>a) The predominant use of land in areas designated "Residential" as shown on Schedule A - Land Use Plan shall be for low density residential uses. In low density residential area, residential uses that may be permitted include: single detached, semi-detached, duplex, triplex, fourplex, maisonettes townhouse. Apartments will be permitted in medium density areas.</p> <p>b) Except where otherwise provided for in the policies of this Plan, the maximum height of all residential buildings shall not exceed 3 storeys.</p> <p>c) That at least 25% of all new residential units within the Amendment area be affordable within the meaning of the Land Use Planning for Housing Policy Statement.</p> <p>d) Except as provided for in Section 5.1.2 - Infill and Redevelopment Areas, in existing residential areas where new lots are created by consent, Council shall establish a minimum lot size in the zoning by-law, which reflects the average lot size, frontage and depth of adjacent lots.</p> <p>e) The Town will encourage innovative subdivision and site design including clustering and a mix of detached and multiple unit dwelling types in order to preserve the natural environment and provide a range and mix of housing types.</p> <p>f) In accordance with section 2.2.2.6 of the Official Plan, Council shall have regard for the conservation of structures and/or sites of historic, archaeological or architectural value.</p> <p>g) Energy conservation shall be incorporated into the design of plans of subdivision and development projects in accordance with the energy policies set out in Amendment #26 to the Official Plan.</p>	<p>4.9 Neighbourhood</p> <p>1. The predominant use of land within the Neighbourhood designation shown on Schedule A2 (Land Use) shall be for low-rise residential uses.</p> <p>2. The following uses shall be permitted in the Neighbourhood designation:</p> <p>a. Low-density residential uses such as low-rise single detached, semidetached and duplex dwellings;</p> <p>b. Medium-density residential uses such as low rise townhouses and walkup apartments in accordance with the policies of Section 4.9.1.2 of this Plan;</p> <p>c. Neighbourhood commercial uses in accordance with the policies of Section 4.9.1.3 of this Plan;</p> <p>d. Community uses in accordance with the policies of Section 4.1 of this Plan;</p> <p>e. Parks and urban open spaces in accordance with the policies of Section 3.4.4 of this Plan; and</p> <p>f. Automotive service commercial in accordance with policy 3.4.1.47 of this Plan.</p> <p>3. Development shall be compatible with the character of the adjacent and surrounding area in accordance with policy 4.9.2.4 of this Plan.</p> <p>4. Development within the Neighbourhood designation shall have a maximum building height of 3 storeys, except on an arterial street where the maximum building height shall be 4 storeys;</p> <p>5. Existing buildings greater than 3 storeys which legally existed on the date of adoption of this Plan shall be permitted. New development greater than 3 storeys shall only be permitted in accordance with the policies of this Plan.</p>
Community Core Policies	Oak Ridges Local Centre Policies
<p>4.6 Community Core</p> <p>a) The major focus for commercial and community uses within the North Urban Development Area is to be within the area designated as Community Core as shown on schedule A – Land Use Plan.</p> <p>b) Within this area, a range of uses including retail, commercial, office, service, recreational, institutional, places of worship, public, medium density residential and mixed use developments may be permitted.</p> <p>c) Where any development is adjacent to, or in immediate proximity to a residential area, any potential adverse impacts between the uses shall be mitigated through building setbacks, visual screening, landscaping, fencing and other forms of buffering, particularly to screen parking areas.</p> <p>d) Urban design guidelines are to be prepared by the Town to be used to evaluate applications for commercial and mixed use development in the Community Core designation.</p> <p>e) No open storage of goods, materials, machinery or equipment is permitted.</p> <p>f) All uses shall provide access and parking for the handicapped.</p> <p>g) Mixed use commercial and/or medium density residential developments up to a maximum net density of 75 units per hectare (30 units per net residential acre) and a maximum height of 4 storeys may be permitted in the Community Core subject to the provisions of Sections 5.1.3 and 5.2.</p> <p>h) Vehicular access to Yonge Street shall be controlled in order to minimize the total number of direct access points, in consultation with the appropriate agency having jurisdiction. Direct access to adjacent collector roads will be encouraged wherever possible.</p> <p>i) Notwithstanding Section 4.6 (h), access to Bishopsbridge Crescent will be restricted to development of single detached homes, consistent with the immediate neighbourhood.</p> <p>j) Wherever possible, direct access through residential areas from the Community Core should be prohibited.</p> <p>k) Commercial development along Yonge Street shall be coordinated in order to avoid the development of individual strip commercial establishments. The Town shall be satisfied that any proposed development can be integrated with adjacent lands with particular regard to overall parking and landscaping areas, as well as internal pedestrian and vehicular circulation systems.</p>	<p>4.3.2 Oak Ridges Local Centre</p> <p>1. The Town shall prepare a Secondary Plan for the Oak Ridges Local Centre in accordance with the policies of Section 5.1 of this Plan.</p> <p>2. The predominant use of land in the Oak Ridges Local Centre designation shown on Schedule A2 (Land Use) shall be for mixed-use development.</p> <p>3. The following land uses shall be permitted in the Oak Ridges Local Centre:</p> <p>a. Medium density residential;</p> <p>b. Office;</p> <p>c. Commercial;</p> <p>d. Retail;</p> <p>e. Automotive service commercial in accordance with policy 3.4.1.47 of this Plan;</p> <p>f. Community uses in accordance with Section 4.1 of this Plan;</p> <p>g. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and</p> <p>h. Live-work units in accordance with policies 3.3.3.2.9 and 3.3.3.2.10 of this Plan.</p> <p>4. To promote a pedestrian-oriented character, the following policies shall apply to retail in the Oak Ridges Local Centre:</p> <p>a. Retail development shall be limited to a maximum gross floor area of 5,000 square metres; and</p> <p>b. Retail development with a gross floor area greater than 5,000 square metres shall only be permitted subject to a Zoning By-law Amendment where it can be demonstrated that:</p> <p>i. There is a need for the proposed use as demonstrated through a Commercial Needs Study conducted by a qualified professional;</p> <p>ii. The proposed development enhances the character of the area; and</p>

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<p>l) Within the Community Core, the provisions of section 4.5 (a) – Development Area 4 shall apply.</p> <p>m) Expansions and the designation of additional lands as Community Core shall be considered on the following basis:</p> <ul style="list-style-type: none"> i) assembly, infill, intensification and consolidation of the areas within the existing Community Core shall be encouraged prior to additional lands outside the Community Core being considered; ii) planning, transportation, market impact or other impact studies shall be required to assist in the determination of the impact of any proposals for expansion; and, iii) expansions of the Community Core shall be considered provided they are contiguous to or form a logical extension of the existing Community Core, including subject to the provisions of this subsection, locations at the intersection of arterial roads with Yonge Street. 	<p>iii. The proposed development is not in an enclosed mall.</p> <p>5. The maximum density of a development block within the Oak Ridges Local Centre shall be 1.0 FSI. The boundaries of a development block shall be identified in a Secondary Plan for the Oak Ridges Local Centre.</p> <p>6. Development shall be encouraged to provide commercial, retail, office or community uses at grade in a mixed-use building form.</p> <p>7. Until such time as Council approves a Secondary Plan for the Oak Ridges Local Centre, applications for development shall be required to submit a concept plan, in accordance with Section 5.2 of this Plan, which demonstrates how the development meets the land use and design policies of this Plan for areas identified as a development block by the Town.</p> <p>8. Development shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage.</p>
Environmental Protection Area Policies	Natural Core Policies
<p>3.2.2 Environmental Protection Area 1</p> <ul style="list-style-type: none"> a) Lands designated within the Environmental Protection Area 1 contain most of the significant plant species and wildlife species known to be present within the North Urban Development Area as well as Environmentally Sensitive Areas (ESA's), Areas of Natural and Scientific Interest (ANSI's), mature forests, all wetlands classified by the Ministry of Natural Resources and the Humber River Corridor. b) No development or land disturbances will be permitted in an EPA 1 except those required and/or proposed and approved for streambank erosion, protection and fish, wildlife and conservation management. c) Notwithstanding Section 3.2.2(b), the only exceptions to this policy are as follows: <ul style="list-style-type: none"> i) minor encroachments along existing road and utility corridors, unpaved pedestrian paths forming part of an approved interpretation, educational or scientific program when it can be demonstrated through the EIS that such can occur in an environmentally acceptable manner; and, ii) Minor storm drainage works and overflow valves (or other equivalent mechanisms or features) for internally draining areas, that are demonstrated to be necessary for the conservation of the EPA and that provide net environmental benefits. d) Notwithstanding Section 3.2.29B), the only specific exemptions to this policy will be as follows: <ul style="list-style-type: none"> i) An unpaved pedestrian/non-vehicular crossing of the EPA 1 extending east of Bayswater Drive constructed in an environmentally acceptable manner as demonstrated in the EIS; ii) a permanent stormwater management facility in an EPA 1 in accordance with the registered subdivision agreement in effect for Plan 65M-2543; and, iii) a sewage pipe under the East Humber River in the Humber Flats Area, adjacent to Bathurst Street, where it can be demonstrated through the Environmental Impact Statement that the project is needed for the development of the Humber Flats Area, that no other (economically and technically feasible) alternatives exist, and that after installation, there will be no lasting discernible environmental impact to the area and function of the EPA 1. e) The Town will seek the acquisition of Environmental Protection Area 1 lands by the Town at no cost or at minimal cost, or by other appropriate public agency or Provincial Ministries in accordance with the Land Securement Policies (Section 7.2) of this Plan. f) Lands acquired by the Town or any other public agency within the EPA 1 designation shall remain in their natural state. <p>3.2.3 Environmental Protection Area 2</p> <ul style="list-style-type: none"> a) Lands within the Environmental Protection Area 2 are defined to include mainly regenerating woodlots in an advanced state of succession which frequently adjoin significant mature vegetative communities and generally harbor interior forest – nesting bird species. Environmental Protection Area 2 lands also include linkages to Environmental Protection Area 1 and minor watercourses that drain to the East Humber River. b) Development or land disturbances in EPA 2 areas will be limited to streambank erosion protection, fish, wildlife or 	<p>4.10.5 Natural Core</p> <ul style="list-style-type: none"> 1. The following uses shall be permitted in the Natural Core designation shown on Schedule A2 (Land Use) of this Plan: <ul style="list-style-type: none"> a. Fish, wildlife and forest management; b. Conservation projects and flood and erosion control projects other than stormwater management works; c. Essential transportation, infrastructure, and utilities, subject to the policies in Section 4.10.5.1.2 of this Plan; d. Low-intensity recreational uses; e. Unserved parks; and f. Uses accessory to the uses set out in policy 4.10.5.1.1 (a) through (e). 2. The establishment, expansion or upgrade of transportation, infrastructure or utilities may be permitted in Natural Core areas where the need for the project can be demonstrated and only where there is no reasonable alternative, and planning, design, construction and management practices are incorporated so that they: <ul style="list-style-type: none"> a. Do not adversely affect the ecological integrity or hydrological integrity of the Greenway System; b. Maximize the amount of natural vegetation cover restored within the right-of-way of the proposed infrastructure, transportation or utility use; and c. Maintain and, wherever possible, improve the ability of plant and animal species to move within the Natural Core area of the Greenway System. 3. Existing stormwater management works that abut or are located within Natural Core areas will continue to be used for the purpose they were designed for and will be evaluated and, where appropriate, may be modified to implement naturalization and/or restoration plans to enhance the ecological integrity or hydrological integrity of Natural Core areas and the larger Greenway System. 4. Minor expansions to an existing building or structure may be permitted only where the proponent of development can demonstrate that: <ul style="list-style-type: none"> a. The proposed expansion will not adversely affect the ecological integrity or hydrological integrity of the Greenway System; and

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<p>conservation management, trails and minor encroachments such as utilities or roads where it can be demonstrated through the Environmental Impact Statement that such can occur in an environmentally acceptable manner. No other development will be permitted in EPA 2 lands but minor land disturbances other than those listed above may be permitted where it can be demonstrated to the satisfaction of the Town, in consultation with the Ministry of Natural Resources and the Metropolitan Toronto and Region Conservation Authority that the disturbance will result in a net environmental benefit on the site or within the same sub-watershed.</p> <p>c) Where EPA 2 lands are proposed for inclusion within the development area, the Environmental Impact Statement shall address how disturbance to the EPA 2 lands will be minimized during construction and post development.</p> <p>d) Development plans submitted within or adjacent to EPA 2 areas shall be accompanied by a Tree Conservation plan that will inventory the tree and related natural features; assess alternative site development options and identify how the trees will be protected during the construction and post-construction phases.</p> <p>e) Should any tree be removed or damaged unnecessarily during construction the Town will require the replacement of those trees as part of the Subdivision or Site Plan Agreement.</p> <p>f) The Town or other public agency may acquire lands within Environmental Protection Area 2 lands, but the designation does not imply that they will be purchased by the Town or other public agency.</p> <p>g) Lands acquired by the Town or other public agency within an Environmental Protection Area 2 shall remain in their natural state.</p> <p>h) The Town will advise and encourage private landowners of Environmental Protection Area 2 lands to maintain these areas in a natural state through the use of conservation agreements.</p>	
Special Policy Area Policies	Special Policy Area Policies
<p>3.1.3.3 Special Policy Area</p> <p>a) The “Special Policy Area” concept recognizes that where an area within a community such as Lake Wilcox shoreline and the East Humber Valley Corridor, as shown in Schedule C – Sub-Watershed Area, has historically existed in the flood plain and strict adherence to Province-wide policies concerning new development, would result in social and economic hardships for the community, such areas shall be subject to site specific policies instead of the policies designated for One Zone areas. As a result, policies are established and used within the defined limits of the Special Policy Area where the Province of Ontario, Metropolitan Toronto and Region Conservation Authority and Council agree to accept a higher level of flood risk.</p> <p>b) The Special Policy Areas shown on Schedule C – Watershed Plan shall apply to portions of the Lake Wilcox shoreline and the East Humber River valley lands. A Special Policy Area is defined as an area of land, located within the flood plain that is designated Hazard Land, on which there is development that forms an integral part of an existing community. For redevelopment or rehabilitation, existing uses will be recognized in the implementing zoning by-law.</p> <p>c) Residential development, redevelopment or rehabilitation of buildings and structures in accordance with the zoning by-law, is permitted in areas that are designated Special Policy Areas as shown on Schedule C – Sub-Watershed Areas without amendment to this plan and shall be subject to site plan control.</p> <p>d) The approval of Official Plan Amendments, Zoning By-law Amendments, plans of subdivision, severances, minor variances, or site plans in Special Policy Areas, shall be conditional upon:</p> <p>i) Appropriate provisions to ensure that new buildings or structures or additions to existing building or structures, will not be flooded under Regulatory Flood conditions with such provisions being to the satisfaction of the Town of Richmond Hill and the Metropolitan Toronto Region and Conservation Authority, and,</p> <p>ii) The proponent incorporate into the project, flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the M.T.R.C.A.</p> <p>e) Where it is not technically feasible or is impractical to flood protect a building or a structure, or an addition to the level of the Regulatory Flood then, notwithstanding other provisions of this Section, the Town, in consultation with the Metropolitan Toronto and Region Conservation Authority, may permit a lower level of flood protection.</p>	<p>3.2.2.4 Special Policy Areas</p> <ol style="list-style-type: none"> The policies established and used within the defined limits of Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) are areas where the Province of Ontario, the Conservation Authority, and the Town agree to accept a higher level of flood risk. Development, redevelopment or rehabilitation of buildings or structures 37 in accordance with the Zoning By-law may be permitted in Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and shall be subject to site plan control. Notwithstanding policy 3.2.2.4.2, new lot creation shall be prohibited in Special Policy Areas. The approval of minor variance and/or site plan applications for buildings or structures in Special Policy Areas shall be conditional upon the landowner incorporating into the project flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the Town and the Conservation Authority. Where it is not technically feasible or it is impractical to flood protect a building or a structure, or an addition to a building or a structure to the level of the Regulatory Flood Control then, notwithstanding other provisions of this Plan, the Town, to the satisfaction of the Conservation Authority, may permit a reduced level of flood protection. The specific level of flood protection to be imposed and any flood protection measures to be implemented relative to individual development applications shall be determined by the Conservation Authority and the Town and in no case shall any building or structure be subject to a risk of flooding in excess of the 1:350 year flood. Ingress and egress for all buildings and structures shall comply with all applicable Provincial safety standards and shall achieve the maximum level of flood protection determined to be feasible. No new building, structure or addition, shall be permitted within the Special Policy Area unless it has been demonstrated to the satisfaction of the Town and Conservation Authority that it would not be: <ol style="list-style-type: none"> Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood. Development applications on lands within a Special Policy Area shall be accompanied by engineering studies, prepared by

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<p>f) The specific level of flood protection to be imposed, and any flood protection measures to be implemented relative to individual development applications, shall be determined by the Metropolitan Toronto and Region Conservation Authority and the Town.</p> <p>g) Notwithstanding (f) above, in no case shall any building or structure be subject to a risk of flooding in excess of 1:350 year flood (a probability of flooding once in every 350 years).</p> <p>h) Ingress and egress for all buildings within the flood plain lands shall be “safe” pursuant to Provincial flood proofing standards, and/or achieve the maximum level of flood protection determined to be feasible and economically viable such as a grade with street related access points.</p> <p>i) Notwithstanding (h) above, no new building, structure or addition, shall be permitted within the Special Policy Area where it will be:</p> <ul style="list-style-type: none"> i) Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or, ii) Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood. <p>j) All applications for development approval on lands designated Special Policy Area, shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters of flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Metropolitan Toronto and Regional Conservation Authority and the Town.</p> <p>k) The placement or dumping of fill of any kind, or alteration of any watercourse, shall not be permitted within the Special Policy Area without the approval of the Metropolitan Toronto and Region Conservation Authority.</p> <p>l) Prior to the issuance of a building permit, all proposals for development on a parcel of land, wholly or partly designated Hazard lands – Special Policy Area, shall require the approval of the Metropolitan Toronto and Region Conservation Authority pursuant to the Fill, Construction and Alteration of Waterways Regulations made under the Conservation Authorities Act R.S.O. 1980.</p> <p>m) The following new development shall be prohibited on any parcel of land which is wholly or partly designated Hazard Lands – Special Policy Area where the use is:</p> <ul style="list-style-type: none"> i) associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage, which would pose a threat to public safety if they were to escape their normal containment/use as a result of flooding or failure of flood proofing measures; ii) associated with institutional services, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures; and, iii) associated with services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during a flood emergency as a result of flooding or failure of flood proofing measures. <p>n) Where new development identified in section 3.1.3.3 (m) is not considered to pose an unacceptable risk to public safety, a higher level of flood protection and/or additional flood proofing precautions above the regulatory flood level, may still be required due to the sensitive nature of the development.</p> <p>o) Modifications to the boundaries of the Special Policy Area designation as shown on Schedule C – Sub-watershed Areas may be considered, based on flood or erosion control remedial measures, approved by the Metropolitan Toronto and Region Conservation Authority. Such modifications, if approved by the Town, shall be adopted by amendment to the Official plan.</p> <p>p) The appropriate Zoning By-laws shall be amended to show lands designated Special Policy Area on schedule C – Sub-watershed Areas and to include the necessary provisions to implement the policies of Section 3.1.3.3.</p> <p>q) Any Zoning By-law Amendment on any parcel of land wholly or partly designated Special Policy Area shall contain provisions, where appropriate, relating to minimum building or structure setbacks, maximum lot coverage, minimum height of any building or structure opening, and other such matters as may be determined to be necessary by Council in cooperation with the Metropolitan Toronto and Region Conservation Authority.</p>	<p>a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Conservation Authority and the Town. These studies shall demonstrate no adverse downstream or upstream impacts and no increase in risk to life or property as a result of flooding.</p> <p>9. Prior to the issuance of a building permit, applications for development on lands wholly or partly within a Special Policy Area shall require the approval of the Conservation Authority pursuant to the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The alteration of a watercourse or intensification within a wetland, or development (as defined by the Conservation Authorities Act), shall not be permitted within the Special Policy Area without the approval of the Conservation Authority.</p> <p>10. New development shall be prohibited on any parcel of land which is wholly or partly in a Special Policy Area where the use is:</p> <ul style="list-style-type: none"> a. Associated with the manufacture, storage, disposal or treatment of hazardous substances; b. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, daycare and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; c. Associated with essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures, and/or protection works and /or erosion. <p>11. The Town is committed to updating the Special Policy Area policies and mapping including required modifications to the boundaries of Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) in consultation with the Conservation Authority and the Province. Such modifications to the boundaries of the Special Policy Area shall be subject to approval by the Province of Ontario. At such time as this process is completed, this Plan will be amended to include the updated policies and mapping.</p> <p>12. Special Policy Areas should not be planned for intensification beyond the level of development that is currently provided for in this Plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the Special Policy Area must be comprehensively assessed by the Town in accordance with policy 3.2.2.4(13).</p> <p>13. The identification of a new Special Policy Area and any change or modification to the site specific policies, designation or boundaries applying to an existing Special Policy Area shall be approved by the Province, prior to the approval authority issuing its approval.</p>

Appendix “F” – Site Plan and Committee of Adjustment Applications, 2014

The following tables provide an overview of certain site plan applications received by the Town following the Board approval of OPA 129 (which included the existing SPA area). Applications are arranged by address.

Table 11 - Site Plan and Related Minor Variance Applications in the Study Area

Site Plan and Related Minor Variance Applications			
30 Rosemary Avenue	D06-08059	To permit a 250 sq. m. 2 storey dwelling.	Approved
	D06-13083	Two-storey rear addition to build above the existing two car garage.	Circulation
	D08-13044	To provide relief from the provisions of By-law 313-96 as amended, to permit reduced interior side yard setbacks (north and south) and increased maximum building height to accommodate the construction of a proposed two storey single family dwelling.	Circulation
440 Sunset Beach Road	D06-13063	A request for approval of a Zoning By-law amendment and Site Plan to permit a two-storey accessory structure having a gross floor area of 265.47m ² on the subject lands.	Circulation
100 Olde Bayview Avenue	D06-13054	A request for Site Plan approval to permit the construction of a two-storey single detached dwelling on the subject lands having a gross floor area of 450.1m ² .	Circulation
13061 Yonge Street	D06-13024	A request for Site Plan approval to permit the construction of a detached pre-fabricated structure on the subject lands. The proposed use includes storage of auto parts and supplies.	Circulation
173 Lakeland Crescent	D06-12129	A request for Site Plan approval to permit the construction of a 533.06 m ² two-storey single family dwelling on the subject lands	Circulation
226 Lakeland Crescent	D06-12128	A request for Site Plan approval to permit the construction of a 373.93m ² single detached dwelling.	Circulation
	D08-13082	To provide relief from the provisions of By-law 256-88, as amended, to permit a reduced front yard setback to accommodate the construction of a two storey single family dwelling. The existing dwelling is to be demolished.	Circulation
18 Wildwood Avenue	D06-12084	A request for Site Plan approval through the Town's Minor Amendment Process to remove a window on the south elevation and to narrow two (2) windows on the north elevation of the approved residential dwelling.	Approved
	D06-12017	A request for Site Plan approval to permit the construction of a two-storey dwelling with a gross floor area of 250 square metres.	Approved
	D08-12037	To provide relief from the provisions of By-law 256-88, as amended, to permit reduced north and south interior side yard setbacks and increased maximum building height to accommodate a three storey single family dwelling. The additional storey is required to avoid a sloped driveway towards the proposed dwelling.	Approved

Site Plan and Related Minor Variance Applications			
49 North Lake Road	D06-12041	A request for approval of Zoning By-law Amendment and Site Plan applications to permit the construction of a place of worship. The amending by-law would include site-specific development standards to facilitate the proposal.	Circulation
182 Lakeland Crescent	D06-12018	A request for Site Plan approval through the Town's Minor Amendment process to facilitate elevation and grading changes to an approved residential development.	Approved
390 Sunset Beach Road	D06-10041	To demolish existing dwelling and construct a new 2-storey single detached dwelling with attached garage and an in ground pool.	Approved by OMB
	D08-11020	To provide relief from the provisions of By-law 1703, as amended, to permit reduced east and west minimum side yard setbacks to construct a two storey dwelling. The existing dwelling is to be removed.	Approved by OMB
591 North Lake Road	D06-10027	RECIRCULATION: A request for Site Plan approval to permit the removal of 63.45m ² section of the front of the existing dwelling and the construction of a 65.46m ² 2-storey addition. A 21.56m ² sunroom and 19.7m ² deck on top of the second storey at the rear of the dwelling.	Approved
642 Sunset Beach Road	D06-09033	Proposed two-storey single detached dwelling.	Approved
	D08-02080	Minor Variance Application for relief from side yard setbacks and height.	Approved
516 Sunset Beach Road	D06-09005	Proposed application for site plan approval to facilitate several additions to an existing detached dwelling consisting of a rear great room, a front 3-bay car garage with living space above and a front foyer. The proposed addition will amount to 170m ² , bringing the total floor area to 484m ² .	Unregistered Agreement; file closed
15 Wildwood Avenue	D06-08078	Demolish existing single-family dwelling and construct a new single-family dwelling	Approved
	D08-09030	To provide relief from the provisions of By-law 256-88 to permit a reduced front yard setback, a reduced interior side yard (North) and a reduced setback from a high water mark within a Special Policy Area to accommodate the construction of a new single family dwelling. The existing home is to be demolished.	Approved
32 Rosemary Avenue	D06-08059	Proposal: To build a new two-storey rear addition and to build above the existing two car garage.	Approved
12960 Yonge Street	D06-08053	Site plan amendment to alter east and west elevations to install windows and remove doors from existing one-storey concrete block building.	Approved
	D06-09006		
	D06-03022	Temporary Sales Trailer for Century Grove Homes 19T-99013	Approved
	D06-97021	Temporary Residential Sales Trailer	Unregistered Agreement; file closed
75 North Lake Road	D06-08039	Site Plan Approval to legalize the construction of an existing 41.42m ² addition built without a permit. The addition includes a covered porch. All construction work has been completed and is totally located at the rear of the existing one-storey dwelling.	Approved
	D08-08052	Seeks relief from By-law 256-88 to expand a legal non-conforming dwelling.	Approved
249 Lakeland Crescent	D06-08013	Proposed: two-storey single family dwelling with attached garage.	Pre-approval letter sent

Site Plan and Related Minor Variance Applications			
216 Lakeland Crescent	D06-08010	Proposed: Recirculation, to construct a two-storey single detached dwelling.	Approved
	D08-08023	Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced setback to the established building line and to permit a 3-storey dwelling whereas the By-law permits 2-storey dwellings.	Approved
590 North Lake Road	D06-07030	Proposed 2-storey single family dwelling with a total GFA of 359.80m ² .	Approved
94 Douglas Road	D06-07019	RECIRCULATION: Proposed single family dwelling in the Lake Wilcox Area.	Approved
39 Sylvan Crescent	D06-07005	Proposed single family dwelling	Approved
	D15-99032	Assignment of street numbers	Complete
132 King Road	D06-06064	Proposed one-storey medical office building (571.62m ²) with parking at the rear and access on the west side. The applicant originally proposed one storey medical office building (662.34m ² GFA) with parking at the front and access on the east side.	Approved
132 King Road	D08-07057 D08-05046 D08-95006 D09-94096	Request relief from the provisions of By-law 1275 as amended by By-law 434-88 to permit a reduced lot area for an existing lot.	Approved
165 Lakeland Crescent	D06-06033	Proposed: one-storey SFD at the corner of Lakeland Crescent and Sylvan Crescent	Approved
634 Sunset Beach Road	D06-06048	Proposed new single family detached dwelling.	Approved
274 Douglas Road	D06-06011	Proposed single family dwelling with a total GFA of 180.32m ² .	Approved
129 Lakeland Crescent	D06-06007	Proposed: single family dwelling with total GFA of 343.2 m ²	Approved
	D08-10041	Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced east (proposed 1.38, by-law 1.4) and west interior side yard setback (proposed 1.35, by-law 1.4) and a reduced rear yard setback (proposed 7.4, by-law 7.5) to accommodate an existing two storey single family dwelling	Approved
246 Lakeland Crescent	D06-06004	Proposed: Demolish existing single family dwelling and to build a new single family dwelling.	Approved
	D08-06037	Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced front yard setback to 6.0m whereas the By-law states that "the minimum front yard setback of any building erected on a lot situated between lots containing existing dwellings which are not more than 90 metres apart shall be established by a line connecting the main wall of the existing dwellings".	Approved
26 Willowbank Avenue	D06-06001	Proposed: One-storey addition to an existing single family dwelling	Abandoned
464 Sunset Beach Road	D06-05090	Proposed single family dwelling.	Approved
	D08-05109	Requests relief from the provisions of By-law 1703 to permit reduced side yard setbacks on both sides of a proposed dwelling.	Approved
443 North Lake Road	D06-05083	Garage with attached breezeway to existing single family dwelling.	Approved
437 North Lake	D06-05076	Single family dwelling to replace existing dwelling. The	Approved

Site Plan and Related Minor Variance Applications			
Road		property abuts Lake Wilcox.	
200 Lakeland Crescent	D06-04018	Site Plan approval for a two-storey residential dwelling (existing one-storey dwelling to be demolished).	Approved
12978 Yonge Street	D06-03088	Proposed: One-storey commercial plaza	Abandoned
229 Lakeland Crescent	D06-02011	Single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre	Approved
233 Lakeland Crescent	D06-02010	Single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre	Approved
429 North Lake Road	D06-01001	Single detached dwelling abutting Lake Wilcox.	Approved
187 Humberland Drive	D06-00008	Single family dwelling	Approved
97 King Road	D06-99041	Proposed: Amendment to allow an expansion of the church's lands, additional parking and a temporary Stormwater facility and easement within the church property for Van Maren Construction (to the south).	Closed
33 Sylvan Crescent	D06-99030	Single family dwelling	Approved
587 North Lake Road	D06-98080	Two storey addition to the rear of existing residence.	Approved
10 Wildwood Avenue	D06-97092	Single family dwelling	Approved
83 Sylvan Crescent	D06-97045	Storage shed	Approved
	D08-97092	Consent severed A: Frontage width 15.24, depth 77.45 and area 1180; Retained B: Frontage width 130.86, depth 77.45 and area 11115	Appeal to OMB
	D09-07041 D09-07043		
31 North Lake Road	D06-97019	Commercial Development - addition to veterinary clinic.	Unregistered agreement
	D08-97071		Closed
	D08-97012		
615 North Lake Road	D06-97013	Proposed: Addition to existing residence.	Closed
21 Willowbank Avenue	D06-97005	Proposed: Addition of 2nd storey to existing single family dwelling.	Unregistered agreement
104 Olde Bayview Avenue	D06-96060		Approved
	D08-96061		Approved
95 Sylvan Crescent	D06-94044	Proposed: New SFD	Closed
12 Willowbank Avenue	D06-94026	Single family dwelling	Approved
242 Lakeland Crescent	D06-94025	Single family dwelling	Approved
16 Willowbank Avenue	D06-94019	Single family dwelling	Approved
26 Rosemary Avenue	D06-94007	Single family dwelling	Approved
5 Willowbank Avenue	D06-93056	Second storey addition and a main floor front addition.	Approved

Minor variance applications are outlined in the table below.

Table 12 - Other Minor Variance Applications in the Study Area

Other Minor Variance Applications			
21 Aubrey Avenue	D08-13051	To provide relief from the provisions of By-law 1275, as amended, to permit a reduced front yard setback to accommodate the construction of a two storey single family dwelling. Relief is also being sought to recognize the (existing) deficient lot frontage.	Approved
22 Fergus Avenue	D08-13048	To provide relief from the provisions of By-law 256-88, as amended, to permit a reduced front yard setback, reduced interior side yard setbacks (north and south), increased building height, increased number of storeys, and increased encroachment into the front yard (porch) to accommodate the construction of a single family dwelling. Relief is also being sought to recognize the existing (deficient) lot area and lot frontage.	Approved
209 Lakeland Crescent	D08-12045	To provide relief from the provisions of By-law 256-88, as amended, to permit a reduced rear yard setback and a reduced setback from the deck to the high water mark to accommodate the construction of a two storey single family dwelling. The existing dwelling is to be demolished.	Approved
5 Aubrey Avenue	D08-10043	To provide relief from the provisions of By-law 1275 to permit a reduced minimum lot frontage to accommodate a proposed two storey dwelling. The existing dwelling is to be demolished.	Approved
24 Aubrey Avenue	D08-06079	Seeking relief from the provisions of By-law 1275 to recognize an existing reduced lot frontage.	Approved
7 Aubrey Avenue	D08-06024	Seeking relief from the provisions of By-law 1275 to recognize an existing reduced frontage for a proposed new dwelling.	Approved
24 Headwater Crescent	D08-05096	Requests relief from the provisions of By-law 313-96 as amended to permit a reduced setback from a stormwater management pond and to permit an encroachment into the rear yard setback to accommodate a proposed deck.	Approved
26 Aubrey Avenue	D08-05056	Requests relief from the provisions of By-law 1275 to permit an existing reduced frontage to accommodate a proposed new dwelling.	Approved
282 Douglas Road	D08-04037	Requests relief from the provisions of By-law 17-74 to permit an increased lot coverage for an existing dwelling.	Approved
125 Lakeland Crescent	D08-04033 D08-04028 D09-03085	Proposed: severance to create a total of 2 lots through the Committee of Adjustment; Proposed: requests for relief from By-law 256-88, as amended, to permit a reduced lot area (proposed 477.38 from 502) on both the severed and the retained parcels (frontage width 15.24, depth 31.7), subject to consent application	Approved
638 Sunset Beach Road	D08-03007	Minor Variance Application for relief from side yard setbacks and height.	Approved
634 Sunset Beach Road	D08-03006	Minor Variance Application for relief from side yard setbacks and height.	Approved
646 Sunset Beach Road	D08-02081	Minor Variance Application for relief from side yard setbacks and height.	Approved
20 Headwater Crescent	D08-02063	Minor Variance for relief from setbacks from storm water pond.	Approved
504 Sunset Beach Road	D08-01101	Minor Variance Application.	Approved

Other Minor Variance Applications			
286 Douglas Road	D08-00091 D08-99030	Minor variance applications. Relief of coverage.	Approved
270 Douglas Road	D08-00090	Minor Variance Application.	Approved
44 Lakeland Crescent	D08-98150 D08-97084 D08-97074 D09-97049 D09-97035	Minor variance application seeking relief from sideyard setbacks. Minor variance application seeking relief from frontage requirement. Minor variance application seeking relief from sideyard setbacks.	Denied Approved Approved
472 Sunset Beach Road	D08-98006	Minor Variance Applications. Use.	Approved
288 Douglas Road	D08-96024	Minor Variance Application. Relief of side, front yard setback and coverage.	Approved
148 King Road	D08-95009	Minor variance application seeking relief from front yard and floor area requirements.	Approved
144 King Road	D08-95008 D09-94098	Minor variance application seeking relief from front yard and rear yard setbacks.	Approved
256 Douglas Road	D08-94052 D08-94005	Minor variance applications	Approved
27 Fergus Avenue	D08-94017 D09-94017	Minor Variance Application for relief from front yard setbacks.	Denied
116 Olde Bayview Avenue	D08-93062 D15-08027		Approved
97 North Lake Road	D08-83072	Coverage	Approved

Appendix “G” – Existing Special Policy Area Inventory

LAKE WILCOX NORTH SHORE SUB AREA

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA (m2)	Property Description (Based on MPAC)
0 EVERGLADES COURT	Neighbourhood	Hazard Lands					R4	256-88		25.73	0.00	Single family detached (not on water)
0 EVERGLADES COURT	Neighbourhood	Hazard Lands					R4	256-88		44.77	0.00	Single family detached (not on water)
0 EVERGLADES COURT	Natural Core	Hazard Lands					EPA2,O	256-88		8375.72	0.00	Vacant residential land not on water
0 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	0000	580.56	0.00	Single family detached on water
0 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential					R6	256-88	0000	918.49	0.00	Conservation Authority Land
0 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential / Hazard Lands / Environmental Protection Area 1					R6	256-88		867.21	0.00	Single family detached (not on water)
0 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands					R6	256-88		4208.09	0.00	Single family detached (not on water)
0 NO STREET NAME	Neighbourhood	Environmental Protection Area 1					R6	256-88		147.32	0.00	Single family detached (not on water)
0 NORTH LAKE ROAD	Natural Core	Hazard Lands							0000	275306.17	0.00	Vacant residential land not on water
0 WILDWOOD AVENUE	Neighbourhood	Hazard Lands					R6	256-88	0000	210.39	0.00	Single family detached (not on water)
0 WILDWOOD AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1					R6	256-88		210.39	0.00	Single family detached on water
1 LAKESIDE CRESCENT (P)	Neighbourhood	Hazard Lands					R6	256-88	1985	849.75	106.00	Single family detached (not on water)
10 ROSEMARY AVENUE	Neighbourhood/Natural Core	Hazard Lands					R6	256-88	1994	1121.63	373.00	Single family detached (not on water)
10 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R4	256-88	2007	697.57	342.00	Single family detached (not on water)
100 OLDE BAYVIEW AVENUE	Neighbourhood	Residential	D06-13054	A request for Site Plan approval to permit the construction of a two-storey single detached dwelling on the subject lands having a gross floor area of 450.1 m2. OUTCOME: CIRCULATION			R6	256-88	1950	1062.65	111.00	Single family detached (not on water)
11 EVERGLADES COURT	Neighbourhood	Hazard Lands					R4	256-88	1999	521.20	260.00	Single family detached (not on water)
11 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R6	256-88	2007	1324.80	373.00	Single family detached (not on water)
12 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R6	256-88	2007	697.61	332.00	Single family detached (not on water)
12 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-94026	Proposed: Single family dwelling OUTCOME: approved			R6	256-88	1994	543.77	227.00	Pipelines - transmission, distribution, field & gathering and all other types
125 LAKELAND CRESCENT	Neighbourhood	Residential			D08-04028 D08-04033 D09-03085	"Proposed: severance to create a total of 2 lots through the Committee of Adjustment; OUTCOME: approved - 65R-27406 Proposed: requests for relief from By-law 256-88, as amended, to permit a reduced lot area (proposed 477.38 from 502) on both the severed and the retained parcels (frontage width 15.24, depth 31.7), subject of consent application B085/03.	R6	256-88	2004	483.02	175.00	Single family detached (not on water)

					OUTCOME: approved"						
129 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-06007	The subject property was created through the severance (B085/03) 125 Lakeland Cres. D06-06007 - Proposed: single family dwelling with total GFA of 343.2 m2	D08-10041 Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced east (proposed 1.38, by-law 1.4) and west interior side yard setback (proposed 1.35, by-law 1.4) and a reduced rear yard setback (proposed 7.4, by-law 7.5) to accommodate an existing two storey single family dwelling. OUTCOME: approved.	R6	256-88	2009	483.02	344.00	Single family detached (not on water)
13130 BAYVIEW AVENUE	Natural Core	Environmental Protection Area 1				R6	256-88		650.22	0.00	Single family detached (not on water)
13136 BAYVIEW AVENUE	Natural Core	Environmental Protection Area 1				R6	313-96		1137.89	0.00	Single family detached (not on water)
13142 BAYVIEW AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1				R6	313-96		1062.65	0.00	Single family detached (not on water)
137 LAKELAND CRESCENT	Neighbourhood	Residential / Hazard Lands				R6	256-88	1989	483.02	178.00	Single family detached (not on water)
14 WESTLEA AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2008	697.66	328.00	Single family detached (not on water)
14 WILDWOOD AVENUE	Neighbourhood	Residential / Hazard Lands				R6	256-88	1953	315.45	107.75	Single family detached (not on water)
141 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1995	483.02	146.00	Vacant residential land not on water
145 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1991	483.02	108.00	Single family detached (not on water)
149 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1970	483.02	111.00	Vacant residential land not on water
15 EVERGLADES COURT	Neighbourhood	Residential				R4	256-88	2000	567.09	183.00	Single family detached (not on water)
15 ROSEMARY AVENUE	Neighbourhood/Natural Core	Hazard Lands / Environmental Protection Area 1				R6	256-88	1939	1625.56	120.00	Vacant residential land not on water
15 WESTLEA AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2010	1564.57	373.00	Vacant residential land not on water

15 WILDWOOD AVENUE	Neighbourhood/Natural Core	Hazard Lands	D06-08078	Demolish existing single-family dwelling and construct a new single-family dwelling. OUTCOME: approved	D08-09030	To provide relief from the provisions of By-law 256-88 to permit a reduced front yard setback, a reduced interior side yard (North) and a reduced setback from a high water mark within a Special Policy Area to accommodate the construction of a new single family dwelling. The existing home is to be demolished. OUTCOME: approved	R6	256-88	1945	783.52	72.00	Single family detached (not on water)
15 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands					R6	256-88	1955	492.91	93.00	Single family detached (not on water)
16 ROSEMARY AVENUE	Neighbourhood/Natural Core	Hazard Lands					R6	256-88	1955	969.95	126.00	Single family detached (not on water)
16 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R6	256-88	2008	695.87	373.00	Single family detached (not on water)
16 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-94019	Proposed: Single family detached dwelling OUTCOME: approved			R6	256-88	1994	517.02	200.00	Single family detached (not on water)
165 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-06033	Proposed: one-storey SFD at the corner of Lakeland Crescent and Sylvan Crescent OUTCOME: approved			R6	256-88	2007	0.00	289.00	Single family detached (not on water)
17 EVERGLADES COURT	Neighbourhood	Residential					R4	256-88	2007	576.00	181.00	Single family detached (not on water)
17 ROSEMARY AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1954	278.67	80.00	Single family detached (not on water)
17 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R6	256-88	2008	569.52	342.00	Single family detached on water
17 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1955	350.28	86.00	Vacant residential land not on water
170 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1992	580.56	190.00	Vacant residential land not on water
172 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1992	580.56	190.00	Vacant residential/recreational land on water
173 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12129	A request for Site Plan approval to permit the construction of a 533.06 m2 two-storey single family dwelling on the subject lands. OUTCOME: CIRCULATION			R6	256-88	1980	1213.87	432.00	Vacant residential land not on water
177 LAKELAND CRESCENT	Neighbourhood/Natural Core	Environmental Protection Area 1					R6	256-88	1970	1867.07	121.00	Single family detached (not on water)
178 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1944	580.56	143.00	Vacant residential land not on water
182 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12018	A request for Site Plan approval through the Town's Minor Amendment process to facilitate elevation and grading changes to an approved residential development.			R6	256-88	1944	580.56	102.18	Freehold townhouse/rowhouse
185 LAKELAND CRESCENT	Neighbourhood/Natural Core	Environmental Protection Area 1					R6	256-88	2000	719.89	142.00	Single family detached on water
19 EVERGLADES COURT	Neighbourhood	Residential					R4	256-88	2000	452.93	222.00	Single family detached (not on water)
19 ROSEMARY AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1955	325.11	69.00	Single family detached (not on water)
19 WESTLEA AVENUE	Neighbourhood	Hazard Lands					R6	256-88	2009	560.56	327.00	Library or literary institutions
19 WILDWOOD AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1954	263.43	144.00	Single family detached (not on water)
190 LAKELAND	Neighbourhood	Residential					R6	256-88	1998	559.93	205.00	Single family detached (not on water)

CRESCENT											
191 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands / Environmental Protection Area 1			R6	256-88	1975	719.89	108.00	Conservation Authority Land	
192 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1998	559.93	234.00	Vacant residential land not on water	
195 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1966	708.28	104.00	Single family detached (not on water)	
199 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands			R6	256-88	1959	808.13	224.00	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)	
20 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	493.33	262.00	Vacant residential land not on water	
20 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands			R6	256-88	1992	557.33	144.00	Single family detached (not on water)	
200 LAKELAND CRESCENT	Neighbourhood	Residential	D06-04018	"Proposed: Site Plan Approval for a two-storey residential dwelling (existing one-storey dwelling to be demolished). OUTCOME: approved"	R6	256-88	2005	502.16	397.00	Single family detached (not on water)	
209 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			D08-12045	R6	256-88	1955	740.42	148.00	Single family detached (not on water)
											To provide relief from the provisions of By-law 256-88, as amended, to permit a reduced rear yard setback and a reduced setback from the deck to the high water mark to accommodate the construction of a two storey single family dwelling. The existing dwelling is to be demolished. OUTCOME: approved
21 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	458.41	145.00	Single family detached (not on water)	
21 WESTLEA AVENUE	Neighbourhood	Hazard Lands			R6	256-88	2009	638.33	315.00	Single family detached (not on water)	
21 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands	D06-97005	Proposed: Addition of 2nd storey to existing single family dwelling OUTCOME: Unregistered agreement	R6	256-88	1955	317.77	169.00	Single family detached (not on water)	
212 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1950	811.57	135.00	Single family detached (not on water)	
216 LAKELAND CRESCENT	Neighbourhood	Residential	D06-08010	Proposed: re-circulation, to construct a two-storey single detached dwelling. OUTCOME: approved	D08-08023	R6	256-88	2009	580.56	342.00	Single family detached (not on water)
											Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced setback to the established building line and to permit a 3-storey dwelling whereas the By-law permits 2-storey dwellings. OUTCOME: approved
219 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands			R6	256-88	1979	696.67	256.00	Single family detached (not on water)	
22 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	431.65	154.00	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)	

22 ROSEMARY AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1956	373.88	114.00	Single family detached (not on water)
220 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1943	580.56	72.00	Freehold townhouse/ rowhouse
225 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1981	780.27	234.00	Vacant residential land not on water
226 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12128	A request for Site Plan approval to permit the construction of a 373.93 m2 single detached dwelling. OUTCOME: circulation	D08-13082	R6	256-88	1952	580.56	65.00	Single family detached (not on water)
229 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-02011	Proposed: single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre OUTCOME: approved		R6	256-88	2004	831.36	361.00	Single family detached (not on water)
23 EVERGLADES COURT	Neighbourhood	Hazard Lands				R4	256-88	1999	759.83	237.00	Single family detached (not on water)
23 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1959	264.27	70.00	Single family detached (not on water)
230 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1957	580.56	79.00	Vacant residential land not on water
233 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands	D06-02010	Proposed: single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre OUTCOME: approved		R6	256-88	2005	861.54	366.00	Single family detached (not on water)
238 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1994	580.28	286.00	Single family detached (not on water)
239 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1976	924.28	295.00	Single family detached (not on water)
24 EVERGLADES COURT	Neighbourhood	Residential				R4	256-88	2008	597.00	262.00	Single family detached (not on water)
242 LAKELAND CRESCENT	Neighbourhood	Residential	D06-94025	Proposed: Single family dwelling OUTCOME: approved		R6	256-88	2001	579.72	195.00	Single family detached (not on water)
245 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1956	669.91	270.00	Vacant residential land not on water
246 LAKELAND CRESCENT	Neighbourhood	Residential / Hazard Lands	D06-06004	Proposed: Demolish existing single family dwelling and to build a new single family dwelling OUTCOME: approved	D08-06037	R6	256-88	2007	580.56	195.00	Single family detached (not on water)

					OUTCOME: approved						
249 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands	D06-08013	Proposed: two-storey single family dwelling with attached garage OUTCOME: pre-approval letter sent to owner/applicant	R6	256-88	1960	722.21	22.00	Single family detached (not on water)	
25 ROSEMARY AVENUE	Neighbourhood	Hazard Lands			R6	256-88	1979	650.22	183.00	Single family detached (not on water)	
25 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands			R6	256-88	1950	272.35	72.00	Freehold townhouse/ rowhouse	
253 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands			R6	256-88	1956	687.38	239.00	Single family detached (not on water)	
254 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1968	1161.11	103.00	Single family detached (not on water)	
259 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1957	661.83	231.00	Single family detached (not on water)	
26 ROSEMARY AVENUE	Neighbourhood	Hazard Lands	D06-94007	Proposed: Single family detached dwelling OUTCOME: approved	R6	256-88	1994	373.88	165.00	Single family detached (not on water)	
26 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-06001	Proposed: One-storey addition to an existing single family dwelling OUTCOME: abandoned	R6	256-88	1952	603.78	153.00	Single family detached (not on water)	
265 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands			R6	256-88	1957	676.23	154.00	Single family detached (not on water)	
27 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands			R6	256-88	1955	317.77	147.00	Single family detached (not on water)	
270 LAKELAND CRESCENT	Neighbourhood	Residential			R6	256-88	1998	1446.65	211.00	Single family detached (not on water)	
281 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1980	1537.59	189.00	Single family detached (not on water)	
287 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1986	1456.68	304.00	Single family detached (not on water)	
29 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands			R6	256-88	0000	317.77	0.00	Single family detached (not on water)	
293 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands			R6	256-88	1979	1416.18	210.00	Single family detached (not on water)	
3 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	453.58	154.00	Single family detached (not on water)	
3 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands / Environmental Protection Area 1			R6	256-88	1941	1217.58	145.00	Single family detached (not on water)	
3 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1			R6	256-88	1957	635.55	214.00	Freehold townhouse/ rowhouse	

30 ROSEMARY AVENUE	Neighbourhood	Hazard Lands	D06-08059 D06-13083	Two-storey rear addition to build above the existing two car garage. OUTCOME: approved To permit a 250 sq. m. 2 storey dwelling.	D08-13044	To provide relief from the provisions of By-law 313-96 as amended, to permit reduced interior side yard setbacks (north and south) and increased maximum building height to accommodate the construction of a proposed two storey single family dwelling. OUTCOME: not yet approved	R6	256-88	2013	373.88	250 (from 71)	Freehold townhouse/ rowhouse
307 NORTH LAKE ROAD	Neighbourhood	Hazard Lands					R6	256-88	1986	606.94	276.00	Vacant residential land not on water
31 EVERGLADES COURT	Neighbourhood	Residential					R4	256-88	2001	423.29	259.00	Vacant residential land not on water
311 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R5	256-88	2000	479.96	277.00	Single family detached (not on water)
315 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R5	256-88	2001	551.57	276.00	Vacant residential land not on water
32 EVERGLADES COURT	Neighbourhood	Hazard Lands					R4	256-88	1999	617.99	154.00	Single family detached (not on water)
321 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R5	256-88	1999	551.85	276.00	Restaurant - fast food
325 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R5	256-88	2002	479.96	252.00	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)
329 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R6	256-88	1988	732.34	168.00	Single family detached (not on water)
33 EVERGLADES COURT	Neighbourhood	Residential					R4	256-88	1999	521.20	246.00	Single family detached (not on water)
33 ROSEMARY AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1993	522.50	199.00	Single family detached (not on water)
331 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R6	256-88	1994	685.33	183.00	Automotive fuel station with/without service facilities
35 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1996	317.77	288.00	Single family detached (not on water)
351 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R6	256-88	2008	730.42	328.00	Vacant residential land not on water
355 NORTH LAKE ROAD	Neighbourhood	Residential / Environmental Protection Area 1 or Hazard Lands					R6	256-88	2009	741.20	342.00	Single family detached (not on water)
36 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1994	503.36	162.00	Single family detached (not on water)
38 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1994	503.18	178.00	Single family detached (not on water)
4 EVERGLADES COURT	Neighbourhood	Residential					R4	256-88	2001	453.58	153.00	Single family detached (not on water)
4 WILLOWBANK AVENUE	Neighbourhood	Environmental Protection Area 1					R6	256-88	1952	436.58	258.00	Single family detached (not on water)
427 NORTH LAKE ROAD	Neighbourhood	Residential					R6	256-88	1930	1088.47	115.00	Vacant residential land not on water

429 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands	D06-01001	Proposed: Single detached dwelling abutting Lake Wilcox OUTCOME: approved	R6	256-88	2001	894.24	226.00	Vacant residential land not on water
437 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-05076	Proposed: Single family dwelling to replace an existing dwelling. The property abuts Lake Wilcox OUTCOME: approved	R6	256-88		1400.76	0.00	Single family detached (not on water)
443 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-05083	Proposed: Garage with attached breezeway to existing single family dwelling OUTCOME: approved	R6	256-88	2010	1263.29	140.00	Single family detached on water
451 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1989	724.63	192.00	Vacant residential land not on water
455 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1989	650.22	270.00	Single family detached (not on water)
463 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1950	780.27	276.00	Retail
467 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1955	731.50	74.00	Vacant residential land not on water
473 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1980	731.50	157.00	Single family detached (not on water)
477 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1980	655.42	104.00	Single family detached (not on water)
481 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1960	1539.73	183.00	Single family detached (not on water)
5 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	453.86	277.00	Single family detached (not on water)
5 WESTLEA AVENUE	Neighbourhood	Hazard Lands			R6	256-88	2007	671.95	328.00	Single family detached (not on water)
5 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands	D06-93056	Proposed: Second storey addition and a main floor front addition OUTCOME: approved	R6	256-88	1979	492.91	146.00	Single family detached on water
571 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1968	836.00	108.00	Single family detached (not on water)
575 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1948	836.00	67.00	Single family detached (not on water)
577 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1958	696.67	82.00	Single family detached on water
581 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1963	696.67	56.00	Single family detached (not on water)
583 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1952	1393.33	36.00	Property with a communication building or communication structures
587 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-98080	Proposed: Two storey addition to the rear of existing residence OUTCOME: approved	R6	256-88	1932	696.67	107.00	Vacant residential land not on water

589 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1981	696.67	173.00	Single family detached (not on water)
591 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-10027	RE-CIRCULATION: A request for Site Plan approval to permit the removal of a 63.45 m2 section of the front of the existing dwelling and the construction of a 65.46m2 2-storey addition. A 21.46 m2 sunroom and 19.7 m2 deck on top of the second storey at the rear of the dwelling. OUTCOME: approved	R6	256-88	1942	696.67	142.00	Single family detached (not on water)
593 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1939	696.67	111.00	Single family detached on water
595 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1942	1375.72	116.00	Single family detached (not on water)
6 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2001	448.19	219.00	Single family detached (not on water)
6 WESTLEA AVENUE	Neighbourhood	Hazard Lands			R6	256-88	2007	697.93	327.00	Vacant residential land not on water
6 WILDWOOD AVENUE	Neighbourhood	Hazard Lands			R6	256-88	1958	317.77	94.00	Single family detached (not on water)
60 SYLVAN CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1995	483.02	226.00	Single family detached (not on water)
615 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-97013	Proposed: addition to existing residence OUTCOME: closed	R6	256-88	1965	4612.71	107.01	Single family detached (not on water)
625 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1928	696.67	68.00	Special automotive shop/auto repair/collision service/car or truck wash
629 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1959	696.67	83.00	Single family detached (not on water)
635 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1993	696.67	166.00	Single family detached (not on water)
639 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1942	696.67	109.00	Single family detached (not on water)
656 SUNSET BEACH ROAD	Neighbourhood/Natural Core	Environmental Protection Area 1			R3	1703	1993	1375.68	323.00	Single family detached (not on water)
66 SYLVAN CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1995	483.02	226.00	Single family detached (not on water)
7 EVERGLADES COURT	Neighbourhood	Residential			R4	256-88	2000	483.39	190.00	Single family detached (not on water)
7 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands	D02-02013 D06-05025	Proposed: Request for Zoning By-law Amendment to exempt the subject lands from Section 5.6 of By-law No. 256-88 to permit the construction of a single family dwelling on "Lakeside Crescent", a private lane. Section 5.6 requires a dwelling to be located on a public, assumed road OUTCOME: By-law amendment approved (18-07) Proposed: Request for Site Plan approval to construct a single detached dwelling in the Lake Wilcox Area on Lakeside	R6	256-88	0000	445.09	0.00	Single family detached (not on water)

				Crescent; OUTCOME: approved (formerly O Lakeside)							
7 WESTLEA AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2007	838.72	373.00	Single family detached on water
70 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Hazard Lands				LL	1703	1980	37832.34	196.00	Single family detached (not on water)
70 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1990	483.02	129.00	Special automotive shop/auto repair/collision service/car or truck wash
74 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1988	483.02	219.00	Single family detached (not on water)
76 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1988	483.02	175.00	Single family detached (not on water)
8 WESTLEA AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2007	697.52	342.00	Single family detached (not on water)
80 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1989	882.44	166.00	Single family detached (not on water)
83 SYLVAN CRESCENT	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-97045	"PROPOSED STORAGE SHED LETTER AGREEMENT CLOSED FILE NO L03-SA Name: SALNA; Plan: 169; Lot: 35&35 PT; Purpose: HEIGHT; Decision: APPROVED"	D09-07041 D09-07043 D08-97092	R6,P	256-88	1999	12260.11	485.00	Vacant residential land not on water
84 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1				R6	256-88	1950	1375.72	210.00	Single family detached (not on water)
88 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1940	650.22	54.00	Single family detached on water
9 EVERGLADES COURT	Neighbourhood	Residential				R4	256-88	2000	471.60	234.00	Single family detached (not on water)
9 WESTLEA AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2007	1085.86	342.00	Single family detached on water
92 OLDE BAYVIEW AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1950	232.22	62.00	Single family detached on water
95 SYLVAN CRESCENT	Neighbourhood	Hazard Lands	D06-94044	Proposed: New SFD OUTCOME: closed	D09-04009	R6	256-88	1935	483.02	269.00	Vacant residential land not on water
95 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88		483.02	0.00	Single family detached (not on water)
96 OLDE BAYVIEW AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1991	1137.89	234.00	Single family detached (not on water)

KING ROAD, NORTH SIDE SUB-AREA

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA (m2)	Property Description (Based on MPAC)
1 GEORGE STREET	Neighbourhood/Natural Core	Environmental Protection Area 1 / Hazard Lands					RU,C,F	1275,434-88	1958	4410.40	146.00	Single family detached (not on water)
0 KING ROAD	Natural Core	Hazard Lands			D09-12019	OUTCOME: APPROVED; CERTIFICATE ISSUED FEB 26/13	F	434-88	0000	7121.38	0.00	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)
31 AUBREY AVENUE	Neighbourhood/Natural Core	Hazard Lands					RU	1275	1959	1469.78	121.00	Single family detached (not on water)
31A AUBREY AVENUE	Neighbourhood/Natural Core	Hazard Lands					RU	1275	1991	1589.70	308.00	Vacant residential land not on water

KING ROAD, SOUTH SIDE SUB-AREA

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA (m2)	Property Description (Based on MPAC)
57 KING ROAD	Oak Ridges Local Centre	Hazard Lands					GC1	366-86		2199.79	0.00	Single family detached (not on water)
97 KING ROAD	Neighbourhood/Natural Core	Hazard Lands	D06-99041	"Proposed: Amendment to allow an expansion of the church's lands, additional parking and a temporary Stormwater facility and easement within the church property for Van Maren Construction (to the south) OUTCOME: closed as per BR"			F	434-88	1948	7485.54	466.00	Single family detached (not on water)
12978 YONGE STREET	Natural Core/Oak Ridges Local Centre	Hazard Lands	D06-03088	Proposed: One-storey commercial plaza OUTCOME: abandoned			GC1	366-86	0000	2225.43	0.00	Vacant residential land not on water
39 KING ROAD	Oak Ridges Local Centre/Natural Core	Residential					C	1275, 366-86	1978	8254.33	354.00	Retail unit with residential unit(s) (above or behind)
71 KING ROAD	Natural Linkage	Residential					O	343-88		2309.72	0.00	Single family detached on water
83 KING ROAD	Natural Core/Oak Ridges Local Centre	Environmental Protection Area 1 / Hazard Lands					F,GC2	434-88	1951	2297.42	107.00	Single family detached (not on water)

Appendix “H” – Proposed SPA Inventory

Area "A" – Lake Wilcox North Shore Inventory

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA	Property Description (Based on MPAC)
0 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88		187.36	0.00	Vacant residential land not on water
0 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands					R6	256-88		11.70	0.00	Vacant residential/recreational land on water
0 NORTH LAKE ROAD										1538.06	0.00	Municipal park (excludes Provincial parks, Federal parks, campgrounds)
0 SYLVAN CRESCENT										746.75	0.00	Vacant residential land not on water
0 WILDWOOD AVENUE										144.20	0.00	Vacant residential land not on water
0 WILLOWBANK AVENUE										108.08	0.00	Vacant residential land not on water
1 LAKESIDE CRESCENT (P)	Neighbourhood	Hazard Lands					R6	256-88	1930	828.46	105.80	Single family detached (not on water)
10 ROSEMARY AVENUE	Neighbourhood/Natural Core	Hazard Lands					R6	256-88	1994	526.86	372.67	Single family detached on water
10 WILDWOOD AVENUE	Neighbourhood	Hazard Lands	D06-97092	Proposed: Single family dwelling OUTCOME: approved			R6	256-88	1998	315.44	228.32	Single family detached (not on water)
100 OLDE BAYVIEW AVENUE	Neighbourhood	Residential	D06-13054	A request for Site Plan approval to permit the construction of a two-storey single detached dwelling on the subject lands having a gross floor area of 450.1 m2. OUTCOME: CIRCULATION			R6	256-88	1950	557.79	111.19	Single family detached (not on water)
104 OLDE BAYVIEW AVENUE	Neighbourhood	Residential	D15-08027 D06-96060	Re-Naming portions of Bayview Avenue and establishing other lands as public highways. Name: O'MEARA; Plan: 184; Lot: 2 PT; Purpose: FYS; Decision: APPROVED					1997	77.12	97.63	Single family detached (not on water)
107 LAKELAND CRESCENT	Neighbourhood	Residential					R6	256-88	1940	483.79	120.66	Single family detached (not on water)
108 OLDE BAYVIEW AVENUE	Neighbourhood	Residential					R6	256-88	1993	65.45	130.69	Single family detached (not on water)
11 LAUNCH GATE	Neighbourhood	Residential					R4	313-96	2000	0.08	103.48	Single family detached (not on water)
11 SYLVAN CRESCENT	Neighbourhood	Residential					R6	256-88	2001	694.80	169.62	Single family detached (not on water)
111 LAKELAND CRESCENT	Neighbourhood	Residential					R6	256-88	1995	483.77	211.79	Single family detached (not on water)
112 OLDE BAYVIEW AVENUE	Neighbourhood	Residential					R6	256-88	1930	43.20	99.39	Single family detached (not on water)
115 LAKELAND CRESCENT	Neighbourhood	Residential					R6	256-88	1947	483.78	93.07	Single family detached (not on water)
116 OLDE BAYVIEW AVENUE	Neighbourhood	Residential			D08-93062 D15-08027	Name: HERCZEGH; Plan: 194; Lot: 1 PT; Purpose: FYS; Decision: APPROVED	R6	256-88	1995	162.39	273.00	Single family detached (not on water)
119 LAKELAND CRESCENT	Neighbourhood	Residential					R6	256-88	1948	483.78	87.87	Single family detached (not on water)
12 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-94026	Proposed: Single family dwelling OUTCOME: approved			R6	256-88	1994	543.56	227.30	Single family detached (not on water)
125 LAKELAND CRESCENT	Neighbourhood	Residential			D08-04028 D08-04033 D09-03085	"Proposed: severance to create a total of 2 lots through the Committee of Adjustment; OUTCOME: approved - 65R-27406 Proposed: requests for relief from By-law 256-88, as amended, to permit a reduced lot area (proposed 477.38 from 502) on both the severed and the retained parcels (frontage width 15.24,	R6	256-88	2004	483.77	174.54	Single family detached (not on water)

						depth 31.7), subject of consent application B085/03. OUTCOME: approved"						
129 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-06007	The subject property was created through the severance (B085/03) 125 Lakeland Cres. D06-06007 - Proposed: single family dwelling with total GFA of 343.2 m2	D08-10041	Proposed: request for relief from the provisions of By-law 256-88 to permit a reduced east (proposed 1.38, by-law 1.4) and west interior side yard setback (proposed 1.35, by-law 1.4) and a reduced rear yard setback (proposed 7.4, by-law 7.5) to accommodate an existing two storey single family dwelling. OUTCOME: approved.	R6	256-88	2009	483.79	343.69	Single family detached (not on water)
13136 BAYVIEW AVENUE	Natural Core	Environmental Protection Area 1					R6	313-96		1.93	0.00	Single family detached (not on water)
13142 BAYVIEW AVENUE	Natural Core	Environmental Protection Area 1					R6	313-96		92.73	0.00	Single family detached (not on water)
137 LAKELAND CRESCENT	Neighbourhood	Residential / Hazard Lands					R6	256-88	1989	483.78	178.25	Single family detached (not on water)
14 WILDWOOD AVENUE	Neighbourhood	Residential / Hazard Lands					R6	256-88	1953	315.45	107.75	Single family detached (not on water)
141 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1995	483.79	146.49	Single family detached (not on water)
145 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1991	483.78	22.29	Single family detached (not on water)
149 LAKELAND CRESCENT	Neighbourhood	Hazard Lands					R6	256-88	1945	483.79	111.37	Single family detached (not on water)
15 LAUNCH GATE	Neighbourhood	Residential					R6	313-96	2000	0.42	206.77	Single family detached (not on water)
15 ROSEMARY AVENUE	Neighbourhood / Natural Core	Hazard Lands / Environmental Protection Area 1					R6	256-88	1939	1447.11	119.55	Single family detached on water
15 WILDWOOD AVENUE	Neighbourhood / Natural Core	Hazard Lands	D06-08078	Demolish existing single-family dwelling and construct a new single-family dwelling. OUTCOME: approved	D08-09030	To provide relief from the provisions of By-law 256-88 to permit a reduced front yard setback, a reduced interior side yard (North) and a reduced setback from a high water mark within a Special Policy Area to accommodate the construction of a new single family dwelling. The existing home is to be demolished. OUTCOME: approved	R6	256-88		237.71	0.00	Vacant residential/recreational land on water
15 WILLOWBANK AVENUE	Neighbourhood / Natural Core	Hazard Lands					R6	256-88	1955	377.00	93.07	Single family detached on water
16 ROSEMARY AVENUE	Neighbourhood / Natural Core	Hazard Lands					R6	256-88	1955	885.37	125.96	Single family detached on water
16 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-94019	Proposed: Single family detached dwelling OUTCOME: approved			R6	256-88	1994	516.82	199.71	Single family detached (not on water)
165 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-06033	Proposed: one-storey SFD at the corner of Lakeland Crescent and Sylvan Crescent OUTCOME: approved			R6	256-88	2007	715.49	288.88	Single family detached (not on water)
17 LAUNCH GATE	Neighbourhood	Residential					R6	313-96	2000	0.95	143.98	Single family detached (not on water)
17 ROSEMARY AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1954	275.79	79.88	Single family detached (not on water)
17 SYLVAN CRESCENT	Neighbourhood	Residential					R6	313-96	2000	148.55	225.72	Single family detached (not on water)
17 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands					R6	256-88	1955	255.45	85.83	Single family detached on water

170 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1992	580.36	190.24	Single family detached (not on water)
172 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1992	580.37	190.24	Single family detached (not on water)
173 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12129	A request for Site Plan approval to permit the construction of a 533.06 m2 two-storey single family dwelling on the subject lands. OUTCOME: CIRCULATION		R6	256-88	1980	1174.42	432.49	Single family detached (not on water)
177 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1970	1617.16	120.85	Single family detached on water
178 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1944	580.38	142.77	Single family detached (not on water)
18 WILDWOOD AVENUE	Neighbourhood	Hazard Lands	D06-12017 D06-12084	A request for Site Plan approval to permit the construction of a two-storey dwelling with a gross floor area of 250 square metres. A request for Site Plan approval through the Town's Minor Amendment Process to remove a window on the south elevation and to narrow two (2) windows on the north elevation of the approved residential dwelling.	D08-12037	R6	256-88		284.31	0.00	Vacant residential land not on water
182 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12018	A request for Site Plan approval through the Town's Minor Amendment process to facilitate elevation and grading changes to an approved residential development.		R6	256-88	1944	580.38	0.00	Vacant residential land not on water
185 LAKELAND CRESCENT	Neighbourhood/Natural Core	Environmental Protection Area 1				R6	256-88	2000	707.93	142.49	Single family detached on water
19 ROSEMARY AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1963	321.74	68.74	Single family detached (not on water)
19 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1954	250.13	144.16	Single family detached (not on water)
190 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1998	557.09	204.82	Single family detached (not on water)
191 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands / Environmental Protection Area 1				R6	256-88	1975	658.61	44.59	Single family detached on water
192 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1998	557.25	234.08	Single family detached (not on water)
195 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1966	559.14	104.04	Single family detached on water
199 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1959	532.22	223.96	Single family detached on water
20 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	164.47	44.59	Single family detached (not on water)
20 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1992	553.15	144.35	Single family detached (not on water)
200 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-04018	"Proposed: Site Plan Approval for a two-storey residential dwelling (existing one-storey dwelling to be demolished). OUTCOME: approved"		R6	256-88	2005	513.47	397.10	Single family detached (not on water)
209 LAKELAND CRESCENT	Neighbourhood	Hazard Lands			D08-12045	R6	256-88	1955	571.01	147.51	Single family detached (not on water)
											OUTCOME: approved

21 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands	D06-97005	Proposed: Addition of 2nd storey to existing single family dwelling OUTCOME: Unregistered agreement		R6	256-88	1955	252.32	168.69	Single family detached (not on water)
212 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1950	762.33	135.43	Single family detached (not on water)
216 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-08010	Proposed: re-circulation, to construct a two-storey single detached dwelling. OUTCOME: approved	D08-08023	R6	256-88	2009	578.75	341.74	Single family detached (not on water)
219 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1979	475.67	256.19	Single family detached on water
22 ROSEMARY AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1956	371.16	114.35	Single family detached (not on water)
220 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1943	578.93	72.45	Single family detached (not on water)
225 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1981	584.51	233.99	Single family detached on water
226 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-12128	A request for Site Plan approval to permit the construction of a 373.93 m2 single detached dwelling. OUTCOME: circulation	D08-13082			1952	579.11	64.65	Single family detached (not on water)
229 LAKELAND CRESCENT	Neighbourhood	Hazard Lands	D06-02011	Proposed: single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre OUTCOME: approved		R6		2004	612.44	361.34	Single family detached on water
23 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1959	262.88	70.41	Single family detached (not on water)
230 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1957	579.30	79.05	Single family detached (not on water)
233 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands	D06-02010	Proposed: single family dwelling adjacent to Lake Wilcox within the Flood Damage Centre OUTCOME: approved		R6	256-88	2005	644.33	365.98	Single family detached on water
238 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1994	579.49	285.82	Single family detached (not on water)
239 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1953	689.02	295.02	Single family detached on water
24 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	111.16	179.18	Single family detached (not on water)
242 LAKELAND CRESCENT	Neighbourhood	Residential	D06-94025	Proposed: Single family dwelling OUTCOME: approved		R6	256-88	1994	579.67	194.70	Single family detached (not on water)
245 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1956	525.68	270.03	Single family detached on water
246 LAKELAND CRESCENT	Neighbourhood	Residential / Hazard Lands	D06-06004	Proposed: Demolish existing single family dwelling and to build a new single family dwelling. OUTCOME: approved	D08-06037	R6	256-88	2007	579.84	194.79	Single family detached (not on water)
249 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands	D06-08013	Proposed: two-storey single family dwelling with attached garage OUTCOME: pre-approval letter sent to owner/applicant		R6	256-88	1960	519.34	22.29	Single family detached on water

25 ROSEMARY AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1979	643.50	182.90	Single family detached (not on water)
25 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1950	262.79	71.52	Single family detached (not on water)
253 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1956	502.35	238.54	Single family detached on water
254 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1968	1160.27	44.59	Single family detached (not on water)
259 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1957	497.51	230.55	Single family detached on water
26 ROSEMARY AVENUE	Neighbourhood	Hazard Lands	D06-94007	Proposed: Single family detached dwelling OUTCOME: approved		R6	256-88	1994	371.15	165.16	Single family detached (not on water)
26 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands	D06-06001	Proposed: One-storey addition to an existing single family dwelling OUTCOME: abandoned		R6	256-88	1952	599.33	153.45	Single family detached (not on water)
265 LAKELAND CRESCENT	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1957	494.04	153.92	Single family detached on water
27 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1959	264.29	22.29	Single family detached (not on water)
27 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1955	315.44	147.14	Single family detached (not on water)
270 LAKELAND CRESCENT	Neighbourhood	Residential				R6	256-88	1965	895.70	211.04	Single family detached (not on water)
28 LAKELAND CRESCENT	Neighbourhood	Residential				R6	256-88	1967	1743.17	102.36	Single family detached (not on water)
28 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	46.42	172.22	Single family detached (not on water)
29 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	2008	314.24	228.88	Single family detached (not on water)
29 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88		315.44	0.00	Vacant residential land not on water
3 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands / Environmental Protection Area 1				R6	256-88	1941	1061.07	144.91	Single family detached (not on water)
3 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1				R6	256-88	1957	268.08	214.02	Single family detached on water
30 ROSEMARY AVENUE	Neighbourhood	Hazard Lands	D06-08059 D06-13083	Two-storey rear addition to build above the existing two car garage. OUTCOME: approved To permit a 250 sq. m. 2 storey dwelling.	D08-13044	R6	256-88	1954	371.16	70.87	Single family detached (not on water)
30 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1950	483.78	62.70	Single family detached (not on water)
32 ROSEMARY AVENUE	Neighbourhood	Hazard Lands	D06-08059	"PROPOSED: Proposing to build a new two-storey rear addition an to build above the existing two car garage. OUTCOME: approved		R6	256-88	1993	742.30	256.56	Single family detached (not on water)
33 ROSEMARY AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1993	418.47	199.34	Single family detached (not on water)
33 SYLVAN CRESCENT	Neighbourhood	Residential	D06-99030	Proposed Single Family Dwelling. Approved.	D09-93076 D09-07039	R6	256-88		2197.02	0.00	Vacant residential land not on water
											CONSENT. No decision reached.
34 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1998	9.73	201.48	Single family detached (not on water)
35 WILDWOOD AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1977	93.06	193.77	More than 1 structure used for residential purposes with at least 1 of the structures occupied

											permanently
35 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1996	315.43	288.33	Single family detached (not on water)
36 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential				R6	256-88	1967	1266.15	101.81	Single family detached (not on water)
36 SYLVAN CRESCENT	Neighbourhood	Residential				R6	256-88	1955	483.80	101.43	Single family detached (not on water)
36 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	503.82	162.00	Single family detached (not on water)
37 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	2006	1179.83	282.66	Single family detached (not on water)
38 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	318.12	177.88	Single family detached (not on water)
39 SYLVAN CRESCENT	Neighbourhood	Hazard Lands	D06-07005 D15-99032	Proposed single family dwelling. Approved. Assignment of Street Numbers.		R6	256-88	2008	1179.76	296.69	Single family detached (not on water)
39 WILLOWBANK AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1994	315.44	44.59	Single family detached (not on water)
4 WILLOWBANK AVENUE	Neighbourhood	Environmental Protection Area 1				R6	256-88	1952	215.28	258.14	Single family detached on water
40 SYLVAN CRESCENT	Neighbourhood	Residential				R6	256-88	1949	483.79	119.36	Single family detached (not on water)
427 NORTH LAKE ROAD	Neighbourhood	Residential				R6	256-88	1930	1017.33	114.90	Single family detached on water
429 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands	D06-01001	Proposed: Single detached dwelling abutting Lake Wilcox OUTCOME: approved		R6	256-88	2001	888.45	225.53	Single family detached on water
437 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-05076	Proposed: Single family dwelling to replace an existing dwelling. The property abuts Lake Wilcox OUTCOME: approved		R6	256-88	2012	1026.77	420.32	Single family detached on water
44 LAKELAND CRESCENT	Neighbourhood	Residential			D08-97074 D08-97084 D08-97150 D09-97049 D09-97035						
						R6	256-88	1960	701.77	125.77	Single family detached (not on water)
443 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-05083	Proposed: Garage with attached breezeway to existing single family dwelling OUTCOME: approved		R6	256-88	1957	1272.03	140.36	Single family detached on water
451 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1989	592.00	192.47	Single family detached on water
455 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1989	572.69	270.40	Single family detached on water
46 SYLVAN CRESCENT	Neighbourhood	Residential				R6	256-88	1947	483.79	105.06	Single family detached (not on water)
463 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1990	860.49	275.51	Single family detached on water
467 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1955	726.38	73.57	Single family detached on water
473 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1980	841.08	156.70	Single family detached on water
477 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1980	767.34	103.94	Single family detached on water
481 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1979	1411.25	51.27	Single family detached on water
5 SYLVAN CRESCENT	Neighbourhood	Residential				R6	256-88	2000	686.78	173.89	Single family detached (not on water)

5 WILLOWBANK AVENUE	Neighbourhood/Natural Core	Hazard Lands	D06-93056	Proposed: Second storey addition and a main floor front addition OUTCOME: approved	R6	256-88	1979	378.88	145.65	Single family detached on water
50 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential			R6	256-88	1999	571.42	346.48	Single family detached (not on water)
50 SYLVAN CRESCENT	Neighbourhood	Residential			R6	256-88	1989	483.79	138.03	Single family detached (not on water)
515 NORTH LAKE ROAD	Neighbourhood	Hazard Lands			R6	256-88	1997	49.40	141.38	Single family detached (not on water)
56 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential			R6	256-88	1972	1208.81	44.59	Single family detached (not on water)
56 SYLVAN CRESCENT	Neighbourhood	Residential			R6	256-88	1947	483.78	115.55	Single family detached (not on water)
571 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1968	490.14	107.75	Single family detached on water
575 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1948	500.77	66.88	Single family detached on water
577 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1958	324.50	82.02	Single family detached on water
581 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1963	403.19	56.38	Single family detached on water
583 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1952	787.94	35.76	Single family detached on water
587 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-98080	Proposed: Two storey addition to the rear of existing residence OUTCOME: approved	R6	256-88	1932	373.83	107.01	Single family detached on water
589 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1981	377.13	173.42	Single family detached on water
591 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-10027	RE-CIRCULATION: A request for Site Plan approval to permit the removal of a 63.45 m2 section of the front of the existing dwelling and the construction of a 65.46m2 2-storey addition. A 21.46 m2 sunroom and 19.7 m2 deck on top of the second storey at the rear of the dwelling. OUTCOME: approved	R6	256-88	1942	387.60	142.31	Single family detached on water
593 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1939	407.55	111.37	Single family detached on water
595 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1942	749.65	115.83	Single family detached on water
6 WILDWOOD AVENUE	Neighbourhood	Hazard Lands			R6	256-88	1958	293.24	93.82	Single family detached (not on water)
60 SYLVAN CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1995	483.78	226.09	Single family detached (not on water)
615 NORTH LAKE ROAD	Neighbourhood	Hazard Lands			R6	256-88	1965	3360.97	107.01	Single family detached on water
625 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-97013	Proposed: addition to existing residence OUTCOME: closed	R6	256-88	1928	497.90	67.81	Single family detached (not on water)
629 NORTH LAKE ROAD	Neighbourhood	Residential / Hazard Lands			R6	256-88	1959	428.93	82.86	Single family detached (not on water)
635 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1993	441.35	165.81	Single family detached (not on water)
639 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1942	547.36	108.68	Single family detached (not on water)
643 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1980	660.83	11.70	Single family detached (not on water)
645 NORTH LAKE ROAD	Neighbourhood/Natural Core	Residential / Hazard Lands			R6	256-88	1993	61.28	247.92	Single family detached (not on water)
66 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential			R6	256-88	1973	1179.82	22.29	Single family detached (not on water)
66 SYLVAN CRESCENT	Neighbourhood	Hazard Lands			R6	256-88	1995	483.79	226.09	Single family detached (not on water)

7 LAKESIDE CRESCENT (P)	Neighbourhood/Natural Core	Residential / Hazard Lands	D02-02013 D06-05025	Proposed: Request for Zoning By-law Amendment to exempt the subject lands from Section 5.6 of By-law No. 256-88 to permit the construction of a single family dwelling on "Lakeside Crescent", a private lane. Section 5.6 requires a dwelling to be located on a public, assumed road OUTCOME: By-law amendment approved (18-07) Proposed: Request for Site Plan approval to construct a single detached dwelling in the Lake Wilcox Area on Lakeside Crescent; OUTCOME: approved (formerly 0 Lakeside)		R6	256-88	2011	301.01	195.25	Single family detached on water	
70 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1990	483.78	128.93	Single family detached (not on water)	
74 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1988	483.77	219.12	Single family detached (not on water)	
76 LAKELAND CRESCENT	Neighbourhood/Natural Core	Residential				R6	256-88	1967	1210.83	135.71	Single family detached (not on water)	
76 SYLVAN CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1988	483.02	174.91	Single family detached (not on water)	
79 LAKELAND CRESCENT	Neighbourhood	Residential				R6	256-88	1955	1391.44	67.72	Single family detached (not on water)	
80 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Hazard Lands				R6	256-88	1989	390.03	165.71	Single family detached on water	
83 SYLVAN CRESCENT	Neighbourhood/Natural Core	Residential / Hazard Lands	D06-97045	"PROPOSED STORAGE SHED LETTER AGREEMENT CLOSED FILE NO L03-SA Name: SALNA; Plan: 169; Lot: 35&35 PT; Purpose: HEIGHT; Decision: APPROVED"	D09-07041 D09-07043 D08-97092	Proposed: Consent Severed A: Frontage width 15.24, depth 77.45 and area 1180; Retained B: Frontage width 130.86, depth 77.45 and area 11115 CONSENT.at the OMB CONSENT. At the OMB OUTCOME: Appeal to OMB received November 5, 2007	R6,P	256-88	1999	11415.35	172.49	Single family detached on water
84 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Environmental Protection Area 1				R6	256-88	1950	913.95	209.93	Single family detached on water	
88 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1983	1244.46	37.06	Single family detached (not on water)	
88 OLDE BAYVIEW AVENUE	Neighbourhood/Natural Core	Residential / Hazard Lands				R6	256-88	1940	593.69	53.50	Single family detached (not on water)	
92 OLDE BAYVIEW AVENUE	Neighbourhood	Residential / Hazard Lands				R6	256-88	1950	142.33	62.42	Single family detached (not on water)	
95 SYLVAN CRESCENT	Neighbourhood	Hazard Lands	D06-94044	Proposed: New SFD OUTCOME: closed	D09-04009	Proposed: New lot OUTCOME: Cert.: Issued November 17, 2004; 165 Lakeland Cres has been assigned to the severed parcel.	R6	256-88	1935	483.87	22.29	Single family detached (not on water)
96 OLDE BAYVIEW AVENUE	Neighbourhood	Hazard Lands				R6	256-88	1991	578.31	233.62	Single family detached (not on water)	
99 LAKELAND CRESCENT	Neighbourhood	Hazard Lands				R6	256-88	1996	473.66	231.76	Single family detached (not on water)	

Area "B" – Oak Ridges Local Centre Lands Inventory

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA	Property Description (Based on MPAC)
49 NORTH LAKE ROAD	Oak Ridges Local Centre / Natural Core	Community Core / Hazard Land	D06-12041	A request for approval of Zoning By-law Amendment and Site Plan applications to permit the construction of a place of worship. The amending by-law would include site-specific development standards to facilitate the proposal.			GC1	256-88	1960	4250.68		Church (all denominations, with/without name)
13045 YONGE STREET	Oak Ridges Local Centre / Natural Core	Community Core / Hazard Land	D02-93009 D06-94002	To permit, as an exception for the subject lands, the sales and service of motorcycles. No outdoor storage or display is proposed. CLOSED.			GC1	27-91,326-94		2810.54		Retail
13035 YONGE STREET	Oak Ridges Local Centre / Natural Core	Community Core / Hazard Land	D02-00020	Zoning By-law Amendment request to adjust the Flood Zone boundary on the subject lands to reflect the Regional Floodline and to rezone the lands above the floodline from R6 to GC1. CLOSED.			GC1	365-86		1132.53		Retail
31 NORTH LAKE ROAD	Oak Ridges Local Centre / Natural Core	Community Core / Hazard Land	D06-97019	Commercial Development - addition to veterinary clinic. CLOSED FILE NO. L03-TA UNREGISTERED LETTER AGREEMEN	D08-97071 D08-97012	Name: TABARON HOLDINGS; Plan: 169; Lot: 25 PT; Purpose: SYS; Decision: CLOSED Name: TABARON HOLDINGS; Plan: 169; Lot: 25	GC1	365-86		1288.53		Retail
41 NORTH LAKE ROAD	Oak Ridges Local Centre	Community Core					R6	356-86	O	1341.87		Property with a communication building or communication structures
13025 YONGE STREET	Oak Ridges Local Centre / Natural Core	Community Core / Hazard Land	D25-10001 D07-06002 D07-00010	Public Consultation Application for a 30 metre (98.42 feet) high Radiocommunication and Broadcasting Ground-Based Antenna System (Proponent: Rogers Wireless). A request to add wall signs on the second storey level.			GC1	365-86		4409.35		Neighbourhood shopping centre with offices above

Area “C” – Schomberg Road Lands Inventory

ADDRESS	OP DESIGNATION (2010)	OP DESIGNATION (OPA 129)	SITE PLAN	SITE PLAN DESC.	MINOR VARIANCE / SEVERANCE	MV / S DESCRIPTION	ZONE	ZONING BYLAW #	BUILT	Parcel Area (m2)	GFA	Property Description (Based on MPAC)
10 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1923	698.15		Single family detached (not on water)
16 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1950	696.29		Single family detached (not on water)
4 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1955	670.80		Single family detached (not on water)
29 AUBREY AVENUE	Neighbourhood / Natural Core	Hazard Lands					RU	1275	1956	1333.24		Single family detached (not on water)
22 SCHOMBERG ROAD	Neighbourhood	Hazard Lands / Residential					RU	1275	1956	697.34		Single family detached (not on water)
27 AUBREY AVENUE	Neighbourhood / Natural Core	Hazard Lands					RU	1275	1956	1671.89		Single family detached (not on water)
14 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1958	1418.26		Single family detached (not on water)
20 SCHOMBERG ROAD	Neighbourhood	Hazard Lands / Residential					RU	1275	1958	693.55		Single family detached (not on water)
31 AUBREY AVENUE	Neighbourhood / Natural Core	Hazard Lands					RU	1275	1959	914.30		Single family detached (not on water)
8 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1963	694.47		Single family detached (not on water)
6 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1967	1396.53		Single family detached (not on water)
12 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1968	708.06		Single family detached (not on water)
31A AUBREY AVENUE	Neighbourhood / Natural Core	Hazard Lands					RU	1275	1991	1065.31		Single family detached (not on water)
18 SCHOMBERG ROAD	Neighbourhood	Hazard Lands					RU	1275	1995	695.69		Single family detached (not on water)

Appendix “I” – Flood Damage Valuation

The Flood Damage Estimate Guide 2007 Update and Software Guide was prepared by MNR and was utilized to provide an evaluation of potential flood damage within the existing and proposed SPA in order to address the technical requirements outlined in the MNR’s “*Procedures of the Approval of New Special Policy Areas and Modifications to Existing SPAs Under the Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3 – Natural hazards – Special Policy Areas*” (MNR 2009).” The Flood Damage Valuation prepared using the Flood Damage Estimate Guide 2007 provides a measure of the risk to property damage within the existing and proposed SPA.

Methodology

The following outlines the methodology that was undertaken in establishing damage costs. The methodology is based on the Flood Damage Estimate Guide 2007 Update and Software Guide as prepared by MNR:

1. The existing buildings, footprints and their uses within the existing and proposed SPA area were established using the Town’s GIS database and available MPAC data, where required. The footprint data was required to determine the location of a building on a property.
2. The flood depth for a building on a parcel within the SPA was based on the flood depths for the regional storm event associated with the 2013 update prepared by the TRCA. Town Staff modified the representation of the TRCA’s raster data to match the flood depth thresholds in the MNR’s Flood Damage Estimate Guide.
3. Where a building was affected by more than 1 flood depth, the largest (deepest) flood depth was applied to the property for the purpose of the valuation.
4. The Flood Damage Estimate Guide identifies discrete residential and commercial property categories which do not match available data provided through MPAC. The residential categories relevant to the study included: single storey without basement, single storey with basement, two storeys without basement and two storeys with basement.
5. For residential properties, information on height and the presence of a basement was not available. In order to undertake the valuation, Town Staff collected information on height for buildings in the existing and proposed SPA by field survey and visual inspection. Where not expressly known if a building has a basement, a conservative approach in selecting the damage factor was taken and it was assumed that a basement was present for both single and two storey buildings. For residential properties, the flood damage valuation is based on a one-time payment determined by the flood damage factor. This is a standard approach utilized in the preparation of valuations for residential properties.
6. For commercial properties, Town Staff applied the most relevant of the available commercial property categories in order to determine the flood damage factor. Where there were multiple commercial uses in a single building, Town Staff collapsed Commercial Categories “A-K” (General Office, Medical, Shoes, Clothing, Stereo/TV, Paper Products, Hardware, Misc. Retail, Furniture/Appliances, Groceries, drugs, Auto, Hotels/Restaurants, Personal Services and Financial) to establish a general commercial category. For commercial properties, the flood damage valuation

is based on the output of the flood damage factor and the existing gross floor area. This is a standard approach utilized in the preparation of valuations for commercial properties.

7. For both residential and commercial property damage curves, the Flood Damage Estimate Guide identifies low, median and high damage values for each flood depth. In all cases, the high damage values were utilized.
8. The damage costs in this valuation were assessed for the existing SPA (Area “A” – Retained and Area “A” – Deleted and King Road Sub-Areas – Deleted) and for the proposed SPA (Area “A” – Retained and Area “A” – Added, Area “B” – Added and Area “C” – Added). It should be noted that certain properties fall under one or more categories (“Retained,” “Added” and/or “Deleted”) as a result of changes to the floodplain. In an instance where a property or a portion of a property falls under more than one category (such as “Retained” and “Added” as a result of the expansion of the floodplain on a property proposed to be retained within the SPA), the property was captured and counted under each applicable category and a valuation was applied accordingly. For the purpose of this valuation, this reflects a conservative approach to this analysis.
9. The Flood Damage Estimate Guide does not contain a Damage Curve for the mixed-use format anticipated by the “Oak Ridges Local Centre” designation. Therefore, the damage costs for the mixed-use potential unit build out were estimated using a “proxy” non-residential curve (“CATEGORY 6 MISCELLANEOUS RETAIL - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL DEPTH-DAMAGE CURVE”) for the non-residential component and a proxy residential curve (“GROUP 2 ONE STOREY WITHOUT BASEMENT CURVE”) for residential component. For both components, the curves were assumed to apply at a depth of 0.91 metres, which is the closest depth to the 0.8 m. depth observed in the “Moderate Risk” areas generally applicable to majority of Area “B.” For residential development, a one-time sum of \$40,585 per unit was assumed. For non-residential development, a figure of \$824.46 per square metre was assumed. For this analysis, the “high” dollar per square metre value was utilized.

Based on the estimated build out for Area “B” containing 47 residential units and a non-residential area of 1522.97 sq. m. sq. m., a residential damage figure of **\$1,907,495** was estimated and a non-residential damage figure of **\$1,255,628** was estimated for a total estimated flood damage figure of **\$3,163,123**. This analysis provides a conservative proxy estimate of damage to development in a mixed-use format.

Flood Damage Summary

Existing SPA	Total Damage	Residential	Non-Residential
Lake Wilcox North Shore	\$11,752,802	\$11,752,802	\$0
King Road Sub-areas	\$199,483	\$74,277	\$125,206
Total	\$11,952,285	\$11,827,079	\$125,206
Proposed SPA	Total Damage	Residential	Non-Residential
Area "A"	\$10,978,392	\$10,978,392	\$0
Area "B" (Existing Units Only)	\$1,179,487	\$0	\$1,179,487
Area "B" (Potential Units based on Mixed-use Scenario)	\$3,163,123	\$1,907,495	\$1,255,628
Area "C"	\$802,295	\$802,295	\$0
Total	\$12,960,174	\$11,780,687	\$1,179,487

Detailed Flood Damage Valuation By Sub-Area

Area “A” – Lake Wilcox North Shore Sub-area

Retained Lands

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL2
141 LAKELAND CRESCENT	32020021	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
173 LAKELAND CRESCENT	32020043	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
192 LAKELAND CRESCENT	32020071	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
219 LAKELAND CRESCENT	32020089	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
220 LAKELAND CRESCENT	32020075	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
226 LAKELAND CRESCENT	32020076	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
242 LAKELAND CRESCENT	32020447	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
33 ROSEMARY AVENUE	32020107	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
15 ROSEMARY AVENUE	32020111	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
26 WILLOWBANK AVENUE	32020117	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
615 NORTH LAKE ROAD	32020157	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
0 NO STREET NAME	32020489	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
635 NORTH LAKE ROAD	32020160	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
88 OLDE BAYVIEW AVENUE	32020171	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
125 LAKELAND CRESCENT	32020624	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
129 LAKELAND CRESCENT	32020617	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
172 LAKELAND CRESCENT	32020415	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
177 LAKELAND CRESCENT	32020042	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
185 LAKELAND CRESCENT	32020041	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
212 LAKELAND CRESCENT	32020073	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
265 LAKELAND CRESCENT	32020083	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
429 NORTH LAKE ROAD	32020430	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
29 WILLOWBANK AVENUE	32020125	2	100	Vacant residential land not on water	1.22	\$50,471	RES 2STY	\$50,471
27 WILLOWBANK AVENUE	32020436	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
25 WILLOWBANK AVENUE	32020126	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
15 WILLOWBANK AVENUE	32020130	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
591 NORTH LAKE ROAD	32020154	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
3 LAKESIDE CRESCENT (P)	32020627	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
60 SYLVAN CRESCENT	32020033	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
137 LAKELAND CRESCENT	32020022	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
76 SYLVAN CRESCENT	32020037	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
95 SYLVAN CRESCENT	32020047	2	100	Vacant residential land not on water	2.13	\$58,002	RES 2STY	\$58,002
170 LAKELAND CRESCENT	32020068	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
5 WESTLEA AVENUE	32020641	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
200 LAKELAND CRESCENT	32020072	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
216 LAKELAND CRESCENT	32020074	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL2
209 LAKELAND CRESCENT	32020090	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
451 NORTH LAKE ROAD	32020100	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
19 ROSEMARY AVENUE	32020109	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
16 WILLOWBANK AVENUE	32020119	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
5 WILLOWBANK AVENUE	32020131	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
6 WILDWOOD AVENUE	32020139	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
23 WILDWOOD AVENUE	32020144	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
0 LAKESIDE CRESCENT (P)	32020444	0	110	Vacant residential/recreational land on water	n/a	\$0	NO DEV'T	\$0
96 OLDE BAYVIEW AVENUE	32020169	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
80 OLDE BAYVIEW AVENUE	32020174	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
74 SYLVAN CRESCENT	32020036	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
182 LAKELAND CRESCENT	32020070	1	100	Vacant residential land not on water	1.52	\$57,436	RES 1STY	\$57,436
238 LAKELAND CRESCENT	32020078	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
245 LAKELAND CRESCENT	32020086	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
253 LAKELAND CRESCENT	32020085	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
259 LAKELAND CRESCENT	32020084	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
427 NORTH LAKE ROAD	32020091	1	313	Single family detached on water	1.22	\$53,400	RES 1STY	\$53,400
22 ROSEMARY AVENUE	32020104	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
16 ROSEMARY AVENUE	32020105	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
10 ROSEMARY AVENUE	32020106	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
25 ROSEMARY AVENUE	32020108	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
17 ROSEMARY AVENUE	32020110	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
20 WILLOWBANK AVENUE	32020118	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
19 WILDWOOD AVENUE	32020143	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
577 NORTH LAKE ROAD	32020149	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
593 NORTH LAKE ROAD	32020155	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
66 SYLVAN CRESCENT	32020034	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
149 LAKELAND CRESCENT	32020019	1	301	Single family detached (not on water)	2.44	\$62,041	RES 1STY	\$62,041
178 LAKELAND CRESCENT	32020069	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
199 LAKELAND CRESCENT	32020038	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
239 LAKELAND CRESCENT	32020087	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
249 LAKELAND CRESCENT	32020427	0	313	Single family detached on water	n/a	\$0	NO DEV'T	\$0
443 NORTH LAKE ROAD	32020093	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
463 NORTH LAKE ROAD	32020095	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
36 WILLOWBANK AVENUE	32020116	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
0 WILDWOOD AVENUE	32020445	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
4 WILLOWBANK AVENUE	32020121	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
35 WILLOWBANK AVENUE	32020124	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
587 NORTH LAKE ROAD	32020152	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL2
13132 BAYVIEW AVENUE	32020170	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0
0 NORTH LAKE ROAD	32020431	0	103	Municipal park (excludes Provincial parks, Federal parks, campgrounds)	n/a	\$0	NO DEV'T	\$0
190 LAKELAND CRESCENT	32020487	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
270 LAKELAND CRESCENT	32020082	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
455 NORTH LAKE ROAD	32020094	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
477 NORTH LAKE ROAD	32020098	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
21 WILLOWBANK AVENUE	32020127	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
17 WILLOWBANK AVENUE	32020128	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
15 WILDWOOD AVENUE	32020141	2	110	Vacant residential/recreational land on water	1.52	\$54,998	RES 2STY	\$54,998
583 NORTH LAKE ROAD	32020151	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
589 NORTH LAKE ROAD	32020153	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
7 LAKESIDE CRESCENT (P)	32020443	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
629 NORTH LAKE ROAD	32020159	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738
100 OLDE BAYVIEW AVENUE	32020168	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400
84 OLDE BAYVIEW AVENUE	32020671	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
70 SYLVAN CRESCENT	32020035	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
195 LAKELAND CRESCENT	32020039	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893
225 LAKELAND CRESCENT	32020088	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
230 LAKELAND CRESCENT	32020077	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
437 NORTH LAKE ROAD	32020092	2	313	Single family detached on water	0.61	\$42,154	RES 2STY	\$42,154
473 NORTH LAKE ROAD	32020097	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
30 ROSEMARY AVENUE	32020102	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
26 ROSEMARY AVENUE	32020103	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
38 WILLOWBANK AVENUE	32020115	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
12 WILLOWBANK AVENUE	32020120	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
3 WILLOWBANK AVENUE	32020132	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
571 NORTH LAKE ROAD	32020147	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
575 NORTH LAKE ROAD	32020148	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
581 NORTH LAKE ROAD	32020150	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
595 NORTH LAKE ROAD	32020156	1	313	Single family detached on water	1.22	\$53,400	RES 1STY	\$53,400
639 NORTH LAKE ROAD	32020161	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
83 SYLVAN CRESCENT	32020018	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
145 LAKELAND CRESCENT	32020020	1	301	Single family detached (not on water)	2.44	\$62,041	RES 1STY	\$62,041
165 LAKELAND CRESCENT	32020044	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
95 SYLVAN CRESCENT	32020049	2	332	Duplex	2.13	\$58,002	RES 2STY	\$58,002
191 LAKELAND CRESCENT	32020040	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
0 LAKELAND CRESCENT	32020451	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
229 LAKELAND CRESCENT	32020429	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
246 LAKELAND CRESCENT	32020080	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL2
254 LAKELAND CRESCENT	32020081	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
233 LAKELAND CRESCENT	32020079	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002
467 NORTH LAKE ROAD	32020096	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
481 NORTH LAKE ROAD	32020099	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
625 NORTH LAKE ROAD	32020158	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738
1 LAKESIDE CRESCENT (P)	32020172	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
0 WILDWOOD AVENUE	32020140	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
13136 BAYVIEW AVENUE	32020629	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0
13142 BAYVIEW AVENUE	32020628	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0
TOTAL						\$6,103,786		\$6,103,786

Added Lands

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
50 LAKELAND CRESCENT	32020488	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
79 LAKELAND CRESCENT	32020016	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400
33 SYLVAN CRESCENT	32020017	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
242 LAKELAND CRESCENT	32020447	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
33 ROSEMARY AVENUE	32020107	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
34 WILDWOOD AVENUE	32020434	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
10 WILDWOOD AVENUE	32020138	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
28 WILDWOOD AVENUE	32020133	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
615 NORTH LAKE ROAD	32020157	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
635 NORTH LAKE ROAD	32020160	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
88 OLDE BAYVIEW AVENUE	32020171	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
116 OLDE BAYVIEW AVENUE	32020165	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
36 LAKELAND CRESCENT	32020061	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
17 LAUNCH GATE	32020566	1	301	Single family detached (not on water)	0.61	\$45,177	RES 1STY	\$45,177
99 LAKELAND CRESCENT	32020405	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
125 LAKELAND CRESCENT	32020624	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
56 SYLVAN CRESCENT	32020032	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
129 LAKELAND CRESCENT	32020617	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
429 NORTH LAKE ROAD	32020430	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
29 WILLOWBANK AVENUE	32020125	2	100	Vacant residential land not on water	1.22	\$50,471	RES 2STY	\$50,471
18 WILDWOOD AVENUE	32020136	1	100	Vacant residential land not on water	0.61	\$45,177	RES 1STY	\$45,177
591 NORTH LAKE ROAD	32020154	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
3 LAKESIDE CRESCENT (P)	32020627	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
104 OLDE BAYVIEW AVENUE	32020167	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738
28 LAKELAND CRESCENT	32020060	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
7 LAUNCH GATE	32020562	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
37 SYLVAN CRESCENT	32020490	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
107 LAKELAND CRESCENT	32020026	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
115 LAKELAND CRESCENT	32020025	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
46 SYLVAN CRESCENT	32020030	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
60 SYLVAN CRESCENT	32020033	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
451 NORTH LAKE ROAD	32020100	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
32 ROSEMARY AVENUE	32020101	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
6 WILDWOOD AVENUE	32020139	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
23 WILDWOOD AVENUE	32020144	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
96 OLDE BAYVIEW AVENUE	32020169	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
0 SYLVAN CRESCENT	32020657	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
30 CANOE COURT	32020556	1	301	Single family detached (not on water)	0.00	\$22,131	RES 1STY	\$22,131
39 SYLVAN CRESCENT	32020491	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
238 LAKELAND CRESCENT	32020078	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
427 NORTH LAKE ROAD	32020091	1	313	Single family detached on water	1.22	\$53,400	RES 1STY	\$53,400
25 ROSEMARY AVENUE	32020108	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
0 WILLOWBANK AVENUE	32020123	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0
24 WILDWOOD AVENUE	32020134	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
29 WILDWOOD AVENUE	32020631	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
19 WILDWOOD AVENUE	32020143	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
577 NORTH LAKE ROAD	32020149	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
593 NORTH LAKE ROAD	32020155	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
108 OLDE BAYVIEW AVENUE	32020166	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
44 LAKELAND CRESCENT	32020062	1	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
17 SYLVAN CRESCENT	32020567	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
30 SYLVAN CRESCENT	32020027	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400
119 LAKELAND CRESCENT	32020024	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893
50 SYLVAN CRESCENT	32020031	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
443 NORTH LAKE ROAD	32020093	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
463 NORTH LAKE ROAD	32020095	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
36 WILLOWBANK AVENUE	32020116	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
35 WILLOWBANK AVENUE	32020124	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471
587 NORTH LAKE ROAD	32020152	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
92 OLDE BAYVIEW AVENUE	32020170	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
11 SYLVAN CRESCENT	32020403	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
0 NORTH LAKE ROAD	32020431	0	103	Municipal park (excludes Provincial parks, Federal parks, campgrounds)	n/a	\$0	NO DEV'T	\$0
270 LAKELAND CRESCENT	32020082	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
455 NORTH LAKE ROAD	32020094	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
477 NORTH LAKE ROAD	32020098	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
15 WILDWOOD AVENUE	32020141	2	110	Vacant residential/recreational land on water	1.52	\$54,998	RES 2STY	\$54,998
14 WILDWOOD AVENUE	32020137	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
583 NORTH LAKE ROAD	32020151	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
589 NORTH LAKE ROAD	32020153	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892
629 NORTH LAKE ROAD	32020159	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738
100 OLDE BAYVIEW AVENUE	32020168	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400
84 OLDE BAYVIEW AVENUE	32020671	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998
645 NORTH LAKE ROAD	32020164	2	301	Single family detached (not on water)	0.00	\$16,841	RES 2STY	\$16,841
112 OLDE BAYVIEW AVENUE	32020175	1	301	Single family detached (not on water)	0.00	\$22,131	RES 1STY	\$22,131
15 LAUNCH GATE	32020565	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
76 LAKELAND CRESCENT	32020065	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
5 SYLVAN CRESCENT	32020574	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
36 SYLVAN CRESCENT	32020028	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
111 LAKELAND CRESCENT	32020406	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002
437 NORTH LAKE ROAD	32020092	2	313	Single family detached on water	0.61	\$42,154	RES 2STY	\$42,154
473 NORTH LAKE ROAD	32020097	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578
30 ROSEMARY AVENUE	32020102	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
515 NORTH LAKE ROAD	32020432	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953
38 WILLOWBANK AVENUE	32020115	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
35 WILDWOOD AVENUE	32020632	2	302	More than one structure used for residential purposes with at least one of the structures occupied permanently	0.30	\$38,953	RES 2STY	\$38,953
571 NORTH LAKE ROAD	32020147	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
575 NORTH LAKE ROAD	32020148	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
581 NORTH LAKE ROAD	32020150	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
595 NORTH LAKE ROAD	32020156	1	313	Single family detached on water	1.22	\$53,400	RES 1STY	\$53,400
639 NORTH LAKE ROAD	32020161	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
643 NORTH LAKE ROAD	32020162	1	301	Single family detached (not on water)	0.61	\$45,177	RES 1STY	\$45,177
56 LAKELAND CRESCENT	32020063	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
66 LAKELAND CRESCENT	32020064	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
11 LAUNCH GATE	32020564	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154
88 LAKELAND CRESCENT	32020066	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
83 SYLVAN CRESCENT	32020018	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471
40 SYLVAN CRESCENT	32020029	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
246 LAKELAND CRESCENT	32020080	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998
254 LAKELAND CRESCENT	32020081	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436
467 NORTH LAKE ROAD	32020096	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177
481 NORTH LAKE ROAD	32020099	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436
39 WILLOWBANK AVENUE	32020435	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892
20 WILDWOOD AVENUE	32020135	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
27 WILDWOOD AVENUE	32020142	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
625 NORTH LAKE ROAD	32020158	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738
1 LAKESIDE CRESCENT (P)	32020172	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578
TOTAL						\$4,874,606		\$4,874,606

Deleted Lands

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
307 NORTH LAKE ROAD	32020050	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953.00
24 EVERGLADES COURT	32020468	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
325 NORTH LAKE ROAD	32020486	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
173 LAKELAND CRESCENT	32020043	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
331 NORTH LAKE ROAD	32020045	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471.00
21 WESTLEA AVENUE	32020648	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
17 WESTLEA AVENUE	32020646	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
351 NORTH LAKE ROAD	32020649	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
219 LAKELAND CRESCENT	32020089	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
220 LAKELAND CRESCENT	32020075	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
226 LAKELAND CRESCENT	32020076	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
15 ROSEMARY AVENUE	32020111	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
615 NORTH LAKE ROAD	32020157	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
88 OLDE BAYVIEW AVENUE	32020171	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
70 OLDE BAYVIEW AVENUE	32040014	1	103	Municipal park (excludes Provincial parks, Federal parks, campgrounds)	2.13	\$60,893	RES 1STY	\$60,893.00
6 EVERGLADES COURT	32020465	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953.00
21 EVERGLADES COURT	32020476	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578.00
9 EVERGLADES COURT	32020481	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471.00
17 EVERGLADES COURT	32020478	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
172 LAKELAND CRESCENT	32020415	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
16 WESTLEA AVENUE	32020640	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
177 LAKELAND CRESCENT	32020042	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436.00
185 LAKELAND CRESCENT	32020041	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436.00
212 LAKELAND CRESCENT	32020073	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
265 LAKELAND CRESCENT	32020083	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
429 NORTH LAKE ROAD	32020430	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471.00
25 WILLOWBANK AVENUE	32020126	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
15 WILLOWBANK AVENUE	32020130	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
591 NORTH LAKE ROAD	32020154	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892.00
3 LAKESIDE CRESCENT (P)	32020627	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
0 EVERGLADES COURT	32020474	0	102	Conservation Authority Land	n/a	\$0	NO DEV'T	\$0.00

287 NORTH LAKE ROAD	32020052	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
19 EVERGLADES COURT	32020477	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
5 EVERGLADES COURT	32020483	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
15 EVERGLADES COURT	32020479	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
11 EVERGLADES COURT	32020480	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
315 NORTH LAKE ROAD	32020463	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
170 LAKELAND CRESCENT	32020068	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
6 WESTLEA AVENUE	32020635	2	301	Single family detached (not on water)	1.22	\$50,471	RES 2STY	\$50,471.00
5 WESTLEA AVENUE	32020641	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
9 WESTLEA AVENUE	32020643	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
216 LAKELAND CRESCENT	32020074	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
209 LAKELAND CRESCENT	32020090	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
451 NORTH LAKE ROAD	32020100	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471.00
5 WILLOWBANK AVENUE	32020131	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
6 WILDWOOD AVENUE	32020139	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
0 LAKESIDE CRESCENT (P)	32020444	0	110	Vacant residential/recreational land on water	n/a	\$0	NO DEV'T	\$0.00
80 OLDE BAYVIEW AVENUE	32020174	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
32 EVERGLADES COURT	32020471	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400.00
12 WESTLEA AVENUE	32020638	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
8 WESTLEA AVENUE	32020636	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
238 LAKELAND CRESCENT	32020078	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002.00
245 LAKELAND CRESCENT	32020086	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
253 LAKELAND CRESCENT	32020085	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
259 LAKELAND CRESCENT	32020084	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
427 NORTH LAKE ROAD	32020091	1	313	Single family detached on water	1.22	\$53,400	RES 1STY	\$53,400.00
13130 BAYVIEW AVENUE	32020630	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0.00
84 OLDE BAYVIEW AVENUE	32020712	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
16 ROSEMARY AVENUE	32020105	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
10 ROSEMARY AVENUE	32020106	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
19 WILDWOOD AVENUE	32020143	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
577 NORTH LAKE ROAD	32020149	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
593 NORTH LAKE ROAD	32020155	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578.00
0 EVERGLADES COURT	32020470	0	130	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)	n/a	\$0	NO DEV'T	\$0.00
293 NORTH LAKE ROAD	32020051	1	301	Single family detached (not on water)	0.61	\$45,177	RES 1STY	\$45,177.00
0 EVERGLADES COURT	32020469	0	130	Non-buildable land (walkways, buffer/berm, storm water management pond, etc)	n/a	\$0	NO DEV'T	\$0.00
0 LAKELAND CRESCENT	32020414	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0.00
199 LAKELAND CRESCENT	32020038	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
355 NORTH LAKE ROAD	32020650	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
239 LAKELAND CRESCENT	32020087	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
249 LAKELAND CRESCENT	32020427	0	313	Single family detached on water	n/a	\$0	NO DEV'T	\$0.00

443 NORTH LAKE ROAD	32020093	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578.00
463 NORTH LAKE ROAD	32020095	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892.00
4 WILLOWBANK AVENUE	32020121	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
587 NORTH LAKE ROAD	32020152	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892.00
0 LAKELAND CRESCENT	32020067	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0.00
22 EVERGLADES COURT	32020467	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953.00
7 EVERGLADES COURT	32020482	1	301	Single family detached (not on water)	1.22	\$53,400	RES 1STY	\$53,400.00
321 NORTH LAKE ROAD	32020485	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
0 NORTH LAKE ROAD	32020431	0	103	Municipal park (excludes Provincial parks, Federal parks, campgrounds)	n/a	\$0	NO DEV'T	\$0.00
19 WESTLEA AVENUE	32020647	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
190 LAKELAND CRESCENT	32020487	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
455 NORTH LAKE ROAD	32020094	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892.00
477 NORTH LAKE ROAD	32020098	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578.00
21 WILLOWBANK AVENUE	32020127	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002.00
17 WILLOWBANK AVENUE	32020128	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
15 WILDWOOD AVENUE	32020141	2	110	Vacant residential/recreational land on water	1.52	\$54,998	RES 2STY	\$54,998.00
583 NORTH LAKE ROAD	32020151	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
589 NORTH LAKE ROAD	32020153	2	313	Single family detached on water	0.91	\$45,892	RES 2STY	\$45,892.00
7 LAKESIDE CRESCENT (P)	32020443	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436.00
84 OLDE BAYVIEW AVENUE	32020671	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
31 EVERGLADES COURT	32020473	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
4 EVERGLADES COURT	32020464	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738.00
20 EVERGLADES COURT	32020466	1	301	Single family detached (not on water)	0.30	\$42,738	RES 1STY	\$42,738.00
23 EVERGLADES COURT	32020475	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
10 WESTLEA AVENUE	32020637	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
7 WESTLEA AVENUE	32020642	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
15 WESTLEA AVENUE	32020645	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
195 LAKELAND CRESCENT	32020039	1	313	Single family detached on water	2.13	\$60,893	RES 1STY	\$60,893.00
225 LAKELAND CRESCENT	32020088	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
230 LAKELAND CRESCENT	32020077	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
437 NORTH LAKE ROAD	32020092	2	313	Single family detached on water	0.61	\$42,154	RES 2STY	\$42,154.00
3 WILLOWBANK AVENUE	32020132	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
571 NORTH LAKE ROAD	32020147	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
575 NORTH LAKE ROAD	32020148	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
581 NORTH LAKE ROAD	32020150	1	313	Single family detached on water	0.61	\$45,177	RES 1STY	\$45,177.00
595 NORTH LAKE ROAD	32020156	1	313	Single family detached on water	0.91	\$48,578	RES 1STY	\$48,578.00
83 SYLVAN CRESCENT	32020018	2	313	Single family detached on water	1.22	\$50,471	RES 2STY	\$50,471.00
281 NORTH LAKE ROAD	32020053	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00
33 EVERGLADES COURT	32020472	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
311 NORTH LAKE ROAD	32020462	2	301	Single family detached (not on water)	0.61	\$42,154	RES 2STY	\$42,154.00

3 EVERGLADES COURT	32020484	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578.00
329 NORTH LAKE ROAD	32020046	2	301	Single family detached (not on water)	1.52	\$54,998	RES 2STY	\$54,998.00
14 WESTLEA AVENUE	32020639	2	301	Single family detached (not on water)	0.91	\$45,892	RES 2STY	\$45,892.00
11 WESTLEA AVENUE	32020644	2	301	Single family detached (not on water)	0.30	\$38,953	RES 2STY	\$38,953.00
191 LAKELAND CRESCENT	32020040	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436.00
0 LAKELAND CRESCENT	32020451	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0.00
229 LAKELAND CRESCENT	32020429	2	313	Single family detached on water	1.52	\$54,998	RES 2STY	\$54,998.00
0 WILDWOOD AVENUE	32020140	0	100	Vacant residential land not on water	n/a	\$0	NO DEV'T	\$0.00
13136 BAYVIEW AVENUE	32020629	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0.00
233 LAKELAND CRESCENT	32020079	2	313	Single family detached on water	2.13	\$58,002	RES 2STY	\$58,002.00
481 NORTH LAKE ROAD	32020099	1	313	Single family detached on water	1.52	\$57,436	RES 1STY	\$57,436.00
13142 BAYVIEW AVENUE	32020628	0	301	Single family detached (not on water)	n/a	\$0	NO DEV'T	\$0.00
TOTAL						\$5,649,016		\$5,649,016

Area “B” – Oak Ridges Local Centre Lands

ADDRESS	GIS PIN	HEIGHT	GFA (SQ. M. Est.)	SAS	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
49 NORTH LAKE ROAD	32020007	2	597.36	701	Place of Worship - without a clergy residence	0.61	\$95.27	I - RESTAURANT	\$56,910.06
13045 YONGE STREET	32020012	1	392.92	410	Retail - one storey, generally under 10,000 s.f.	0.61	\$622.92	C6 - MISC RETAIL	\$244,756.06
13035 YONGE STREET	32020013	1	154.40	410	Retail - one storey, generally under 10,000 s.f.	0.91	\$188.71	A - GENERAL OFFICE	\$29,137.16
31 NORTH LAKE ROAD	32020009	1	297.98	473	Retail with more than one non-retail use	0.3	\$234.51	B - MEDICAL	\$69,879.80
45 NORTH LAKE ROAD	32020008	1	228.87	496	Communication buildings	0.3	\$175.88	L - WAREHOUSE/IND	\$40,253.85
13025 YONGE STREET	32020014	2	1039.58	438	Neighbourhood shopping centre with offices above	1.22	\$710.43	A-K AVERAGE	\$738,550.30
TOTAL									\$1,179,487.25

Area “C” – Schomberg Road Lands

ADDRESS	GIS PIN	HEIGHT	SAS CODE	SAS DESCRIPTION	DEPTH	FACTOR	FACTOR TYPE	DAMAGE TOTAL
14 SCHOMBERG ROAD	31970032	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
8 SCHOMBERG ROAD	31970029	1	332	Duplex	2.13	\$60,893	RES 1STY	\$60,893.00
6 SCHOMBERG ROAD	31970028	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
31 AUBREY AVENUE	31980047	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
29 AUBREY AVENUE	31980049	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
22 SCHOMBERG ROAD	31970036	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
12 SCHOMBERG ROAD	31970031	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
4 SCHOMBERG ROAD	31970027	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00
20 SCHOMBERG ROAD	31970035	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578.00
18 SCHOMBERG ROAD	31970034	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578.00
16 SCHOMBERG ROAD	31970033	1	301	Single family detached (not on water)	1.52	\$57,436	RES 1STY	\$57,436.00
10 SCHOMBERG ROAD	31970030	1	301	Single family detached (not on water)	2.13	\$60,893	RES 1STY	\$60,893.00

31A AUBREY AVENUE	31980048	2	301	Single family detached (not on water)	2.13	\$58,002	RES 2STY	\$58,002.00
27 AUBREY AVENUE	31980050	1	301	Single family detached (not on water)	0.91	\$48,578	RES 1STY	\$48,578.00
TOTAL						\$802,295		\$802,295

Composite Summary

Residential Damage Valuation	Damage Cost	Non-residential Damage Valuation	Damage Cost	Total Damage Valuation	Damage Cost
Area "A" - Total	\$10,978,392	Area "A" - Total	\$0	Area "A" - Total	\$10,978,392
Area "A" - Retained	\$6,103,786	Area "A" - Retained	\$0	Area "A" - Retained	\$6,103,786
Area "A" - Added	\$4,874,606	Area "A" - Added	\$0	Area "A" - Added	\$4,874,606
Area "A" - Deleted	\$5,649,016	Area "A" - Deleted	\$0	Area "A" - Deleted	\$5,649,016
Area "B" - Added	\$0	Area "B" - Added	\$1,179,487	Area "B" - Added	\$1,179,487
Area "C" - Added	\$802,295	Area "C" - Added	\$0	Area "C" - Added	\$802,295
King Rd. - Deleted	\$74,277	King Rd. - Deleted	\$125,206	King Rd. - Deleted	\$199,483
Total Retained/Added	\$11,780,687	Total Retained/Added	\$1,179,487	Total Retained/Added	\$12,960,174
Total Deleted	\$5,723,293	Total Deleted	\$125,206	Total Deleted	\$5,848,499

Appendix “J” – Official Plan Amendment _ (OPA _)

**AMENDMENT NO. _____
TO THE RICHMOND HILL
OFFICIAL PLAN**

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(i)

RICHMOND HILL OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT NO. _____

The attached schedule and explanatory text constitute Amendment No. _ to the Richmond Hill Official Plan.

This amendment was prepared and recommended by the Richmond Hill Council and was adopted by the Council of The Corporation of the Town of Richmond Hill by by-law No. __-__ in accordance with Sections 17 and 21 of the *Planning Act* on the ____ day of _____, 20__.

Mayor

Town Clerk

(ii)

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. __-1_

A By-law to Adopt Amendment No. _ to the
Richmond Hill Official Plan.

The Council of the Corporation of the Town of Richmond Hill in accordance with provisions of the *Planning Act*, R.S.O. 1990, hereby enacts as follows:

1. That Amendment No. _ to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment No. _ to the Richmond Hill Official Plan.
3. That this by-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS ____ DAY OF _____, 20__.

Mayor

Town Clerk

PART ONE - THE PREAMBLE is not a part of the Amendment.

PART TWO - THE AMENDMENT, consisting of text and schedule, constitutes Amendment No. _ to the Richmond Hill Official Plan.

PART THREE – THE ATTACHEMENTS, which is not a part of the Amendment, contains background information relevant to the Amendment.

DRAFT

PART ONE - THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the Richmond Hill Official Plan is to implement policy modifications to the “Special Policy Area,” “Natural Hazards,” “Neighbourhood” and “Oak Ridges Local Centre” policies and to implement a revised boundary for the Lake Wilcox Special Policy Area (SPA) as approved by the Ministers of Natural Resources (MNR) and Municipal Affairs and Housing (MMAH).

1.2 LOCATION

The lands affected by this Amendment are located within the floodplain as determined by the 2013 Floodline and identified as Area “A” – Lake Wilcox North Shore, Area “B” – Oak Ridges Local Centre Lands and Area “C” – Schomberg Road on Schedule “1” attached hereto.

1.3 BASIS

The proposed Amendment is considered by Council to be appropriate for the following reasons:

- The proposed Amendment recognizes that in the Lake Wilcox SPA, strict adherence to the policies of the PPS, 2014 concerning new development would result in social and economic hardships and provides a separate set of policies to provide for the continued viability of existing uses, which are generally on a small scale.
- The proposed Amendment has been approved by the Ministers of Natural Resources (MNR) and Municipal Affairs and Housing (MMAH).
- The proposed Amendment is consistent with the Provincial Policy Statement, 2014 (PPS, 2014).
- The proposed Amendment conforms to the Region of York Official Plan.
- The proposed Amendment implements the policies of the Richmond Hill Official Plan that require an update to the policies and mapping of the Lake Wilcox SPA.

- The proposed Amendment will support development within the Lake Wilcox SPA in a manner that is consistent with the Richmond Hill Official Plan.

PART TWO - THE AMENDMENT

2.1 All of this part of the document entitled **PART TWO – THE AMENDMENT** consisting of the following text and the attached schedule designated as Schedule “1” constitute Amendment No. __ to the Richmond Hill Official Plan.

2.2 The Richmond Hill Official Plan is amended as follows:

2.2.1 That **Schedule A2** (Land Use) be amended to identify the updated boundary of the Lake Wilcox SPA and to identify Area “A” – Lake Wilcox North Shore, Area “B” – Oak Ridges Local Centre Lands and Area “C” – Schomberg Road of the SPA.

2.2.2 That **Schedule A7** (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) be amended to identify the updated boundary of the Lake Wilcox SPA and to identify Area “A” – Lake Wilcox North Shore, Area “B” – Oak Ridges Local Centre Lands and Area “C” – Schomberg Road of the SPA.

2.2.3 That **Schedule AX** (Lake Wilcox Special Policy Area) to the Richmond Hill Official Plan be added to identify the subject lands as Area “A” – Lake Wilcox North Shore, Area “B” – Oak Ridges Local Centre Lands and Area “C” – Schomberg Road, as shown on Schedule “1” attached hereto.

2.2.4 That **Section 3.2.2.3 Natural Hazards** be amended in the following manner:

- i. Policy (2) be deleted and replaced with Policy 3.2.2.3 (2) as follows:

Development shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a. an institutional use including a hospital, long-term care homes, retirement home, pre-school, school nursery, day care and/or school where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;

- b. an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations
- c. an use associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

- ii. Policy (3) be deleted and replaced with Policy 3.2.2.3 (3) as follows:

The Town shall support the efforts of the Conservation Authority in the management of floodplain lands and *Special Policy Areas*, which are within the Floodplain Regulation Area as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area). The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.

- 2.2.5 That **Section 3.2.2.4 Special Policy Areas** be amended in the following manner:

- i. Policy (2) be deleted and replaced with Policy 3.2.2.4 (2) – (5) as follows:
 - 2. For lands in *Special Policy Areas* shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures shall be subject to site plan control.
 - 3. Where lands designated Neighbourhood are identified as being located in “Area “A”” or “Area “C”” of the *Special Policy Area* as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures may be permitted subject to the following criteria:

- a. Notwithstanding the land use permissions established in 4.9.1, only *low-rise* single unit detached uses shall be permitted.
 - b. New *low-rise* single unit detached uses shall be required to be floodproofed to the satisfaction of the Conservation Authority.
 - c. Secondary suites shall not be permitted.
4. Where lands designated Oak Ridges Local Centre are identified as being located in “Area “B”” of the *Special Policy Area* as shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), the development, redevelopment or rehabilitation of buildings or structures may be permitted subject to the following criteria:
- a. Notwithstanding the land use permissions established in 4.3.2.1, Community Uses as identified in Section 4.1 of this Plan shall be prohibited.
 - b. Where new residential uses are proposed, no habitable living space shall be permitted below the Regulatory Flood level.
 - c. An Emergency Plan prepared by a qualified professional will be required for new multi-unit development. Where new development is proposed, emergency access/egress to and from the building to flood-free lands shall be required above the Regulatory Flood elevation, accessible to emergency vehicles. Such access may be provided by way of a permanent right-of-way over lands that are above the Regulatory Flood elevation and accessible to emergency vehicles. Interior and exterior components of the emergency access shall be designed to meet the anticipated occupant loads and be fully accessible, in accordance with the Building Code and the Town’s Emergency Plan. Access to flood-free lands may not entail access through more than two independent buildings.
 - d. New development shall be required to provide emergency access to flood-free lands. The Town of Richmond Hill may require the establishment of a right-of-way in perpetuity for use by adjacent lands.

- e. New development shall be required to prepare an Emergency Plan to the satisfaction of the Town and the Conservation Authority. Where new development includes a plan of condominium, appropriate provision to execute the operational elements and protocols must be included in the applicable Condominium Act Declaration.
 - f. New development proposing residential uses shall provide warnings for prospective owners and/or tenants. The warnings shall advise purchasers/tenants of the location of the development in the floodplain, to the satisfaction of the Town of Richmond Hill and Toronto and Region Conservation Authority.
 - g. New development must locate primary building system controls such as service units and panels, above the Regulatory Flood level. Where it is technically impractical to locate these systems at or above the Regulatory Flood level, they shall be floodproofed and located at the highest level technically feasible and practical. The minimum floodproofing shall be the 1:350 year storm event, as determined by the Toronto and Region Conservation Authority.
 - h. Underground parking shall be prohibited.
 - i. Pursuant to 3.2.2.4 (15), site specific Official Plan Amendments to the *Special Policy Area* for intensification beyond the level of *development* permitted in this Plan shall only be considered through a *municipal comprehensive review* and subject to the approval of the Ministers of the Ministry of Municipal Affairs and Housing and Natural Resources.
 - j. Secondary suites shall not be permitted.
5. The Town shall amend the Zoning By-law on lands wholly or partly designated *Special Policy Area* and enact provisions, where appropriate, related to minimum building or structure setbacks, maximum lot coverage, minimum height of any building or structure opening, and other such matters as may be determined to be necessary by the Town and/or the Toronto and Region Conservation Authority.
- ii. Policy (3) be renumbered to Policy (6);
 - iii. Policy (4) be renumbered to Policy (7);

iv. Policy (5) be renumbered to Policy (8);

v. Policy (6) be renumbered to Policy (9);

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vi. Policy (7) be deleted and replaced with Policy (10) as follows:

10. That access and egress to all new buildings and structures providing overnight accommodation shall be safe, pursuant to the provincial floodproofing standards (dry access/egress is preferred). For uses providing overnight accommodation of for redevelopment (not involving an increase in overnight accommodation/residential units), where access and egress cannot achieve provincial flood proofing standards, they must achieve the maximum level of flood protection determined by the Town and the TRCA to be practical and feasible. The stated safe access for all pedestrian and vehicular traffic shall be demonstrated to the satisfaction of the Town and TRCA. No new building, structure or addition, shall be permitted within the *Special Policy Area* unless it has been demonstrated to the satisfaction of the Town and Conservation Authority that:

- a. It would not be subjected to flows, which due to their velocity, depth or both, would be a hazard to life or property;
- b. It would not be susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood;
- c. The necessary flood protection measures would not have a negative impact on adjacent properties; or
- d. Adverse downstream and/or upstream impacts would not be created/exacerbated and/or an increase in risk to life or property would not occur as a result of flooding.

vii. Policy (8) be renumbered to Policy (11);

viii. Policy (9) be renumbered to Policy (12);

ix. Policy (10) be deleted and replaced with renumbered to Policy (13) as follows:

New development shall be prohibited on any parcel of land which is wholly or partly in a *Special Policy Area* where the use is:

- a. an institutional use including a hospital, long-term care homes, retirement home, pre-school, school nursery, day care and/or school where there is a threat to the safe

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evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;

- b. an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations
 - c. an use associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- x. Policy (11) be deleted;
 - xi. Policy (12) be renumbered to Policy (14);
 - xii. Policy (13) be deleted and replaced with renumbered Policy (15) as follows:

The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.

- 2.2.6 That **Section 4.3.2 Oak Ridges Local Centre** be amended by adding policy 4.3.2.1 (9) as follows:

Notwithstanding the policies of Section 4.3.2, the development, redevelopment or rehabilitation of buildings or structures on lands in the *Special Policy Area* as “Area “B”” and shown on Schedule A2 (Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox Special Policy Area), may only be permitted subject to the policies of Section 3.2.2.4 Special Policy Areas.

- 2.2.7 That Section **4.9 Neighbourhood** be amended by adding policy 4.9.1 (6) as follows:

Notwithstanding policies of Section 4.9, the development, redevelopment or rehabilitation of buildings or structures on lands in the *Special Policy Area* identified as “Area “A”” or “Area “C”” and shown on Schedule A2

(Land Use), Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and Schedule AX (Lake Wilcox

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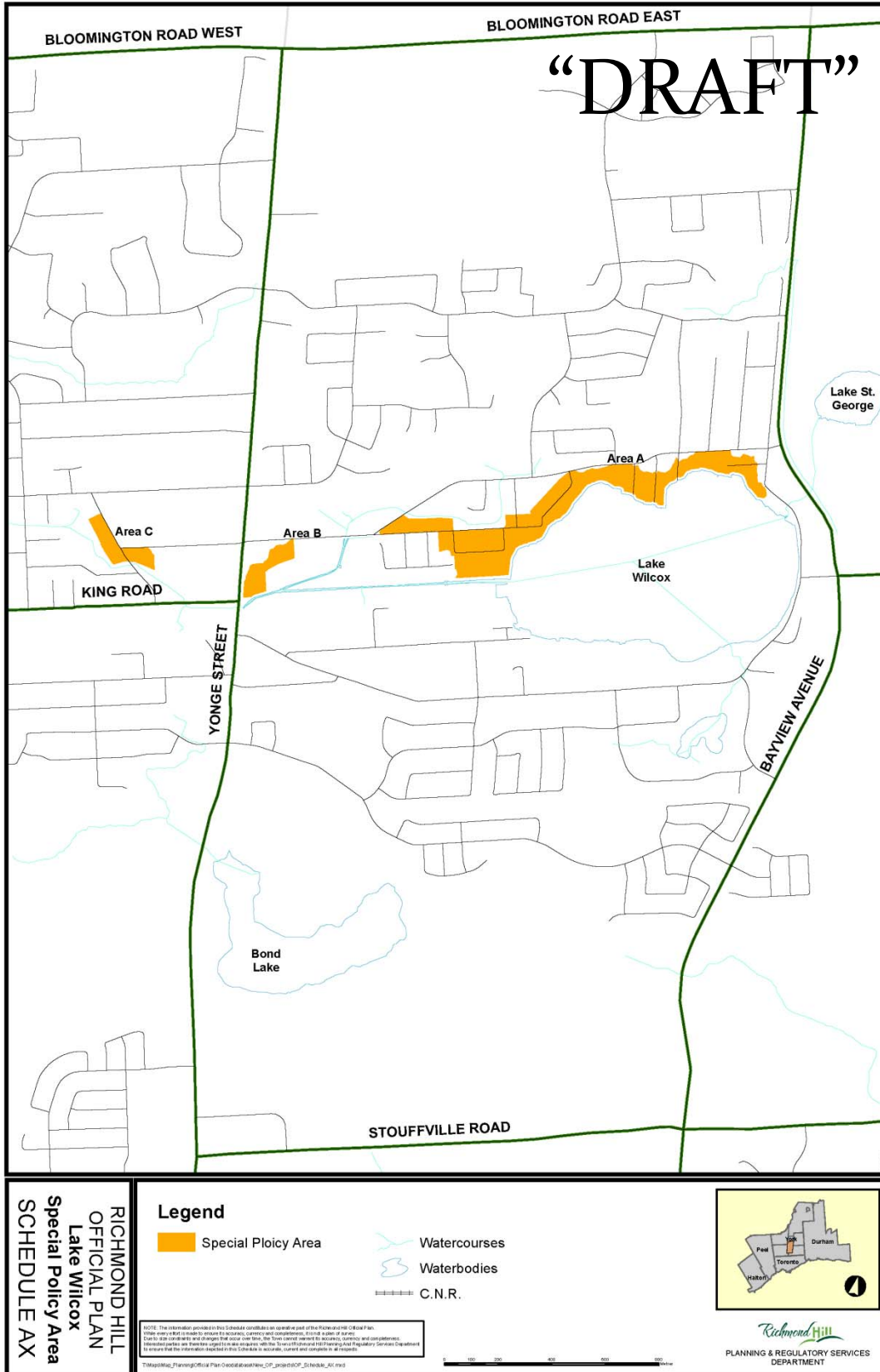
Special Policy Area), may only be permitted subject to the policies of Section 3.2.2.4 Special Policy Areas.

- 2.2.8 That Section **7.2 Definitions** be amended by adding the following definitions:

Essential emergency service: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Hazardous substances: for the purpose of policy 3.2.2.3 and policy 3.2.2.4 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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Schedule "1"



PART THREE - THE ATTACHMENTS

- Attachment 1 – Staff Report SRPRS. ___ . ___ considered at the _____ Meeting held on _____, 20__
- Attachment 2 – Extract from _____ # ___ - ___ held on _____, 20__
- Attachment 3 – Extract from _____ # ___ - ___ held on _____, 20__