

**PLANNING JUSTIFICATION REPORT
IN SUPPORT OF
ZONING BY-LAW AMENDMENT**

S. LARKIN DEVELOPMENTS INC.
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

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1.0 INTRODUCTION

Humphries Planning Group Inc. has been retained by S. Larkin Developments Inc. (the “owner”), with respect to the development of their land, legally described as Part 1 of Part of Lot 17, Concession 9, and municipally known as 5435, 5455 and 5475 Old Brock Road, in the City of Pickering (the “subject lands”) (Refer to Figure 1). The owner has submitted an application for a Zoning By-law Amendment to facilitate the re-development of the subject lands for a three (3) phased development consisting of three (3) proposed industrial buildings, a retail gasoline outlet with an accessory retail establishment (restaurant), an associated car wash, and to formalize the existing employment use. A detailed description of the development proposal has been provided in Section 3.0 of this report. The purpose of this report is to provide a planning analysis in support of the proposed development and the submitted application for Zoning By-law Amendment, demonstrating how the aforementioned represents good land use planning.

2.0 SITE AREA AND CONTEXT

The subject lands are located at the southwest corner of Brock Road and Uxbridge Pickering Townline. The subject lands consist of a triangular strip of land straddling between Old Brock Road and Brock Road, south of Uxbridge Pickering Townline. The subject lands have an area of 4.37 ha (10.79 ac) and frontages of 405.18 m (1,329.33 ft) along Old Brock Road and 452.78 m (1,485.49 ft) along Brock Road. The subject lands currently contain metal clad industrial buildings, a single detached dwelling, and a temporary trailer. The existing uses on the subject lands including the machinery sales, repair, and indoor/outdoor storage uses have been in operation since 1975 and the existing landscape storage/sales have been in operation since 1996.

The subject land falls southerly in grade and has limited vegetation. A wetland currently exists at the southeast corner of the subject lands. The wetland will be retained and maintained with the proposed redevelopment of the subject lands. A post and wire fencing currently exists running along the western and southern property lines.

The area surrounding the subject lands is made up of rural residential lots with large open areas and natural features located within the Oak Ridges Moraine. Various commercial and industrial uses are also present in the area containing local businesses and industries such as Country Depot and S & T General Sandblasting & Aggregates. Agriculture uses are also present in the area surrounding the subject lands.

Land uses directly abutting the subject site is as follows:

North: Uxbridge Pickering Townline and rural residential (Uxbridge)

South: Rural residential

East: Brock road and open space/Oak Ridges Moraine

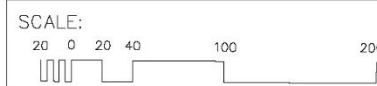
West: Old Brock road and rural residential

FIGURE 1 – LOCATION AND CONTEXT MAP



- Subject Land
- Commercial/Retail
- Industrial/Outdoor Storage
- Durham Region Bus Stop

Claremont North Business Park
 Old Brock Road & Brock Road
 SEPTEMBER 10, 2019



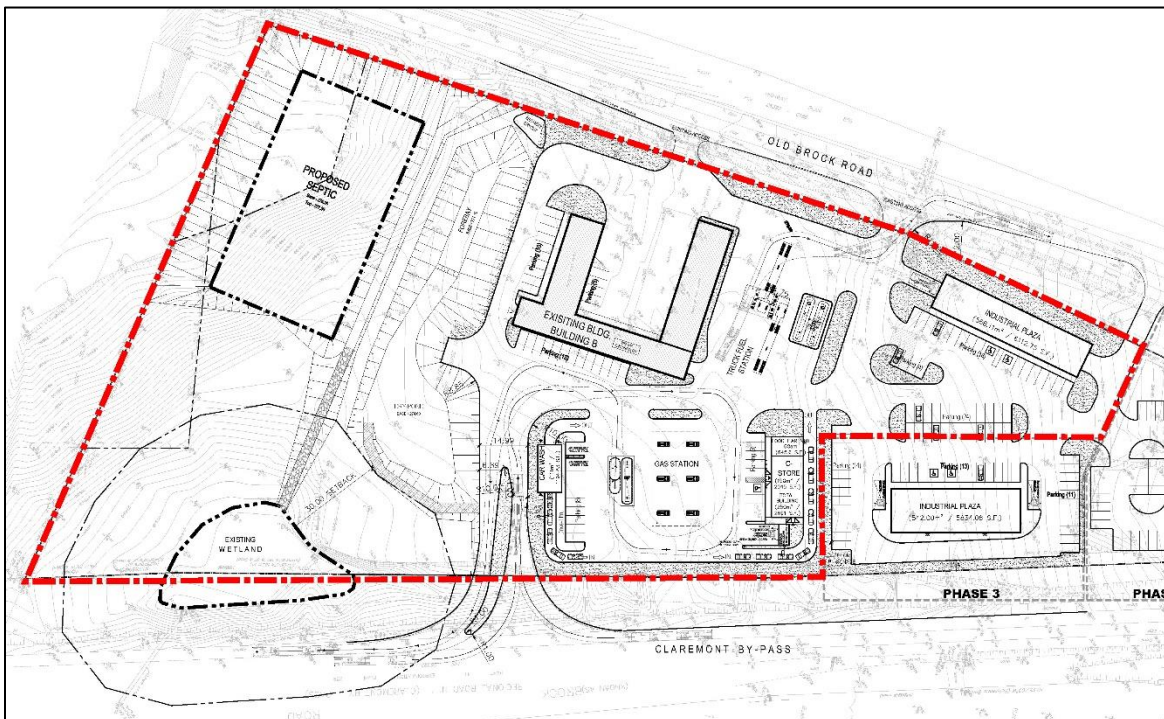
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3.0 DEVELOPMENT PROPOSAL

The proposed development includes an application for Zoning By-law Amendment with a Site Plan Approval application to be submitted at a future date. The Zoning By-law Amendment application is required to facilitate the redevelopment of the subject lands with three (3) new industrial buildings, a retail gasoline outlet with an accessory retail establishment (restaurant), car wash, and associated parking areas. The existing accesses located on Old Brock Road will remain. An additional access onto Old Brock Road, just north of the existing accesses is proposed. A driveway is also proposed on the eastern property line onto Brock Road. According to Zoning By-law 3037, the parking requirement for the proposed development is calculated as 67 parking spaces. The total proposed parking spaces for the entirety of the Site Plan is 169 parking spaces including 5 accessible spaces which exceeds the parking requirement within the by-law. The proposal of the subject lands is intended to be developed in three (3) phases, as outlined in the Phasing Development Plan (Refer to Figure 2 - Site Plan with Phasing Notes).

Phase One

Figure 2 - Phase One Concept Development Plan (---)



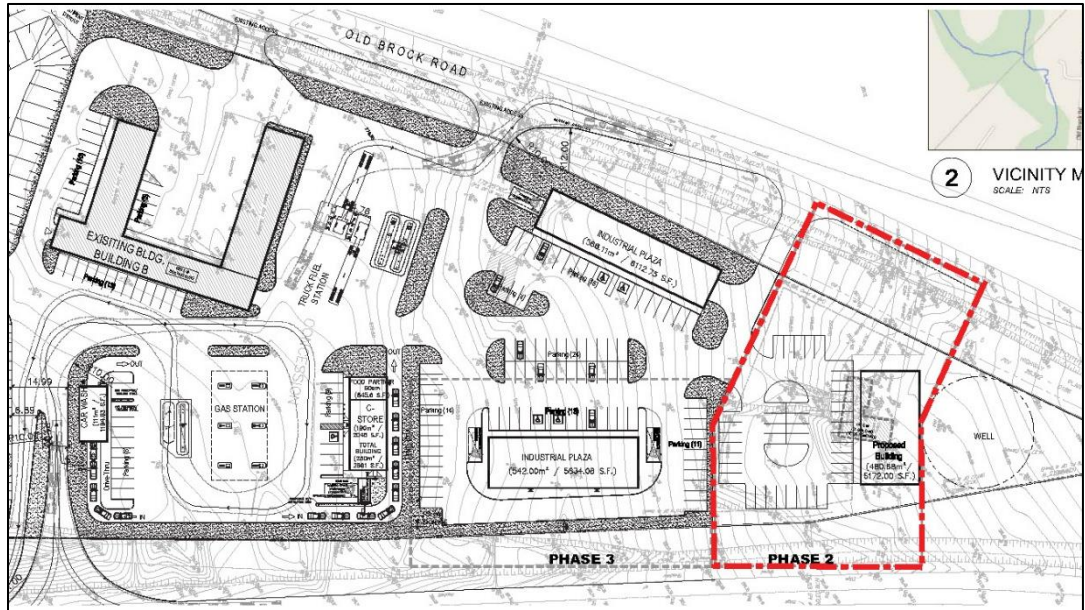
Phase One of the proposal will include the development of the gasoline outlet, formalization of the existing 1,287m² (13,853.15 sq. ft) employment building, and a new 561m² (6,112.75 sq. ft) industrial building.

The gasoline outlet will be developed with a gas convenience store and an accessory retail establishment (restaurant) having a total building area of 250m² (2,691 sq. ft), a gas station canopy, and an 111m² (1,194.83 sq. ft) associated automatic car wash. The proposed gasoline outlet is located centrally on the east side of the subject lands near the proposed road access onto Brock Road. The gasoline outlet contains a 30 m² (322.91 sq. ft) garbage enclosure located on the east side of the Gas convenience store. The accessory retail establishment includes a drive-thru aisle with vehicular entry to the southeast of gasoline outlet and exit located at the northwest side of the building. The proposed gas station canopy is located south of the gasoline convenience store with six (6) proposed fuel pumps for customer usage. A separate truck pumping station located west from the convenience store is proposed which includes a separate gas canopy for the intended use of refueling larger commercial vehicles. Two under-ground fuel storage tanks are proposed located in close proximity to both gas canopies. The proposed automatic car wash is located south of the main gas station canopy with an associated drive-thru aisle. A pylon signage is proposed within a landscape buffer along Brock Road, located northeast of the gasoline outlet.

The existing industrial building is proposed to be formally recognized with proposed landscaping sodding and additional parking spaces located on the south and east side of the building. The new 568.11m² industrial building is located on the west side of the subject lands, north of the commercial truck refueling station. The industrial building will contain a garbage/commercial loading space and associated parking on the south and east sides of the building respectively. Phase One of the development proposal will contain a total of 91 parking spaces including 3 accessible spaces.

Phase Two

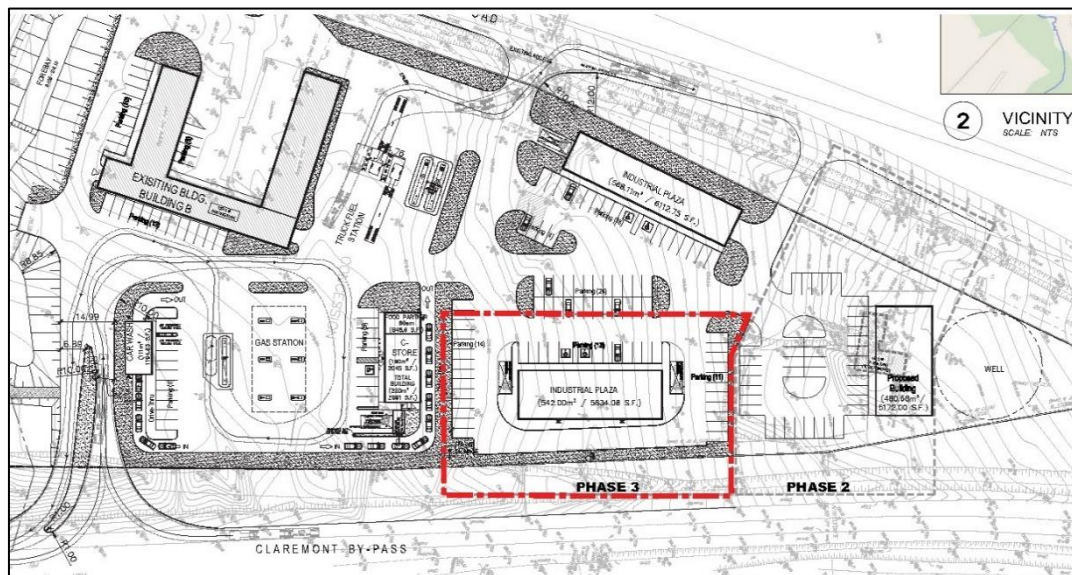
Figure 3 - Phase Two Concept Development Plan (---)



Phase Two of the proposal will include the development of the second industrial building which measures a total area of 480m² (5,166.68 sq. ft). The Phase Two industrial building is located at the northern portion of the subject lands, immediately south of the proposed private well. Phase two of the development proposal will contain a total of 40 parking spaces with the associated industrial building.

Phase Three

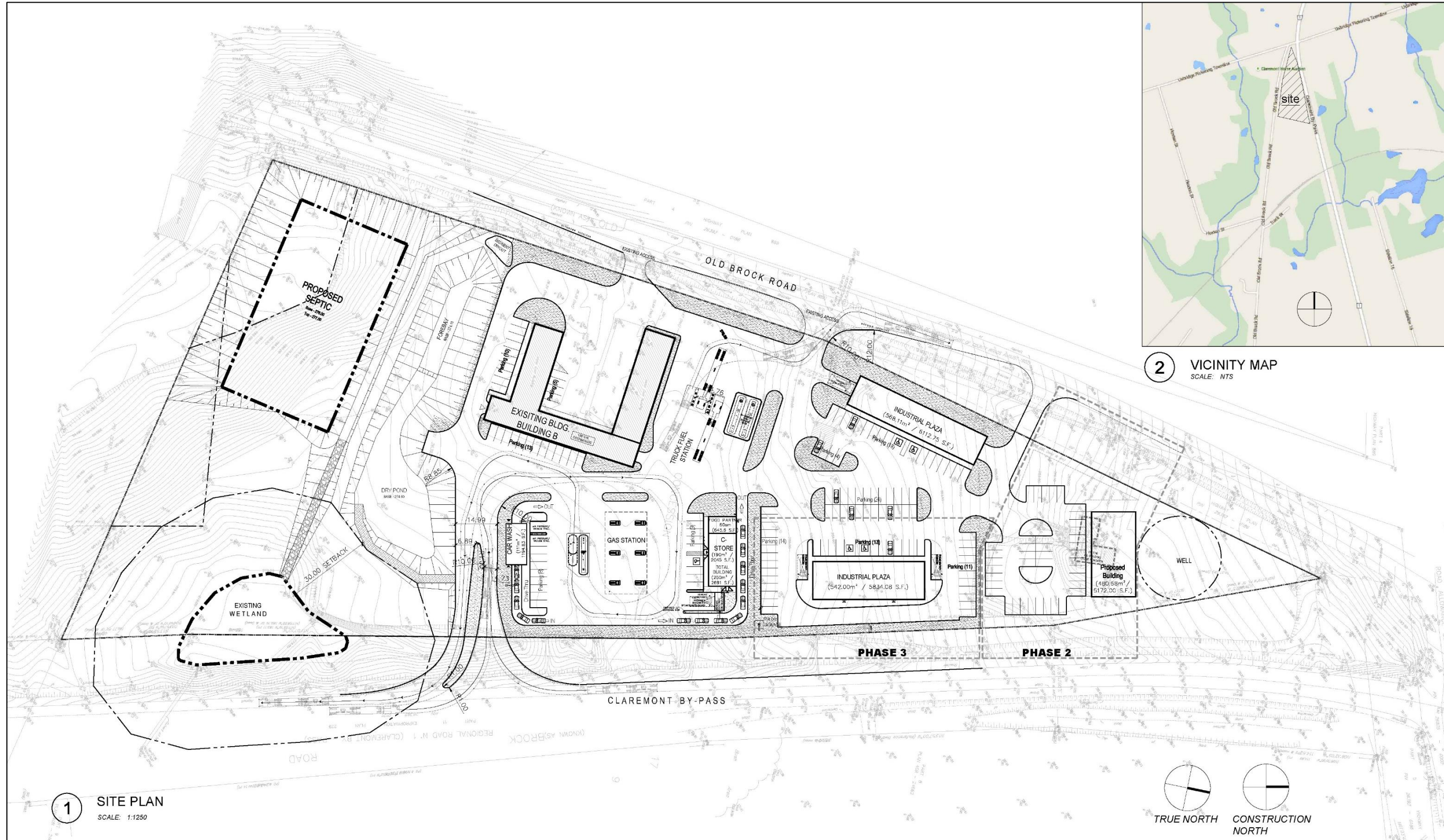
Figure 4 - Phase Three Concept Development Plan (---)



Phase three (3) of the proposal will include the development of a third industrial building which measures a total area of 542m² (5,834.08 sq. ft). The Phase three industrial building is located on the eastern side of the subject lands, north of the proposed gasoline outlet. Two (2) garbage/commercial loading spaces are proposed on both the northern and southern sides of the new industrial building. The Phase three development will contain a total of 38 parking spaces including 2 accessible spaces.

There is no municipal servicing available at the subject land. Therefore, private servicing will be required. A proposed private well located at the northern most point of the subject lands will service the site for domestic and fire uses through a private water network. The current Old Brock Road major/minor flow conveyance to the wetland southeast will be preserved and maintained. On site major/minor flows will be captured and controlled in a proposed dry pond situated to the northwest of the wetland feature. The proposed dry pond will capture and detain surface water runoff to pre-development. All sanitary and servicing works will be completed as part of Phase One of the development process (Refer to Figure 5 – Site Plan).

FIGURE 5 – SITE PLAN



4.0 POLICY ANALYSIS

The following section sets out the applicable planning policy framework to assess the proposed rezoning application in the context of Provincial and City policies. The following documents were analyzed; Provincial Policy Statement 2020, Oak Ridges Moraine Conservation Plan 2017, Region of Durham Official Plan 2013, and the City of Pickering Official Plan Edition 8. Refer to Appendix B for the complete Policy Conformity Checklist that covers all applicable policies for each above noted policy documents.

4.1 Provincial Policy Statement 2020

The Provincial Policy Statement (the PPS) is the guiding document providing policy direction on matters of Provincial interest related to planning and development in the Province of Ontario. The PPS sets out the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians.

The current PPS came into effect on May 1, 2020 replacing the previous version dated April 30, 2013. The *Planning Act* (the “Act”) requires that all decisions that affect planning matters be consistent with policy statements issued under the Act, including the PPS.

The PPS includes the building of strong communities as “Ontario’s long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns”. The establishment of healthy, livable and safe communities is facilitated through efficient development and land use patterns and the accommodation of an appropriate range and mix of residential, employment, institutional and recreational uses to meet long term needs.

Per Section 1.1.4 of the PPS, Rural areas in municipalities may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas are important to the economic success across the Province and the forefront of improving quality of life outside urban areas. Policies under the PPS, outlines objectives that will support healthy, integrated and viable rural areas by:

“1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- b) promoting regeneration, including the redevelopment of brownfield sites;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*

- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

The subject lands are located within the Rural Settlement Area of Claremont where rural residential predominately exists with a mix of service commercial/industrial uses. Approximately 400 metres south of the subject lands at the intersection of Old Brock Road and Hoxton Street, various industrial uses exist which include a S&T general sandblasting industry and various outdoor storage areas. Additional retail uses are located at Old Brock Road and Hoxton Avenue which includes a restaurant establishment and County Depot. Further south of the subject lands is the Claremont rural centre which contains further commercial and industrial uses mixed with rural residential. In building upon the rural character of Claremont, the regeneration and redevelopment of the subject lands introduces new industrial uses supported by commercial uses of the gasoline outlet and the accessory retail restaurant establishment.

The proposed development meets the requirements of the Provincial Policy Statement through the provisions of services necessary to support the rural community without requiring the expansion of municipal services.

4.2 Growth Plan for the Greater Golden Horseshoe 2020

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides direction respecting the development and growth of communities within the Greater Golden Horseshoe (“GGH”). The new Growth Plan was prepared and approved under the Place to Grow Act, 2005 and took effect on May 16, 2019 replacing the 2017 Growth Plan. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved and took effect on August 28, 2020.

Although many of the policies of the Growth Plan (2019) have remained the same, the changes to the new Growth Plan (2020) are intended to address potential barriers to increasing the supply of housing, creating jobs and attracting investments. The overarching objectives of the Growth Plan (2020) continue to support the achievement of complete communities that are healthier, safer, and more equitable. Additionally, the Growth Plan prioritizes the better use of land and infrastructure by directing growth through a hierarchy of settlement areas and prioritizing infill opportunities.

Section 2.2.9 of the Growth Plan provides growth policy framework for Rural Areas which include providing cultural and economic opportunities to serve needs of rural residents and rural area businesses. The Growth Plan's key policies for Rural Areas are highlighted below:

"2.2.9 Rural Areas

- 1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.*
- 5. Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses."*

The proposed development supports the Growth Plan's policy direction by implementing additional economic opportunities within the Claremont rural area. The proposed gas station and accessory retail/restaurant uses will provide the opportunity to serve the local needs of the Claremont residents and existing businesses in the surrounding area including the future businesses generated by the proposed development.

Additionally, the subject lands are designated as "*Hamlet Employment*" in the current City of Pickering Official Plan which permits the uses as contemplated on the proposed development plan. Therefore, the Growth Plan supports that employment areas outside settlement areas on rural lands that are designated for employment uses in an Official Plan may continue to be permitted as of right.

Section 4.2.3 of the Growth Plan provides policies for protecting what is valuable which include Key Hydrologic Features, Key Hydrologic Areas and Key Natural Features.

Development in these Key features are prohibited and appropriate minimum vegetation protection zones shall be established to protect these features. The subject lands are located within the Oak Ridges Moraine Conservation Plan which these policies are included. These policies in relation to Key Hydrologic and Key Natural Features are included and addressed in the Section 4.3 of this report

4.3 Oak Ridges Moraine Conservation Plan 2017

The Oak Ridges Moraine Conservation Plan, 2017, identifies where urbanization should not occur in order to provide protection to the agricultural land base and the ecological features and functions occurring in this these areas. The Plan outlines the Natural Core area where new development is prohibited or strictly limited. The goals of the Oak Ridges Moraine Conservation Plan are the promotion of agricultural protection, environmental protection, culture, recreation, and tourism. The Plan also recognizes existing Countryside areas, supports infrastructure that achieves the aims of the Plan, and the protection of natural resources.

The subject property is designated “Rural Settlement” as a component of the “Countryside Area” designation within the Oak Ridges Moraine Conservation Plan (Refer to Figure 7). As a result, any proposal for new development on the subject property within the Oak Ridges Moraine area is required to demonstrate conformity with the policies of the Oak Ridges Moraine Conservation Plan.

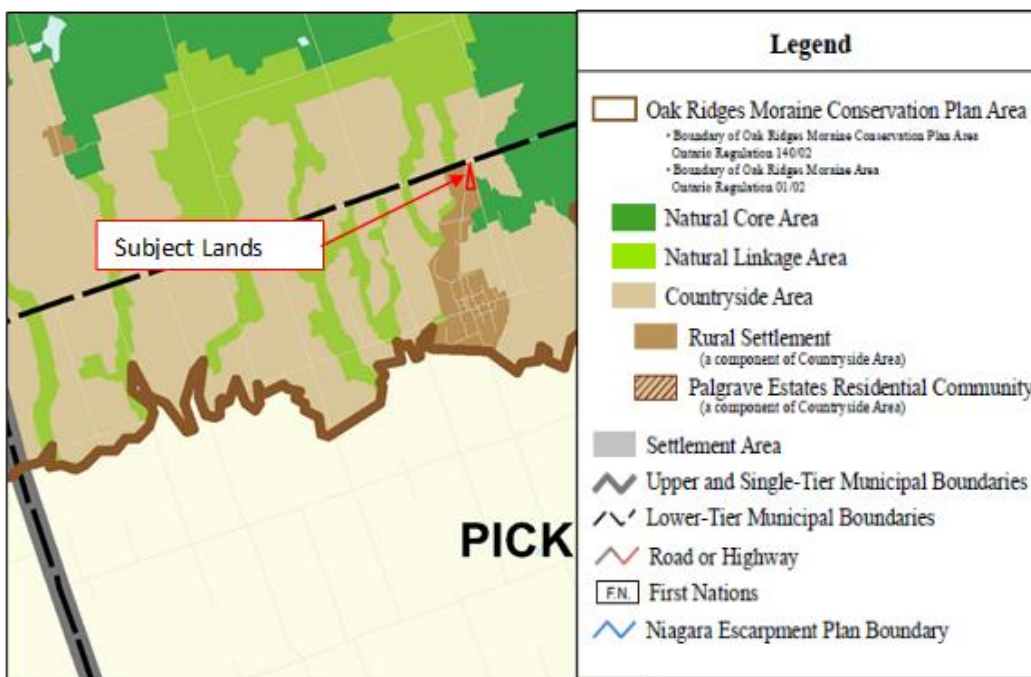


FIGURE 6 – Oak Ridges Moraine Conservation Plan Area, 2017

Section 13.2 within the Oak Ridges Moraine Conservation Plan outlines the current objectives and policies under the Countryside Areas which includes objectives and policies for the Rural Settlement Area. The plan outlines the following objectives for areas located within the Rural Settlement area:

- a) *“Maintaining, and where possible improving or restoring the ecological integrity of the Plan Area;*
- b) *Maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;*
- c) *maintaining the quantity and quality of groundwater and surface water;*
- d) *maintaining groundwater recharge;*
- e) *maintaining natural stream form and flow characteristics;*
- f) *protecting landform features;”*

The planning, design and construction of the subject lands will maintain and/or improve the health of the Key Natural Heritage Features (KNHFs) along with restoration of the natural self-sustaining vegetation within the minimum vegetation protection zone (MVPZs) located in the subject lands. The site plan utilizes a dry storage pond to control ground and surface water with a controlled outlet on the storage pond (Refer to Figure 5, Site Plan). The dry pond allows the water to be absorbed into the ground for recharge. The Functional Servicing and Stormwater Management Report prepared by Stantec Consulting, the present-day overland flow from Old Brock Road flowing south east and the ratio of slopes will be maintained with the proposed development (Refer to section 3.0 of the Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting).

Section 13.3 states that the *“uses that are permitted with respect to land within a Rural Settlement are the following:*

1. *Residential development in accordance with paragraph 3 of subsection 15 (1).*
2. *Small-scale commercial, industrial, and institutional uses as described in section 40, but not subject to clauses (1) (a), (1) (c) or (2) (a) of that section.”*

The proposed use of the subject lands consists of a mix between small-scale commercial and industrial uses which includes the gasoline outlet with accessory retail establishment and the existing industrial and newly proposed industrial buildings.

Section 40 of the Conservation Plan outlines the policies specifically to Small-scale commercial, industrial and institutional uses which include:

“2) b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and

- 1. the rural character of the Countryside Areas, and*
- 2. the ecological integrity of the Plan Area.*

The existing grade of the subject land will be maintained by matching the grades which generally follow the road grades on the east and west side of the property. The storm water run-off currently occurs by a culvert under Brock Road by-pass which sets the low point on the property. Therefore, the development proposal of the subject land does not include any large-scale modifications of terrain and vegetation. (Refer to the section 2.4 of the FSR).

The proposed structures on the subject lands will be maintained to compliment the existing shop building. Typically, commercial buildings are usually designed as 1 storey with flat roofs. The architecture for the proposed buildings will be similar to the existing metal clad building which was built in between the 1970s and 1980s.

As noted on Table: Key Natural Heritage Features, Key Hydrologic Features and Areas of Natural and Scientific Interest, a minimum vegetation protection zone for a Wetland feature is required for 30 metres surrounding any part of the feature. The proposed buildings are located outside and setback 30 metres away from the identified Wetland feature that existing on the subject land. Any proposed development and construction work will occur outside the 30-metre setback of the identified Wetland feature. According to the Natural Heritage Evaluation Report prepared by Stantec Consulting, the potential impacts to the KNHFs in the subject lands, resulting from the proposed development are anticipated to be negligible. As stated, “the subject property has been previously disturbed, and is currently surrounded on three sides by paved municipal roads.

Section 45 of the Conservation Plan sets out policies regarding Stormwater Management concerns which include:

- 2) *“Every application for development or site alteration shall demonstrate that planning, design, and construction practices that protect water resources will be uses, including:*
 - a) keeping the removal of vegetation, grading and soil compaction to a minimum;*
 - b) keeping all sediment that is eroded during construction within the site;*
 - c) seeding or sodding exposed soils as soon as possible after construction; and*

- d) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.*
- 3) In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.*
- 6) For the purposes of stormwater management, the minimum standard for water quality is that 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average.*
- 7) Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.*

A Preliminary Geotechnical and Hydrogeological report was completed by Stantec Consulting which describes site preparation strategies to mitigate and protect ecological functions located on the subject lands. An earthworks program is recommended which is designed in advance of construction to consider and address the time of year of execution, prevailing weather conditions, storm-water management control, types of soils and fill materials intended for use/reuse, excavation, handling, placement, and compaction requirements.

Existing drainage patterns will be maintained and attenuated in accordance with ORMCP 2017 policies as delineated within the Function Servicing Report, prepared by Stantec Consulting. The creation of the dry pond feature will offset the majority of impervious surfaces and introduce new natural undisturbed features on site. Onsite minor system flows will be captured via catch basins and directed towards the proposed dry pond located west of the existing wetland. Major flows are directed towards the pond via overland relief, which has been accommodated by the proposed grading plan (Refer to the FSR and Conceptual Grading Plan C-101).

Quality control for the subject lands will be provided via a treatment train approach consisting of an Oil/Grit Separator, Dry Stormwater Management Pond, and vegetated swale which will cumulatively exceed the Ministry of the Environment, Conservation, and Parks water quality treatment requirements for Level 1 (80% TSS Removal Efficiency). Further, no kettle lakes exist on the subject lands therefore no disposal of any stormwater into a kettle lake would occur.

Section 46 of the Conservation Plan outlines the following objectives for a Stormwater Management Plan/Report:

- 1) *“The objectives of a stormwater management plan are to,*
 - a. *maintain groundwater quantity and flow and stream baseflow;*
 - b. *protect water quality;*
 - c. *protect aquatic species and their habitat;*
 - d. *prevent increases in stream channel erosion;*
 - e. *prevent any increase in flood risk;*
- 2) *A stormwater management plan shall provide for an integrated treatment train approach to stormwater management that,*
 - a. *Minimized stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including,*
 - i. *Source controls,*
 - ii. *Lot-level controls such as device and designs that direct roof discharge, and*
 - iii. *Conveyance technique such as grass swales*

As previously discussed, the overland flow route will be maintained and the proposed dry pond will be utilized to capture and release major and minor waterflows. The oil/grit separator, dry pond and vegetated swale will exceed the quality of storm water run-off presently on the subject lands. No aquatic species or habitats are present on the subject lands as noted within the Natural Heritage Evaluation Report prepared by Stantec Consulting. The subject lands are not immediately adjacent to a regulated watercourse and are positioned at the very upstream limit of the drainage catchment divide. Also, the subject lands are comprised of moderately sloping terrain (north to south), which provides excess overland drainage conveyance capacity across the property and toward the site outlet. Therefore there will be no increased risk of surface flooding and potential future increasing flows.

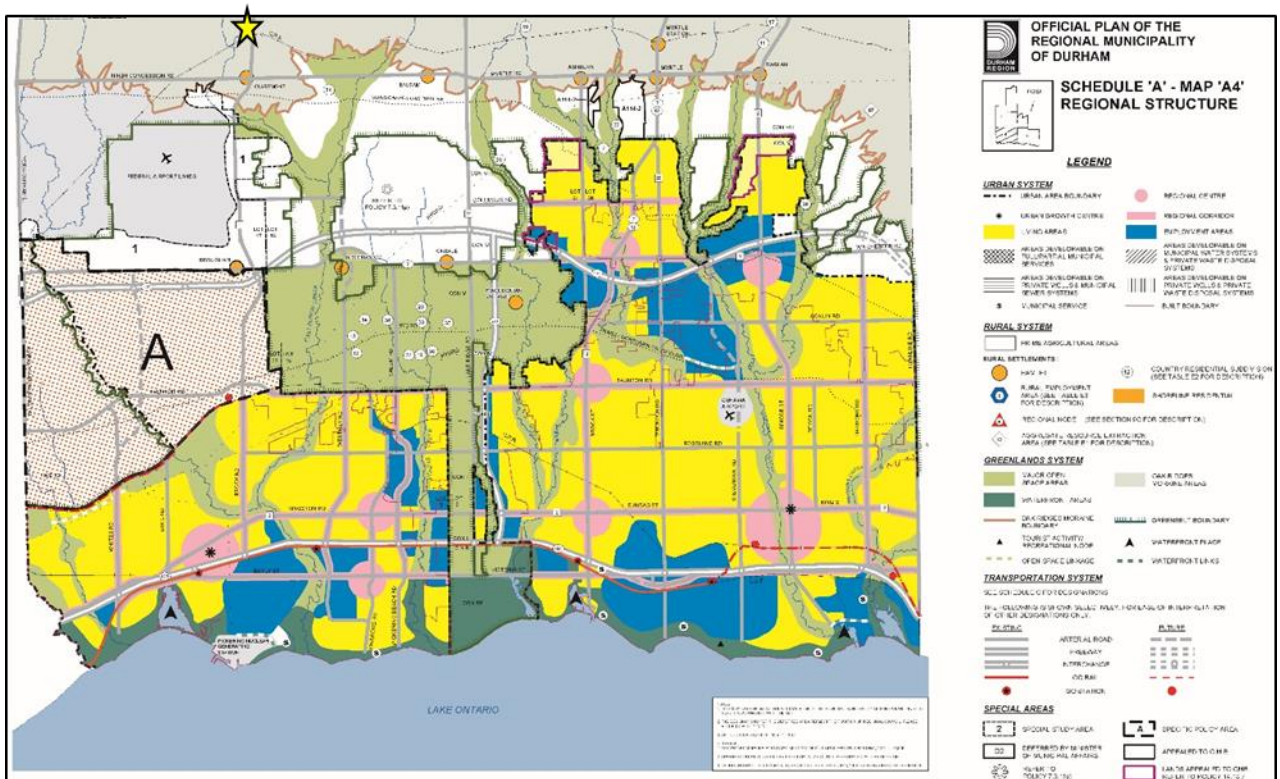
Given the nature of the existing industrial use, the development proposal conforms to the ORMCP, as there will be no negative impacts or adverse affects on ecological and hydrological functions as a result of the development proposal or associated construction. As such, the proposal conforms to all relevant policies of the ORMCP, 2017.

4.4 Region of Durham Official Plan 2017

The Region of Durham Official Plan (2017) (the “ROP”) designates the subject lands and the surrounding lands as “Oak Ridges Moraine Areas”, per Schedule ‘A’ – Regional Structure (Refer to Figure 8). The ROP provides a broad policy framework, addressing Provincially provided direction on development, and speaking to a multitude of matters.

This includes the accommodation of population and economic growth through intensification and mixing of uses; providing opportunities for choice amongst modes of transportation and promoting human interaction and the opportunity for physical activity.

FIGURE 7 – REGION OF DURHAM OFFICIAL PLAN SCHEDULE “A” – REGIONAL STRUCTURE



 **SUBJECT LANDS**

Section 2.3.22 the ROP recognizes the significance of water resources and ensures that resources are available in sufficient quality and quantity to meet future needs of the Region’s residents. Section 2.3.22 states:

2.3.22 *“Development that maintains hydrological functions and minimizes direct alteration to groundwater flows shall be encouraged”*

A Functioning Service and Stormwater Management Report was completed by Stantec Consulting which outlines the hydrological functions located on the subject lands which demonstrate the minimization of direct alterations to groundwater flows in accordance with policies in the ORMCP 2017. According to the report, existing drainage patterns will

be maintained and attenuated by preserving the existing wetland southeast of the subject lands and by proposing a dry pond feature to further treat and control surface water runoff on the subject lands. The major/minor flow conveyance to the existing wetland will also be preserved accordingly. Therefore, with the introduction of the development proposal it is expected to maintain hydrological functions and minimize direct alterations to groundwater flows.

Section 2.3.24 of the ROP requires development applications that require a 'Permit to Take Water' under the Ontario Water Resources Act to be accompanied with a study that verifies that sufficient water supply can support the developmental proposal and that there will be no negative impact on the surrounding water uses and natural environment.

Regarding the subject lands, a 'Permit to Take Water' is required and a Functional Servicing and Stormwater Management report (FSSMR) was prepared by Stantec Consulting to verify that sufficient water supply will support the development proposal and subsequently will have no negative impact on the surrounding water uses and natural environment. Currently no municipal watermain systems existing along roads adjacent to the subject lands and the existing buildings are serviced by onsite supply wells. According to the FSSMR prepared by Stantec Consulting, the proposed development will be supported by a larger well situated in the northernmost portion of the subject lands, and all existing wells will be decommissioned. Once the proposed well is installed, test pumps will confirm if any private well interference and mitigation options will be required which will be available at that time. Water storage tanks are also proposed adjacent to the large proposed well to which will have the capacity for domestic as well as firefighting purposes.

Section 2.3.43 of the ROP requires that:

“any proposal for development in proximity to key natural heritage or hydrologic features shall be required to include an Environmental Impact Study as part of a complete application. The Region, in consultation with the respective area municipality, conservation authority and applicant, may select and retain a qualified environmental consultant to peer review the study at the proponent’s expense. Such a study shall apply to the area to be developed, or may be expanded to include additional lands, as may be deemed necessary by the Region, in consultation with the respective area municipality, conservation authority and any other appropriate agency, and it shall address the following:

- a) *The location and nature of the development;*
- b) *The mapping of the location and extent of environmental conditions, which may include key natural heritage or hydrologic features;*
- c) *The degree of sensitivity of the environmental conditions and an evaluation of such conditions;*
- d) *An assessment of the potential impacts including cumulative impacts on the environment;*
- e) *The need for any measures to protect and/or mitigate negative impacts to key natural heritage or hydrologic features and functions and the surrounding environment, and definitions of such measures;*
- f) *Where applicable, assess the significance of the key natural heritage and hydrologic features”*

As stated within Section 10B of the ROP, an Environmental Impact Study shall include a natural heritage evaluation and a hydrological evaluation. A Natural Heritage Evaluation (NHE) and Hydrological Study were both prepared by Stantec Consulting to address policies under the ORMCP. The location and extent of developmental and environmental conditions are captured on the conceptual grading and servicing plans, prepared by Stantec Consulting, also included as appendix B of the Functional Servicing Stormwater Management Report. A summary of key natural heritage features and their associated impacts are included within the Natural Heritage Evaluation prepared by Stantec Consulting that summarizes the degree of sensitivity of each environmental condition located on the subject lands. Potential impacts are also identified within the NHE which indicate a potential impact on the removal of a Barn Swallow nesting as part of construction measures. The NHE also notes indirect impacts resulting from construction activities, such as noise, dust generation, sedimentation and erosion, however are expected to be short term, temporary in duration and mitigated through the use of standard site control measures. A recommended mitigation strategy is included within the NHE which provides recommendations to be considered during construction of the development proposal. Mitigation measures will be implemented to address the impacts on Barn Swallow nesting which includes vegetation clearing and removal of existing building to occur outside the Primary Nesting Period. Further mitigation measures are included within the NHE prepared by Stantec Consulting.

Section 10B within the ROP outlines the current objectives and policies under the Oak Ridges Moraine Areas designation. Sub section 10B.2.7 requires that any development proposal under the Oak Ridges Moraine Area designation must complete an Environmental Impact Study that details the following:

“An environmental impact study, in accordance with Policy 2.3.43, shall include a natural heritage evaluation and/or a hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan where new development or site alteration is proposed within the minimum area of influence surrounding a key natural heritage feature and/or a hydrological sensitive feature as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan. This evaluation shall:

- a) Demonstrate that the development and site alteration applied for will have adverse effects on the features and functions of the key natural heritage feature and/or the hydrological sensitive feature;*
- b) Identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key natural heritage feature and/or hydrologically sensitive feature;*
- c) In the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how connectivity within and between key natural heritage features and, hydrologically sensitive features will be maintained and improved during and after construction*
- d) Determine whether the minimum vegetation protection zone is sufficient to protect the features and its functions and if not, specify whether a greater protection zone is necessary; and*
- e) Ensure compliance with the requirements of the Department of Fisheries and Oceans Canada where fish habitat is of concern.*

An environmental impact statement may result in a minimum vegetation protection zone greater than that specified in the Table in Part III of the Oak Ridges Moraine Conservation Plan.”

The Functional Servicing and Stormwater Management report demonstrates planning, design, and construction practices which ensure that no proposed buildings and other site alterations impede hydrological and ecological functions per Section 20 of the ORMCP which relates to supporting connectivity. As outlined within the report, existing drainage patterns will be maintained and attenuated in accordance with ORMCP policies with includes the current Old Brock Road major/minor flow conveyance that runs southeast of the site to the wetland. Onsite major/minor flows will also be captured and controlled in

the proposed dry pond. The onsite oil-grit separator in combination with the proposed dry pond and vegetated swale outlet will exceed the minimum requirements for onsite water quality treatment. The Natural Heritage Evaluation prepared by Stantec Consulting states that potential impacts are expected to be short term and temporary in duration and that mitigation measures will be implemented to improve or restore the health of Key Natural Heritage Features on the subject lands (Refer to Section 6.0 of the NHE). Mitigation measures include providing a Minimum Vegetation Protection Zone surrounding 30 metres away from the existing wetland, to delineate work areas to avoid encroachment and incidental damage to natural vegetation, installing erosion and sediment control structures such as silt fencing, and clearly identifying areas to refuel or wash construction equipment outside the existing wetland and its Minimum Vegetation Protection Zone.

4.5 City of Pickering Official Plan, Edition 8

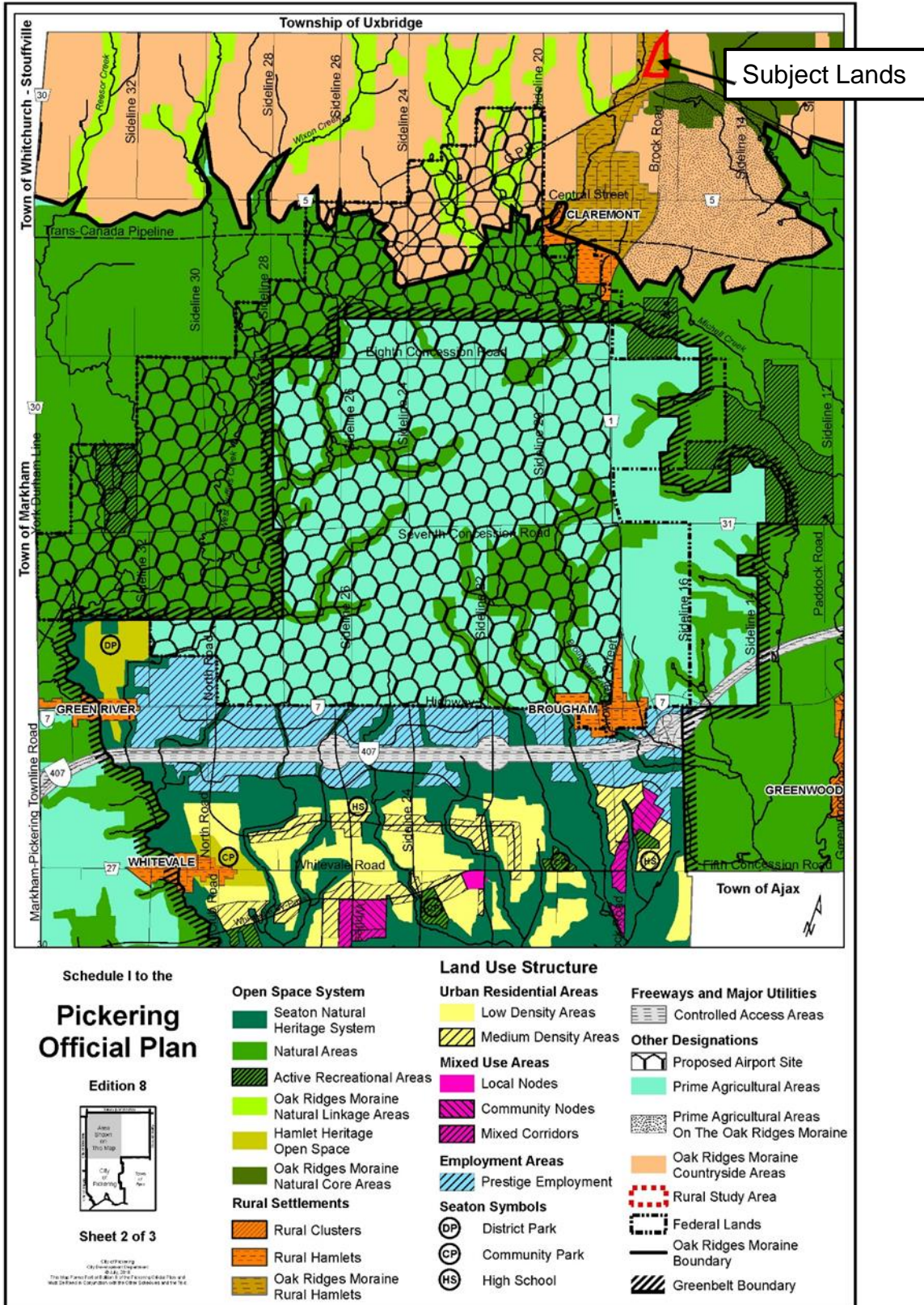
The City of Pickering Official Plan eighth edition (8th) was adopted by City Council on October 2018, incorporating Amendments 27, 32 and 33 and deferred by the Council of the Region of Durham in certain policies and designation of the Pickering Official Plan. A comprehensive review of the City of Pickering Official Plan is underway, and is proceeding through a series of individual amendments addressing key planning topic areas.

In 2015, staff initiated a comprehensive amendment to revise natural heritage and other environmental Countryside policies in the Pickering Official Plan. Amendment 27 was approved by the Region of Durham and its decision took effect on December 20, 2017. Amendment 27 implements the relevant Provincial Policy Statement, Region of Durham Official Plan, and Conservation Authority regulations. The newly adopted policies, schedules and maps are included in the Edition 8 of the Pickering Official Plan.

Land Use Policies

Per Schedule 1 – Land Use of the City of Pickering Official plan, Edition 8 the subject lands are designated as “Oak Ridges Moraine Rural Hamlets” (Refer to Figure 8). The subject lands are located within Pickering’s rural areas which are areas experiencing increasing pressures for rapid and more widespread rural land uses changes. Specifically, the subject lands are located within the Oak Ridges Moraine Rural Hamlet where small communities exist containing a variety of land uses, and provide opportunities for growth only within the existing hamlet boundary.

FIGURE 8 – City of Pickering Official Plan – Schedule 1 Land Use Structure



The City acknowledges the importance of balancing both type of change in land use and maintaining the long-term health of the City's rural system. Policy goals for Rural areas are located within Section 2.19 of the Official Plan which include:

"2.19 City Council adopts the following as its goals for its rural system:

(a) to protect and enhance the cultural and natural heritage of the rural area, and conserve the rural resource base, including agricultural lands, for existing and future generations;

(b) to encourage a vibrant rural economy with a wide range of rural uses and activities, including:

(i) primary agricultural uses;

(ii) complementary and supportive agricultural uses;

(iii) outdoor rural recreational uses; and

(iv) other compatible rural uses that contribute to the diversity of economic activities in the area;

(c) to promote improved social and economic linkages between urban and rural Pickering;

(d) to encourage limited rural residential development primarily in hamlets;

(e) to encourage rural residential development that is energy efficient, enhances the range of rural housing choices, and is environmentally appropriate in terms of its form, water usage and sewage disposal systems;

(f) to encourage the appropriate and timely disposition of lands in rural Pickering owned by the provincial and federal governments; and

(g) to involve residents, business-people, landowners, relevant public agencies, and other interested groups and individuals in making decisions concerning the rural system."

The land use goals for rural areas recognize that rural population growth is expected with the increases demand in employment opportunities in rural areas. Currently, employment opportunities are limited in Rural Pickering which includes the general decline in farming and rural job opportunities, according to Section 2.20 – Rural Goals in the City of Pickering Official Plan. The City is in need for more job diversity to sustain a healthy rural economy. This rezoning application seeks to introduce new industry and commercial uses to the rural area which can support the residential and employment growth anticipated in the rural areas of Pickering. While protecting the existing natural heritage features such as the wetland, the rezoning application introduces compatible land uses that contribute to the expansion and diversification of economic activities on

site and in the area. The development proposal introduces “population-serving” businesses such as the gas station and the retail establishment which will support the local population of the Claremont Settlement area and the travelling public.

Oak Ridges Moraine rural hamlets are considered as more diversified than country residential subdivisions or rural clusters. Although they are predominantly residential, they often contain a number of other land uses including commercial and recreational opportunities. It is also recognized that Rural hamlets are the primary focus for limited new rural growth and development. Section 3.10 of the Pickering Official Plan outlines strategic policies for areas located in Rural Settlements which include:

“3.10 City Council:

- (a) shall recognize as Rural Settlements on Schedule I, those areas in the City having or intended to have significant concentrations of rural housing;*
- (b) shall distinguish different types of Rural Settlements on Schedule I based on the development and growth characteristics set out in Table 10; and*
- (c) shall zone lands designated Rural Settlements in accordance with the provisions specified in a respective Part 3 Rural Settlement Plan (Chapter 13).”*

Table 10 of the Pickering Official Plan outlines Development and Growth Characteristics for Oak Ridges Moraine Rural Hamlet which include:

“Settlements located on the Oak Ridges Moraine with historic roots as social and service centres for the surrounding area, permitting a variety of uses including residential, employment, commercial, community, cultural and recreational uses; Growth potential limited to redevelopment and infilling.”

The subject lands are located within the Oak Ridges Moraine Rural Hamlet of Claremont which falls under the category of a Rural Settlement. Although Rural Hamlets are predominately residential, the proposed rezoning introduces new commercial opportunities to compliment the land use goals of a Rural Hamlet as a social centre for the surrounding rural areas which is the general focus for new rural growth and development for both residential and other supporting land uses. The development proposal is to redevelop the subject lands which are currently underutilized by restoring the current industrial use building and introducing new industrial/employment and commercial uses which will contribute to the local growth in the area. Commercial and

employment uses are permitted within the settlements located within the Oak Ridges Moraine.

Section 13.2 of the Official Plan outlines development policies within Rural Settlements which include:

“For development in Rural Settlements, City Council shall:

- a) require development to occur along existing roads, and along new roads introduced in locations identified either on the rural settlement maps or through the review of development proposals;*
- b) in order to guide the preservation, cultural attributes and historic heritage of the community, encourage and where possible require, the scale, character and relationships of new development (including lots, buildings, structures, roads, services and utilities) to be compatible with scale, character and relationships of existing development, considering features such as the size and shape of lots, lot coverage, building heights, building setbacks, building floor area, building material and design, road widths, street patterns and vegetation, and views and vistas of the countryside;*
- c) encourage new development to enhance the range of housing choice in the settlement and to be innovative in relation to compact form, water usage and sewage disposal;*
- d) require all new development, whether on individual or communal water and sanitary services, to be based on appropriate technical review to ensure the adequate provision of services, protection of the natural environment, the protection of nearby property owners, and compliance with Provincial and Regional standards;*
- e) protect for road connections to adjacent lands; and*
- f) require that the provisions of the Durham Regional Official Plan with regard to matters to be considered in term of the delineation of the hamlet boundary and the details of the permitted land uses, be complied with.”*

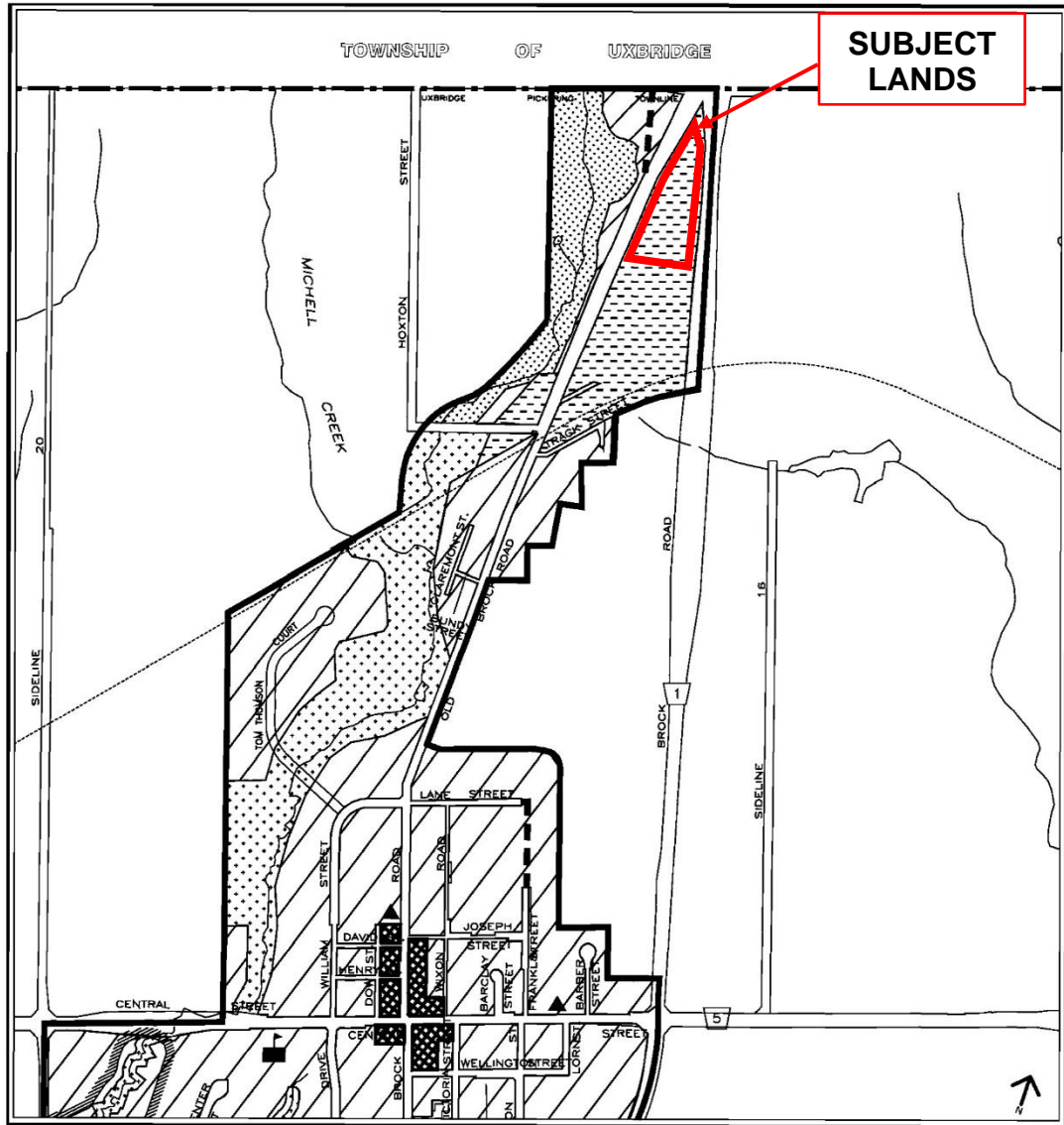
In assessing how the proposed development conforms with the development policies within Rural Settlements the following is considered, firstly the proposed development is located along the existing Brock Road which is identified on the rural settlement map in Chapter 13 of the Official Plan. In assessing how the built form of the proposed development is compatible with the character and relationships with the surrounding area, the existing metal clad barn shaped building will be maintained and formalized along

with the new development surrounding it. The new proposed industrial buildings will be architecturally designed to match similar features of the existing barn shaped building on the subject lands. Commercial uses in the surrounding area consist primary of 1 storey buildings with flat roofs. In matching with the surrounding area, the gas station outlet and retail establishment will be 1 storey in height and contain flat roofs to maintain the character with the surrounding commercial uses.





In addition to the designations established by Schedule 1 of the Pickering Official, the subject lands are further designated “Hamlet Employment”, per Schedule IV – Settlement 10 Claremont (Refer to Figure 9). Table 16 of the Pickering Official Plan outlines the permissible uses for the Hamlet Employment Designation which includes:

“Manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials; Offices, limited retailing associated with an industrial operation; Automotive uses; Existing residential uses, home occupations.”

FIGURE 9 – City of Pickering Official Plan – Schedule IV – Settlement 10: Claremont, North Section



LEGEND

-  HAMLET RESIDENTIAL
-  HAMLET COMMERCIAL
-  HAMLET EMPLOYMENT
-  OPEN SPACE SYSTEM-NATURAL AREAS

SYMBOLS

-  NEW ROAD CONNECTIONS (PROPOSED)
-  RURAL SETTLEMENT BOUNDARY
-  OAK RIDGES MORAINÉ BOUNDARY
-  PLACE OF WORSHIP
-  PUBLIC SCHOOL

CITY OF PICKERING
 CITY DEVELOPMENT DEPARTMENT
 JULY, 2018
 © THIS MAP FORMS PART OF EDITION 8 OF THE PICKERING
 OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE
 OTHER SCHEDULES AND THE TEXT.

Section 13.12 sets out further policies for the Claremont settlement area which include:

“13.12 City Council shall:

(a) encourage opportunities for enhancing the historic village of Claremont through general or site-specific zoning that allows the introduction of arts and craft studios, custom workshops and small-scale commercial enterprises on suitable sites, providing the historic character of the village and the interests of neighbouring residents are respected;

(b) encourage retail, shopping, office and other business uses to locate in the hamlet commercial area surrounding Central Street and Brock Road;

(c) encourage the provision of a wider variety of housing forms within the Hamlet, particularly to meet the needs of young people and senior citizens;

(d) recognize that most of Claremont is designated as Oak Ridges Moraine Rural Hamlet on Schedule I, in accordance with the Oak Ridges Moraine Conservation Plan, and accordingly, City Council shall:

(i) restrict applications for lot creation to limited infilling;

(ii) prohibit the boundary of the hamlet to be expanded unless the hamlet boundaries for Claremont established by the Oak Ridges Moraine Conservation Plan are modified by the Province; and

(iii) require development or site alteration to be subject to the Oak Ridges Moraine policies as set out in Chapter 16 in addition to the policies of the Oak Ridges Moraine Conservation Plan;

(e) despite the Open Space System – Natural Areas designation on the lands bounded on the north by the Uxbridge-Pickering Townline, on the east by Brock Road, and on the west by the line between Lot 17 and Lot 18, permit the existing house and the development of a newly created lot for residential purposes; and

(f) monitor and assess traffic conditions through Claremont over time, and determine, in consultation with the village residents and the Region of Durham where necessary, whether to prepare a traffic calming implementation plan and undertake traffic calming measures in keeping with the intended function of the roads.

The subject lands are located within the Claremont Settlement area and designated as “Hamlet Employment”. Respecting the land use policies applicable to the Hamlet Employment designation, lands in this designation are permitted to integrate manufacturing, assembly, service industries, warehousing, storage of goods and

materials, offices, limited retailing, and automotive uses. The development proposal maintains the existing manufacturing/assembly use and introduces new commercial/retail and new industrial uses on the subject lands. The proposed gasoline station with an accessory retail establishment (restaurant) and associated automatic car wash are all uses that are permitted within the “Hamlet Employment” designation.

Technical Policies

Resource management strategies are established within the Official Plan that addresses existing and future needs of the City’s urban, rural and ecological systems. This is encouraged by public and private practices that protect important key natural heritage features and landscapes in their natural state. Supported by other planning strategies, resource management objectives include:

10.2 (b) “protect and enhance important key natural heritage and key hydrologic features and areas as part of the Natural Heritage Systems”

The Pickering Official Plan also outlines policies in regards to protecting Key Natural and Hydrologic Features within the Oak Ridges Moraine with new developments. Policy Section 16.42 (d) specifies the requirement of a Natural Heritage Evaluation for an application for development on lands within the minimum area of influence to a Key Natural Heritage Feature. Section 16.42 (d) outlines the objectives in protection Key Natural Features within the Natural Heritage Evaluation, which include:

- i. “demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature or on the related ecological functions;*
- ii. identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the Key Natural Heritage Feature and its connectivity with other Key Natural Heritage Features;*
- iii. in the case of an application relating to land in Natural Core Areas, Natural Linkage Areas or Countryside Areas, demonstrate how connectivity within and between Key Natural Heritage Features will be maintained and, where possible, improved or restored before, during and after construction;*
- iv. if Table 17 specifies the dimensions of a minimum vegetation protection zone, determine whether it is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the*

- maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it;*
- v. *if Table 17 does not specify the dimensions of a minimum vegetation protection zone, determine whether one is required, and if one is required, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it, including, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Province, as amended from time to time, and*
 - vi. *in the case of a Key Natural Heritage feature that is fish habitat, ensure compliance with the requirements of the Department of Fisheries and Oceans (Canada)”*

In regards to protecting and enhancing important Key Natural Heritage and Key Hydrologic features, the Natural Heritage Evaluation prepared by Stantec Consulting notes that the planning, design and construction of the subject lands will maintain and improve the health of existing Key Natural Heritage Features along with restoration of natural self-sustaining vegetation within the minimum vegetation protection zone. The 30-metre setback from the wetland will be planted with natural self-sustaining vegetation for additional environmental protection. Existing drainage patterns and wetland will be maintained and attenuated in accordance with ORMCP policies.

Section 16.42 (e) outlines the objectives in protection Key Hydrologic Features within the Natural Heritage Evaluation, which include:

- i. *“demonstrate that the development or site alteration will have no adverse effects on the key hydrologic features or on the related hydrological functions;*
- ii. *identify planning, design and construction practices that will maintain, and where possible improve or restore the health, diversity and size of the Key Hydrologic Feature;*
- iii. *determine whether the minimum vegetation protection zone dimensions specified in Table 17 are sufficient, and if not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it; and*
- iv. *in the case of permanent and intermittent streams, seepage areas and springs, determine whether the minimum vegetation protection zone dimensions specified*

in Table 17 are sufficient, and if not sufficient, require, without limitation, an analysis of land use, soil type and slope class, using criteria established by the Province, as amended from time to time;”

Table 17 within the Official Plan provides distances in minimum area of influence and setbacks in minimum vegetation protection zone in regards to each of the possible Key Natural Heritage and Hydrologic Features.

Respecting the policies regarding Key Natural Heritage and Hydrologic Features in the Oak Ridges Moraine, the required Natural Heritage Evaluation was completed by Stantec Consulting that addresses each of the policies listed under section 16.42 (d). Section 5.1.2 of the Natural Heritage Evaluation summarizes the Key Natural Heritage Features on the subject lands which notes that potential impacts to Key Natural Heritage Features are anticipated to have no adverse impact from the proposed development. Ongoing monitoring of any areas disturbed during construction will occur to ensure restoration areas are restored appropriately. The Natural Heritage Evaluation also lists out various mitigation measures that will maintain, improve or restore the health and diversity of existing Key Natural Features on the subject lands. Table 5 within the Natural Heritage Evaluation summarizes the required minimum vegetation protection zone and concludes that a 30-metre minimum vegetation protection zone is required surrounding the existing wetland feature on the southeast corner of the subject lands. A 30-metre minimum vegetation protection zone surrounding the existing wetland will be provided and maintained throughout the construction/development of the subject lands.

The Official Plan also outlines the policies in regards to Stormwater Management within the Oak Ridges Moraine area. Section 16.44 of the plan outlines stormwater management practices which include:

- a) require that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average;*
- b) prohibit new stormwater management ponds in key natural heritage features and key hydrologic features;*
- c) require, for any major development proposal, the submission of a stormwater management plan that has particular regard to the following:*
 - i. maintaining groundwater quality and flow and stream base flow;*
 - ii. protecting water quality;*
 - iii. protecting aquatic species and their habitat;*

- iv. *preventing increases in stream channel erosion; and*
 - v. *preventing any increase in flood risk;*
 - d) *require a stormwater management plan to incorporate an integrated treatment train approach that uses a planned sequence of methods of controlling stormwater and keeping its impact to a minimum by using techniques such as:*
 - i. *lot level controls such as devices and designs that direct roof discharge to rear yard ponding areas;*
 - ii. *conveyance controls such as grassed swales;*
 - iii. *end-of-pipe controls such as wet ponds at the final discharge stage; and*
 - iv. *prohibit the use of new rapid infiltration basins and new rapid infiltration columns;*
 - e) *require every application for development or site alteration to demonstrate that planning, design and construction practices to protect water resources will be used such as:*
 - i. *keeping the removal of vegetation, grading and soil compaction to a minimum;*
 - ii. *keeping all sediment that is eroded during construction within the site;*
 - iii. *seeding or sodding exposed soils as soon as possible after construction; and*
 - iv. *keeping chemical applications to suppress dust and control pests and vegetation to a minimum;*
 - f) *require every application for development or site alteration to reduce areas with impervious areas and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads;*

The Functional Servicing Stormwater Report prepared by Stantec Consulting addresses the use of stormwater management practices on lands located within the Oak Ridges Moraine. According to the report, the use of a treatment train approach oil/grit separator, dry stormwater management pond and vegetated swale will exceed the MOECC's 80% TSS removal efficiency coefficient. No new stormwater management ponds are proposed on Key Natural Heritage and Key Hydrologic Features on the subject lands. In terms of the requirements for a Stormwater Management Plan, Section 3.3.1 of the Functional Servicing and Stormwater Management Report prepared by Stantec Consulting contains lot level controls and conveyance controls such as grassed swales and end of pipe controls. As noted within the report, the present day natural undisturbed portions of the subject lands will largely be maintained in the Site Plan process. With regard to Erosion Control, a comprehensive Erosion and Sediment Control Plan acceptable to the City of Pickering, Region of Durham, and ORMCP policies will be implemented. Finally, the post

development concept will have greater quality and control of storm water than the existing conditions of the subject lands.

Based on the above discussion, it is our opinion that the proposed development conforms to applicable policies to the subject lands, and also maintains the intent of the overall policy framework established by City of Pickering Official Plan, Edition 8.

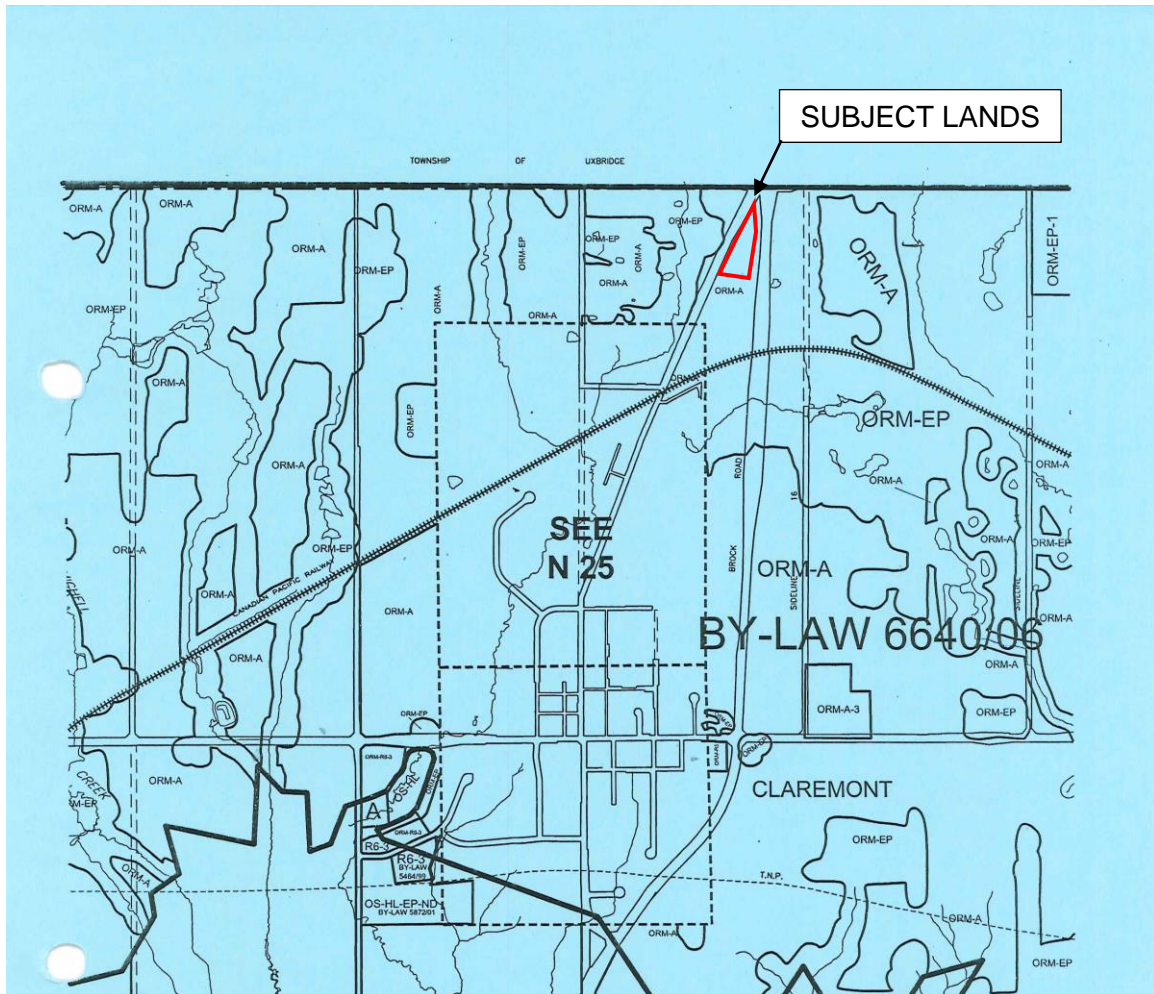
5.0 CITY OF PICKERING ZONING BY-LAW 6640/30

The subject lands are currently zoned “ORM-A” – Oak Ridges Moraine Agricultural Zone, under the provisions of By-law 6640/30, as amended (Refer to Figure 8). The applicable zoning provisions permit detached dwelling, agricultural, home-based business, and home industry uses.

A retail gasoline outlet is not permitted within the “ORM-A” – Oak Ridges Moraine Agricultural Zone and as such, an application for a Zoning By-law Amendment has been submitted. The proposed amendment seeks to rezone the subject site to “ORM-M1” Zone, which uses listed in the development proposal. Site specific zoning provisions have also been proposed to address development standards required to facilitate the proposal.

The permitted uses and site-specific development standards are outlined in the draft zoning by-law included with this submission.

FIGURE 10 – City of Pickering Zoning Map – By-law 6640/06, as amended



6.0 LANDFORM CONSERVATION

The Oak Ridges Moraine Conservation Plan further designates the subject lands as Landform Conservation Area – Category 2, per the Landform Conservation Area of the Oak Ridges Moraine Map No. 2. According to the Guideline for Applying the Landform Conservation Policies, Section 2.2, Category 2 Landform Conservation Areas are moderately complex landforms within the Oak Ridges Moraine which are identified by the MNR as areas having 20% to 50% of the land surface comprise of:

- lands with slopes in excess of 10%;
- land with distinctive landform features such as ravines, kames and kettles; and/or
- land with a diversity of the land slope classes

In other words, other land areas within the ORM not dominated by complex or distinctive landform features, are not subject to the landform conservation requirements of section 30 and 35(6) of the ORMCP.

An analysis of the subject land's topography was completed within Stantec Consulting's completed Functional Service and Stormwater Management Report, specifically Section 2.4 indicates that 17.4% of the total land surface area contains slopes greater than 10%. This is below the minimum total land surface area of 20% that contain slopes greater than 10%. Therefore, Landform Conservation policies do not apply as per ORMCP Ontario technical paper series #4 – Landform Conservation.

7.0 SUSTAINABLE DEVELOPMENT

A Draft Sustainable Development Guidelines Matrix was recommended by City of Pickering staff as discussed within the Pre-consultation meeting held on January 15, 2016. The applicant has prepared a Draft Sustainable Development Guidelines letter that summarizes all the applicable sustainable development guidelines and the provided discussion of how certain guidelines have been achieved and how certain guidelines were not achieved. As noted in Appendix B of the City of Pickering's Sustainable Development Guidelines Report, all applicable guidelines that are required with the proposed development have been achieved with various optional guidelines that contribute to the overall sustainability score. The development proposal achieves an overall sustainable matrix score of 26 points which is considered under the Level 1 sustainable criteria, refer to Appendix A for the Draft Sustainable Development Guidelines Summary.

8.0 SUMMARY OF STUDIES

In support of the proposed development a variety of studies have been completed. A summary of each is provided in the subsections below.

8.1 Hydrogeological Assessment/Geotechnical Study

A Hydrogeological Assessment/Geotechnical Study was completed by Stantec Consulting Ltd. dated January 17, 2019. Through geotechnical investigations, there was significant deposit of fill material indicated in the investigation holes advanced at located within the subject lands. The fill material was approximately 1.5 metre in thickness in the north

portion of the property increasing in depth to 5.2 metre thickness in the southwest corner of the subject lands. Groundwater was encountered in all the boreholes during drilling procedures. Groundwater was recorded at depths ranging from approximately 4.18 metres below ground surface (BGS) to 1.46 metres above ground surface (AGS). Associated infrastructure will be decommissioned as a component of the re-development of the subject lands. All excavations through the re-development process will be backfilled with approved, compacted engineered fill materials. Existing trees, bushes, shrubs, grass and underlying topsoil is required to be removed from all areas of planned development.

8.2 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report was completed by Stantec Consulting Ltd. dated January 17, 2019. The report describes the overall site grading, servicing and stormwater management strategy to service the proposed development. An analysis of the existing site topography demonstrates the site is exempt from the Landform Conservation Policy set out by the ORMCP. No municipal sanitary systems exist adjacent to the subject lands to serve as an outlet. Site sanitary will drain via a private sewer network to a proposed septic system that is proposed to be located near the southwest corner of the subject lands. No municipal water systems are currently available adjacent to the subject lands to service the proposed development. A proposed private well located at the northern most point of the subject lands will service the site for domestic and fire through a private water network. Existing drainage patterns will be maintained and attenuated in accordance with ORMCP policies. The current Old Brock Road major/minor flow conveyance to the wetland southeast will be preserved. On site major/minor flows will be captured and controlled in a proposed dry pond. The proposed dry pond will capture and detain surface water runoff to pre-development levels. A proposed oil-grit separator in combination with a dry pond and vegetated swale outlet will exceed the minimum requirements for onsite water quality treatment.

8.3 Natural Heritage Evaluation Report

A Natural Heritage Evaluation Report was completed by Stantec Consulting Ltd. dated January 17, 2019. This report provides guidance for assessing the impact of development and site alteration in Key Natural Heritage Features. Based on the information obtained through the various agencies, records review and site investigations, the Key Natural Heritage Features that were identified in or within 120m of the subject lands are; Glen Major Wetland Complex Provincially Significant Wetland, a small unevaluated wetland

area (meadow marsh), and significant woodlands. Under Section 23, ORMCP - Natural Heritage Evaluation, this report demonstrates how the proposed development will have no adverse effects on the KNHFs or related ecological functions; identifies planning, design and construction activities that will maintain and/or improve the health and diversity of the KNHFs; and provides mitigation to support the maintenance and restoration of natural self-sustaining vegetation within the vegetation protection zone.

8.4 Traffic Impact Study

A Traffic Impact Study was completed by Paradigm Transportation Solutions Ltd. dated May 2018. Based on the conclusions of the Traffic Impact Study, the study area intersections operate at acceptable levels of service and well within capacity under 2018 base year conditions. The proposed site access on Brock Road is approximately 280 metres north of the Canadian Pacific Railway Havelock Subdivision at-grade rail crossing, provides acceptable sightline conditions for a three-quarter access operation. The Brock road site access intersection requires a northbound left turn lane, a southbound right turn lane, and a channelizing island within the throat of the access to restrict the eastbound left turn out movement. With full development and occupancy of the site by 2028, the study area intersection will operate at acceptable levels of service and well within capacity under 2028 forecast conditions. The Traffic Impact Study recommends that the proposed new site access on Brock Road (Regional Road 1) is acceptable.

8.5 Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment was completed by G2S Environmental Consulting Inc. dated February 7, 2019. The purpose of the Phase One ESA Update is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties since the completion of the previous Phase One ESA in January 2016. Potentially contaminating activities (PCAs) identified in the 2016 Phase One ESA were considered to not pose an environmental risk to the property. Three PCAs were identified in the current Phase One ESA Update. PCAs were located on the Site and include gasoline and associated products storage tanks, chemical manufacturing, processing and bulk storage and importation of fill of unknown quality. The PCAs were judged to represent a low environmental risk to the Site based on observations of the operations and the results of recent shallow soil investigation completed for the Site in December of 2018. The need for further investigation (i.e. a Phase Two ESA) has not been identified at this time. There is the potential for the presence of lead-based paints, mercury and

asbestos containing materials. Should renovation or demolition be planned in the building, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

8.6 Stage 1 and 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was completed by This Land Archaeology Inc., dated December 23, 2015. The Stage 1 portion of the archaeological assessment consisted of background research and property inspection. The background information indicated that the subject lands had a “high Aboriginal and Euro-Canadian archaeological potential”. After property inspection, it was determined a Stage 2 Archaeological Assessment was required. The Stage 2 portion of the archeological assessment involved test pitting of the subject lands in areas that exhibited disturbance or surface modifications. It was concluded that no artifacts or archaeological features were found during the Stage 2 portion of the Archaeological Assessment. The Stage 1 and 2 Archaeological Assessment was entered into the Ontario Public Register of Archaeological Reports on January 11, 2016.

9.0 CONCLUSION

Application for a Zoning By-law Amendment has been submitted to the City of Pickering to facilitate the phased re-development of the subject site with a gasoline outlet with an accessory retail establishment (restaurant), associated automatic car wash, three 1-storey industrial buildings, and formalizing the existing employment use on the subject lands.

Based on the above review, the submitted applications are consistent with the policies of the Provincial Policy Statement and conform to the applicable polices of the Oak Ridged Moraine Conservation Plan and the Region of York Official Plan. The development also maintains the overall intent and objectives of the City of Pickering Official Plan, Edition 8. In this regard, it is our opinion that the proposed development represents good land use planning and is appropriate for the development of the subject lands.

APPENDIX A – SUSTAINABILITY DEVELOPMENT SUMMARY

DRAFT SUSTAINABLE DEVELOPMENT GUIDELINES

<i>Guideline</i> (R) = Required, (O) = Optional	<i>Points</i>	<i>Discussion</i>
SECTION 1: PRE-CONSULTATION AND ON-GOING CONSULTATION		
1.1 COMPLETION OF EXTENSIVE PRE-CONSULTATION ON SUSTAINABILITY ELEMENTS (O) <ul style="list-style-type: none"> The proponent can demonstrate a pre-consultation process that exceeds <i>Planning Act</i> or other approval requirements and has obtained input regarding the sustainable community planning elements in the Guideline. 	0	Not provided.
1.2 ON-GOING EDUCATION PROGRAM (O) <ul style="list-style-type: none"> The plan¹ incorporates a resident education program regarding sustainability elements and provides long-term secured funding (e.g. minimum 10 years). Program may include opportunities for environmental inspections, home maintenance education/programs/incentives. 	0	Not provided.
SECTION 2: ENVIRONMENTAL PLANNING		
2.1 WATERSHED AND SUB-WATERSHED PLANNING (R) <ul style="list-style-type: none"> The plan implements objectives and targets for comprehensive environmental protection identified in watershed and/or sub-watershed planning plans completed for the entire planning area. 	--	The Functional Servicing and Stormwater Management report demonstrates that the site can be developed in conformance with Section 24 (Watershed Plans) of the ORMCP as relevant background, agency-imposed Watershed Planning criteria for Duffins Creek have been fully considered as part of the conceptual SWM design outlined herein.
2.2 MASTER ENVIRONMENTAL SERVICING PLAN (MESP), (R) <ul style="list-style-type: none"> The Plan implements the objectives and targets of the Master Environmental Servicing Plan. 	--	As outlined herein, existing drainage patterns will be maintained and attenuated in accordance to ORMCP polices. Current Old Brock Road major/minor flow conveyance to the wetland southeast of the site will be preserved. Onsite major/minor flows will be captured and controlled in a proposed dry pond. An onsite oil-grit separator in combination with a dry pond and vegetated swale outlet will exceed the minimum requirements for onsite water quality treatment. A proposed dry pond will capture and detain surface water runoff to predevelopment levels. A variety of infiltration measures will be explored at the detailed design stage to ensure the onsite retention of a 5 mm storm will be achieved to satisfy and exceed imposed erosion control and water balance criteria, respectively.

¹ The term “plan” refers to either a site plan, rezoning, plan of sub-division or building permit with more than 10 units.

<p>2.3 CONSERVATION AUTHORITY REGULATIONS (R)</p> <ul style="list-style-type: none"> • The Plan implements the objectives and requirements of all Conservation Authority regulations including the <i>Generic Regulations</i>. 	<p>--</p>	<p>The development setbacks recommended in the Living City Policies are either consistent with or less than the minimum vegetation protection zones described in the ORMCP (MMAH, 2017); therefore, the Natural Heritage Evaluation report will evaluate conformity with ORMCP minimum vegetation protection zones (Section 5).</p>
<p>2.4 OAK RIDGES MORaine PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the <i>Oak Ridges Moraine Plan</i>. 	<p>--</p>	<p>Development proposal adheres to the policies and objectives set-forth in the Oak Ridges Moraine Plan. Refer to the Planning Justification Report, prepared by Humphries Planning Group which outlines all applicable policies and how the development proposal addresses those objectives and targets (Section 4.2).</p>
<p>2.5 GREENBELT PLAN (R)</p> <ul style="list-style-type: none"> • The Plan reflects and implements the objectives and targets of the <i>Provincial Greenbelt Plan</i>. 	<p>N/A</p>	<p>Development proposal is located outside the Greenbelt Plan boundary.</p>
<p>2.6 CONFORMANCE TO PROVINCIAL POLICY STATEMENT (PPS) FOR BUILDING STRONG COMMUNITIES (R)</p> <ul style="list-style-type: none"> • The Plan reflects the requirements and intent of the PPS with respect to building strong communities. 	<p>--</p>	<p>The subject lands are located within the Rural Settlement Area of Claremont subject to Rural Area policies under the PPS. The development proposal promotes regeneration and redevelopment of lands labelled as brownfield while utilizing and upgrading existing rural infrastructure. Refer to the Planning Justification Report, prepared by Humphries Planning Group Inc (Section 4.1).</p>
<p>2.7 CONFORMANCE TO PPS FOR WISE USE AND MANAGEMENT OF RESOURCES (R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to: <ul style="list-style-type: none"> o Natural heritage o Water o Agriculture o Minerals and petroleum o Mineral aggregate resources o Cultural heritage and archaeology 	<p>--</p>	<p>The plan addresses the policies with respect to Natural Heritage and Water protection. The existing wetland features on the subject lands will be maintained and attenuated per the policies in the ORMCP. A 30 metre minimum vegetation protection zone is provided around the wetland feature. In regards to water features, the existing drainage patterns will be maintained and attenuated per the ORCMP policies. Additional water quality control matters will be incorporated such as the Oil/Grip Separator. Refer to the Policy Conformity Checklist, Natural Heritage Evaluation (Section 2.0) (Section 6.0).</p>
<p>2.8 CONFORMANCE TO PPS FOR PROTECTING PUBLIC HEALTH AND SAFETY (R)</p> <ul style="list-style-type: none"> • The plan reflects requirements and intent of the PPS with respect to: <ul style="list-style-type: none"> o Natural Hazards o Human Made Hazards 	<p>--</p>	<p>The development proposal has taken into consideration of possible natural hazards as described within the Functional Servicing Report</p>
<p>2.9 STORMWATER QUALITY (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to capture and treat the stormwater run-off to maintain run-off quality based on targets established in the neighbourhood plan and MESP. 	<p>--</p>	<p>Quality control for the Site will be provided via a treatment train approach consisting of an Oil/Grit Separator (OGS), dry SWM pond, and vegetated swale, which will cumulatively exceed the MOECC water quality treatment requirements for Level 1 (80% TSS Removal Efficiency).</p>

<p>2.10 MAINTAIN OR REDUCE STORMWATER RUNOFF RATES (R)</p> <ul style="list-style-type: none"> • A stormwater management plan is implemented to meet or exceed stormwater runoff targets established in the neighbourhood plan and MESP. 	<p>--</p>	<p>For all storm events, the release rate from the wetland has not increased. As such, the development meets the requirement of preventing increasing in flood risks within the watershed.</p>
<p>2.11 WATER BALANCE AND SOURCE WATER PROTECTION (R)</p> <ul style="list-style-type: none"> • Targets for water balance and source water protection established in the MESP and Neighbourhood Plan are implemented. 	<p>--</p>	<p>FSSR 3.3.4 TRCA's current minimum erosion control criteria includes the onsite retention of 5 mm, which will exceed the post-development to predevelopment water balance target</p>
<p>2.12 GROUND WATER PROTECTION PLAN (R)</p> <ul style="list-style-type: none"> • The plan meets or exceeds established groundwater targets and complies with any use prohibitions as defined in an area ground water protection study. 	<p>--</p>	<p>Quality control for the Site will be provided via a treatment train approach consisting of an Oil/Grit Separator (OGS), dry SWM pond, and vegetated swale, which will cumulatively exceed the MOECC water quality treatment requirements for Level 1 (80% TSS Removal Efficiency). The use of an OGS, dry pond and vegetated swale in combination meets the City of Pickering's requirements that dry ponds shall not be used as a stand-alone treatment system.</p>
<p>2.13 INTEGRATED ENVIRONMENTAL SYSTEMS PROTECTION (O)</p> <ul style="list-style-type: none"> • The plan contains innovative elements that integrate various environmental objectives. Achievement will be evaluated by the City in consultation with TRCA. 	<p>0</p>	<p>N/A</p>
<p>2.14 EXCEEDING REGULATORY REQUIREMENTS (O)</p> <ul style="list-style-type: none"> • The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to protect the features and functions of the natural heritage system. Achievement will be evaluated by the City in consultation with TRCA. • The plan goes beyond requirements of Provincial or Conservation Authority and MESP requirements in a deliberate attempt to minimize stormwater impacts, increase permeability and achieve re-use of stormwater. 	<p>0</p>	<p>N/A</p>
<p>2.15 BIODIVERSITY PROTECTION AND ENHANCEMENT (O)</p> <ul style="list-style-type: none"> • Plan goes beyond requirements of Federal, Provincial or Conservation Authority legislation and requirements in a deliberate attempt to protect and enhance biodiversity through an aquatic and terrestrial natural heritage strategy. Achievement will be evaluated by the City in consultation with TRCA. 	<p>0</p>	<p>N/A</p>
<p>2.16 NATURAL HERITAGE PROTECTION (O)</p> <ul style="list-style-type: none"> • The project establishes a management plan for a period longer than 10 years for any significant PPS features and their buffers located within the plan area, and creates a guaranteed funding source for the implementation of the management plan. 	<p>0</p>	<p>N/A</p>
<p>2.17 REQUIRED RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)</p>	<p>N/A</p>	<p>No residential uses proposed.</p>

- The following summarizes the provisions for paved areas for different lot width categories.

Single Detached Houses				
Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width
Small Lots	Less than 10.4m	1 car	1 car	3.7 m
Mid Sized Lots	10.4 to 11.6m	1 car + storage	2 cars	4.6 m
Mid-Large Sized Lots	11.6m to 14m	2 cars	2 cars	5.5 m
Large Lots	Greater than 14.0m	2 cars + above	2 cars	6.5 m

Semi-Detached Houses & Townhomes				
Type	Lot Width	Garage Capacity	Paved Driveway Capacity	Max Paved Driveway Width
Semi	7.2m-8.2m	1 car	1 car	2.5m
Semi	8.2m-9.2m	1 car	1 car	3.1m
Townhouse	6-7m	1 car	1 car	2.5m
Townhouse	7-8m	1 car	1 car	3.1m
Lots with Rear Yard Parking	Greater than 11.6	1 car +	1 car	3.1m
Lots with Laneways	NA	NA	NA	NA

- 2.18 OPTIONAL RESIDENTIAL SITE DESIGN TO MAXIMIZE PERMEABILITY (O)**
- Use permeable materials for paved areas that achieves: May 2007 – For Consultation B-11
 - o 25% increase in permeability relative to conventional methods;
 - o 50% increase in permeability relative to conventional methods;

N/A

No residential uses proposed.

- 2.19 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)**
- A minimum of 25% of the site area not occupied by a building is permeable unpaved area.

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FSSR 3.3 – 1.44HA (33%) of the total 4.37HA site area is within the permeable unpaved area including the wetland area.

- 2.20 REQUIRED COMMERCIAL/EMPLOYMENT/INSTITUTIONAL SITE DESIGN TO MAXIMIZE PERMEABILITY (R)**
- Use permeable materials for paved areas that achieves a 25% increase in permeability relative to conventional methods.

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Not applicable as treatment and maintenance of all run-off to greater quality and less quantity than pre development levels.

- 2.21 NATIVE SPECIES & PLANTING (O)**
- The project uses native species for 50% of the landscaped area.
 - OR
 - The project uses native species for 75% of the landscaped area.
 - OR
 - The project uses native species for 100% of the landscaped area.
 - OR

3

Yes to 75% native species

<ul style="list-style-type: none"> The project incorporates a site design for native species documented in a Landscape Master Plan 		
<p>2.22 LANDFORM CONSERVATION (R)</p> <ul style="list-style-type: none"> The project maximizes Landform Conservation through detailed design that minimizes substantial re-grading of natural topography, while conforming with the Municipality's requirements for site drainage and grading. 	--	Site grading is done in a fashion to avoid major earth moving and alterations to existing general topography, and majority of site elevations are close to existing in keeping with ORMCP Conservation Polices.
<p>2.23 NET ENVIRONMENTAL GAIN (O)</p> <ul style="list-style-type: none"> The Neighbourhood Plan establishes extraordinary opportunities to achieve a net environmental gain to the watershed to compensate for any unavoidable impacts (e.g. road/utility crossings of features, CO2 production, habitat/food land loss). Achievement will be evaluated by the City in consultation with TRCA. 	N/A	No residential uses proposed.
<p>2.24 PESTICIDE AND FERTILIZER USE (O)</p> <ul style="list-style-type: none"> The plan includes a process to implement safe and minimal use of pesticides and fertilizers on public and/or private lands. The plan incorporates a program for landowner education and outreach on safe pesticide and fertilizer use. 	0	N/A
<p>2.25 MINIMIZE CONSTRUCTION RELATED ENVIRONMENTAL IMPACTS (R)</p> <ul style="list-style-type: none"> The plan identifies the limits of building area through the creation of building footprint zones and includes requirements that limit disturbance beyond the footprint. 	--	approximately 1 ha of site will remain undisturbed.
<p>2.26 COMPENSATION FOR UNAVOIDABLE IMPACTS (O)</p> <ul style="list-style-type: none"> In order to compensate for any unavoidable impacts of the plan (e.g. road/utility crossings of features), the Plan implements the opportunity to restore native habitat off-site or purchase of land or conservation easements on off-site locations equal to or larger than 100% of the area impacted by the project or three hectares, whichever is larger. The plan also includes provisions for the long-term protection of these areas. The land selection will be conducted with the conservation authority and possibly the MNR and should reflect the larger area Conservation Authority or Municipal natural heritage systems plan mapping and objectives, be within the same watershed as the project and be identified as important for conservation for natural or cultural purposes. Achievement will be evaluated by the City in consultation with TRCA. 	0	N/A
<p>2.27 EROSION AND SEDIMENTATION CONTROL (R)</p> <ul style="list-style-type: none"> The draft plan/rezoning/site plan is supported by a sedimentation and erosion control plan specific to the proposal demonstrating prevention 	--	Yes- Geotech report 6.3.1 Erosion and Sediment Control.

<p>of soil loss during construction through a program to limit extent of soil stripping at one time, to limit stormwater runoff and/or wind, to limit and manage sedimentation of storm sewer or receiving streams and prevent polluting of the air with dust and particulates, including a monitoring and maintenance program. The plan complies with recommendations in the Erosion and Sediment Control Guideline for Urban Construction, 2006 TRCA.</p>		
SECTION 3: LOCATION OF DEVELOPMENT/SELECTION OF LANDS		
<p>3.1 SITE TYPOLOGY (O) The plan pertains to lands that are:</p> <ul style="list-style-type: none"> • on previously developed lands at a higher density; • on a greenfield site adjacent to existing development; • on a vacant infill site; or, • on a brownfield site that was either undeveloped or previously developed and may be contaminated. 	3	Redeveloping a brownfield site.
SECTION 4: DESIGN OF DEVELOPMENT – LAND USE AND DISTRIBUTION		
<p>4.1 DIVERSITY OF USES (R)</p> <ul style="list-style-type: none"> • The subject lands are less 3 ha (7 ac), i.e. small development. <p>OR</p> <ul style="list-style-type: none"> • A residential development is located within 800m (10 min. walking distance) of existing jobs equal to or greater than 50% of the proposed number of dwelling units. For the purpose of this target, jobs that will be in existence within 6 months of completion of the dwelling units may be considered as existing jobs. <p>OR</p> <ul style="list-style-type: none"> • A commercial or employment related development is located within 800m or 10 min. walking distance of existing dwelling units. The number of jobs provided in the new development must equal at least 50% of the number of existing dwelling units. For the purpose of this target, dwelling units that are completed within 6 months of completion of new jobs may be considered as existing dwellings. 	--	Number of proposed jobs exceeds the 50% of dwelling units in the 800m radius of the subject lands.
<p>4.2 CONSTRUCTION PHASING (R)</p> <ul style="list-style-type: none"> • The plan implements the neighbourhood plan requirement to include both a residential and a non-residential component being constructed at the same time. 	N/A	No residential uses proposed within the development.
<p>4.3 RESIDENTIAL & NON-RESIDENTIAL PHASING (O)</p> <ul style="list-style-type: none"> • The plan includes both a residential and a non-residential component being constructed at the same time, and the non-residential component consists of additional neighbourhood amenities provided in mixed use focal nodes or corridors. 	0	No mixed-use land uses are proposed within the development.

<p>4.4 PROXIMITY TO SCHOOLS (R)</p> <ul style="list-style-type: none"> • The lands subject of the draft plan/ rezoning/ site plan abuts an existing elementary school which can serve/accommodate the population. <p>OR</p> <ul style="list-style-type: none"> • The lands subject of the draft plan/rezoning/site plan abut a designated elementary school site which can serve/accommodate the population. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block or blocks for an elementary or secondary school. <p>AND</p> <ul style="list-style-type: none"> • The plan is designed to place at least 75% of the residences within 800 metres walking distance of a school that is (or will be) open to the public. 	<p>N/A</p>	<p>No residential uses are proposed. The subject lands are not located in close proximity or abutting a elementary school.</p>
<p>4.5 PROVISION OF MIXED USES AND COMMERCIAL STREETScape ENVIRONMENTS (R)</p> <ul style="list-style-type: none"> • The neighbourhood plan’s provision of mixed use is implemented through the following: <ul style="list-style-type: none"> o the plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of at least 2 of the following amenities: <ul style="list-style-type: none"> - Retail uses - Entertainment - Educational facilities - Government services or other civic buildings - Offices - Medical facilities - Recreational facilities <p>OR</p> <ul style="list-style-type: none"> • The plan locates all new residential uses within 800m of main street mixed use commercial development with multiple community amenities. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located within 800 metres walking distance of 6 services and amenities. 	<p>N/A</p>	<p>Neighbourhood Plan not required per Appendix B – Guideline #2</p>
<p>4.6 ENHANCED ACCESS TO AMENITIES (O)</p> <ul style="list-style-type: none"> • The plan contains a block for, or the lands are located such that all residential areas are within 400 m walking distance, of <ul style="list-style-type: none"> o at least 4 of the amenities listed below: o at least 5 or more of the following amenities: <ul style="list-style-type: none"> - Retail uses 	<p>N/A</p>	<p>No residential areas are proposed.</p>

<ul style="list-style-type: none"> - Entertainment - Educational facilities - Government services or other civic buildings - Offices - Medical facilities - Recreational facilities 		
<p>4.7 ENHANCED HOUSING DIVERSITY (R)</p> <ul style="list-style-type: none"> • The plan provides a variety of residential housing types/sizes within the project or within 400m of the project. Housing categories are as follows: <ul style="list-style-type: none"> o single-detached, o semi-detached, o townhouses, o multiple family units, o apartments, o accessible units, o accessory units, o small/large tenure 	N/A	No residential uses are proposed.
<p>4.8 RENTAL AND FOR-SALE HOUSING AFFORDABILITY (O)</p> <p>The plan includes a portion of rental units priced for households earning below area median income such that:</p> <ul style="list-style-type: none"> • 20% of units are priced for 50% of area median income; • at least 40% of total units are priced for up to 80% or area median income; • at least 10% of for-sale housing priced for households up to 100% of the area median income; • at least 20% for-sale housing priced for households up to 120% of the area median income. 	N/A	No residential uses are proposed.
<p>4.9 RETAIL PARCEL SIZES (R)</p> <ul style="list-style-type: none"> • The plan implements the neighbourhood distribution of retail uses to foster pedestrian environments by permitting the division of commercial lands into small commercial parcels; <p>OR</p> <ul style="list-style-type: none"> • Parcels shall be a maximum of 2.5ha accommodating a variety of retail sizes within a single commercial block that is configured to foster pedestrian development and a diverse retail experience. 	--	N/A – industrial plaza is proposed.
<p>4.10 COMMERCIAL CONCENTRATION (R)</p> <ul style="list-style-type: none"> • The plan locates commercial functions as street-related retail. Where large retail anchors are provided at block interiors, these are to be combined with street related retail components. 	--	Accessory retail is proposed within industrial plaza

<p>4.11 MIXED USE COMMERCIAL CONCENTRATION (O)</p> <ul style="list-style-type: none"> • Street related commercial nodes should be within a 5 to 10 minute walk (400 to 800m) from residential areas. • Street related retail components are provided at the ground floor of mixed-use multi-storey structures with residential, office or institutional uses at upper storeys. 	<p>0</p>	<p>N/A</p>
<p>4.12 PROXIMITY TO PUBLIC SPACES (R)</p> <ul style="list-style-type: none"> • The main front entrance of residential or commercial buildings are within 800 metres walking distance of a publicly accessible public space, such as a park, plaza, or town square. <p>OR</p> <ul style="list-style-type: none"> • The plan contains a block for publicly accessible space, such as a park, plaza, or town square. 	<p>--</p>	<p>The proposed site plan includes an industrial plaza containing a commercial use (gasoline Outlet), therefore is in the 800m walking distance.</p>
<p>4.13 APPLY REGIONAL PRECEDENTS IN URBANISM AND ARCHITECTURE (O)</p> <ul style="list-style-type: none"> • Where possible the plan integrates or reflects local and regional historical patterns of neighbourhood development. • Incorporate into the project one or more buildings that have been designated as historic and rehabilitate the buildings. 	<p>2</p>	<p>The Main shop building original to the property will remain and new buildings will be designed to match its appearance keeping the architectural appearance of the site same as its inception 40 years ago.</p>
<p>SECTION 5: DESIGN OF DEVELOPMENT – DENSITY AND COMPACT BUILT FORM</p>		
<p>5.1 RESIDENTIAL DENSITY (R)</p> <ul style="list-style-type: none"> • The plan implements the net density achieved at the Neighbourhood Plan level. 	<p>N/A</p>	<p>No residential uses proposed.</p>
<p>5.2 INCREASED RESIDENTIAL DENSITY (O)</p> <ul style="list-style-type: none"> • The plan exceeds the average net density for residential areas by achieving: May 2007 – For Consultation B-22 <ul style="list-style-type: none"> o 25-30uph for low density designated areas; o 60-80uph for medium density designated areas; o Over 120 uph for high density designated areas. 	<p>N/A</p>	<p>No residential uses proposed.</p>
<p>5.3 COMMERCIAL DENSITY (R)</p> <ul style="list-style-type: none"> • The plan for commercial components of the development has a required minimum floor space index (FSI) of 0.35. • The plan also locates the highest density mixed-use development and non-auto-oriented retail/service facilities along internal collector roads rather than boundary arterial roads; <p>OR</p> <ul style="list-style-type: none"> • The project for a mixed-use development achieves a minimum combined residential/commercial density of 0.75 FSI with a minimum of 0.15 FSI of commercial component. 	<p>--</p>	<p>Mixed-use are not proposed – industrial plaza</p>

<p>5.4 INCREASED DENSITY AND MIXED-USE (O)</p> <ul style="list-style-type: none"> • The project exceeds the minimum densities above to achieve residential density of at least 100 upha. <p>AND</p> <ul style="list-style-type: none"> • The project, for commercial retail developments provides a required minimum floor space index of 0.50 FSI and for commercial office developments provide a required minimum floor space index of 1.0 FSI; <p>OR</p> <ul style="list-style-type: none"> • The project for a mixed-use development exceeds a combined residential/commercial density of 1.4 FSI with a minimum of 0.25 FSI of commercial components. 	<p>0</p>	<p>No residential uses are proposed.</p>
<p>5.5 FUTURE INTENSIFICATION (R)</p> <ul style="list-style-type: none"> • Along major mixed-use corridors and at focal nodal areas, whenever phased development is proposed, the plan implements The Master Development Concept required for the neighbourhood plan. Future intensification and mixed use are accommodated for in initial phases through the following measures: <ul style="list-style-type: none"> • The plan contains a concept plan for future intensification (to be registered on title in agreement) approved through development Guidelines for lands; • The plan restricts the establishment of certain long term, low intensity uses (such as gas stations) at key intersections for intensification (e.g., at intersections between Type A arterials; (can permit as mid block on Type A). • The plan establishes zoning for full intensification project; • The project installs essential infrastructure for a full intensification project; • The plan for draft plan/rezoning/site plan approval of the initial phase facilitates achievement of subsequent phases of the concept plan. 	<p>N/A</p>	<p>Proposal not located along a mixed-use corridor or focal nodal areas.</p>
<p>SECTION 6: DESIGN OF DEVELOPMENT - CONNECTIONS</p>		
<p>6.1 OPEN AND CONNECTED COMMUNITIES (R)</p> <ul style="list-style-type: none"> • The plan designs streets, sidewalks and public spaces to be available for the general public, and not enclosed in a gated enclave. 	<p>--</p>	<p>Street and sidewalks are publicly accessible. The proposed development does not include a gated enclave.</p>
<p>6.2 PROTECT LINKED OPEN SPACE SYSTEM (R)</p> <ul style="list-style-type: none"> • The Plan implements a linked open space system (may include natural features, parkettes, pedestrian linkages, and street boulevards) that interconnect allowing pedestrian, bicycle and other recreational activity continuously throughout the community. 	<p>--</p>	<p>This is an industrial area with truck re-fueling. The site is bordered by Major Road ways on the north, east and west sides with a Railway track further to the south. At detailed design stage- bicycle lock up racks and benching will be examined.</p>

<p>6.3 PROVISION OF INTERCONNECTED TRANSPORTATION NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood plan for alternative methods of transportation by providing multiple routes for pedestrian, transit, cycle and vehicular traffic. 	<p>--</p>	<p>Plan is on Private Property. Not applicable</p>
<p>6.4 SUPPORT FOR ALTERNATIVE TRANSPORTATION (O)</p> <ul style="list-style-type: none"> • The plan includes provisions for or promotes re-fuelling for alternative transportation. • The plan contains or promotes trip end facilities such as bike storage facilities and showers in commercial buildings. • The plan promotes the use of neighbourhood electric vehicles. 	<p>11</p>	<ul style="list-style-type: none"> • Fuel station to have EV charging • Bike stands on Site Plan • Most northerly & only EV charging station towards Uxbridge and beyond.
<p>6.5 STREET NETWORK (R)</p> <ul style="list-style-type: none"> • The plan supports the neighbourhood's connected street network by providing at least 40 intersections per square km of newly developed land. • The plan is designed to include a pedestrian or bicycle through connection in new cul-de-sacs. • The plan uses cul-de-sac streets sparingly and only in locations that cannot be easily served by a connected street system or to help preserve environmental features. 	<p>N/A</p>	<p>No street networks are proposed.</p>
<p>6.6 BLOCK PERIMETER (R)</p> <ul style="list-style-type: none"> • The plan is designed on the basis of medium to short block lengths with a recommended maximum block perimeter of 550 metres. The perimeter of each block includes the properties bounded by the sidewalk, or publicly accessible walkway, but does not include the sidewalks themselves. • Where block perimeters exceed 550 metres, a through block pedestrian linkage must be provided. 	<p>N/A</p>	
<p>6.7 LANES (O)</p> <ul style="list-style-type: none"> • The plan is designed to include lanes in residential areas at primary locations such as major streets and open spaces to provide streetscapes uninterrupted by garages. • The plan is designed to include lanes or private drives in mixed-use or retail areas at the rear of street related retail for service and loading. 	<p>0</p>	<p>Not applicable to industrial uses</p>
<p>6.8 CYCLING NETWORK (R)</p> <ul style="list-style-type: none"> • The plan contains roads with bike lanes as part of the City's network and contains designated cycling paths. 	<p>--</p>	<p>No designated cycling paths are required within an industrial plaza. This is industrial area with truck & auto re-fueling</p>
<p>6.9 TRANSIT AMENITIES (O)</p> <ul style="list-style-type: none"> • For all the roads serviced by transit the plan accommodates transit stops at 200 m to 250 m intervals. 	<p>0</p>	<p>Transit amenities not provided.</p>

<ul style="list-style-type: none"> • The plan promotes/requires, in addition to signs with schedules and route information at each stop, all bus stops on Major Transit Spines and Minor Transit Spines to have shelters with benches. • The plan provides for enhanced transit amenities (examples include upgrading the adjacent bus stop shelters to include amenities such as solar powered lighting, bike racks at bus stops if appropriate, etc). 		
<p>6.10 TRANSIT ORIENTED COMPACTNESS (O)</p> <ul style="list-style-type: none"> • The design of the plan locates two-thirds of the proposed intensity (residential density and non-residential density) within 250 metres walking distance of a transit stop/planned transit stop. • The design of the street pattern and walkway connections enables 90% of proposed residents, jobs and service uses within: <ul style="list-style-type: none"> o 400 metres walking distance of an existing transit stop; o 50% within 250 metres of transit stop; o 66% within 250 metres; • The project is designed such that short sides of blocks are oriented along transit route streets wherever possible. 	3	The design of the street pattern and walkway connections of the proposed development enables 90% of the approximate jobs to be located within the 400 metres walking distance of an existing transit stop (Durham 603, Old Brock Southbound at Hoxton).
<p>6.11 PARKING MANAGEMENT (O)</p> <ul style="list-style-type: none"> • The development utilizes transit proximity, and pedestrian and cycling modes of transportation to encourage alternate modes of transportation allowing reduction of vehicular parking requirements. Transportation modelling that supports such reductions has been provided. May 2007 – For Consultation B-30 • The project includes provision of on-street parking, such parking is contributing to provision of parking requirements. • The project defines priority parking for green vehicles such as alternative fuel vehicles and car-share vehicles. • For high density and mixed-use elements, the project provides for cash in lieu of parking. 	2	At Site Plan Stage.
<p>6.12 PARKING LOCATION (R)</p> <ul style="list-style-type: none"> • The project locates surface parking areas at the interior of blocks or to the rear or sides of built areas in order to minimize their impact on streetscapes. 	--	Surface parking areas are located at the interiors of blocks.
<p>6.13 CORRIDOR FRONTAGE (R)</p> <ul style="list-style-type: none"> • The plan contains policies requiring the establishment of blocks fronting arterial roads to create corridors for long term intensification. 	--	The proposed development is located within the Oak Ridged Moraine where intensification is not permitted.
SECTION 7: DESIGN OF DEVELOPMENT – PEDESTRIAN ORIENTED COMMUNITY		
<p>7.1 AMENITIES IN PROXIMITY (R)</p> <ul style="list-style-type: none"> • If the Neighbourhood Plan does not contain an area of convenience commercial uses (daily amenities) within 400-800m of the residential 	N/A	No residential areas are proposed.

<p>areas, the Subdivision Plan permits commercial convenience uses within a 5-10-minute walking distance along an interconnected local street system with pedestrian sidewalks.</p>		
<p>7.2 PEDESTRIAN NETWORK (R)</p> <ul style="list-style-type: none"> • The Plan provides sidewalks of a minimum of 1.5 metre width on all sides of all streets except where density is less than 30 units per net hectare or on an industrial collector road. 	<p>--</p>	<p>N/A – private property</p>
<p>7.3 PEDESTRIAN SAFETY AND COMFORT (R)</p> <ul style="list-style-type: none"> • The plan designs local residential streets to achieve functional requirements while promoting an intimate pedestrian scale, slow traffic and optimized land use efficiency, including: <ul style="list-style-type: none"> – minimum of 18m right-of-way assuming 8.5m pavement width, – utilities in common trench; – sidewalk on one side only when density along street is less than 30 upnh. • Further reduction from 18m with municipal approval (a rear lane system may offer the opportunity for some utilities to be located along the lane thereby allowing the street R.O.W. to be reduced). • The plan will also accommodate for streetscape amenities such as: <ul style="list-style-type: none"> – benches – street trees – pedestrian scaled street lighting – shelter at public areas such as awnings, arcades and setbacks – curb cuts at intersections for accessibility. 	<p>--</p>	<p>N/A – private property - industrial</p>
<p>7.4 PEDESTRIAN ORIENTED STREETSAPES (R)</p> <ul style="list-style-type: none"> • The project’s commercial buildings are designed and built so that each building has a front façade and at least one entrance that faces a publicly accessible space (no ‘back walls’), such as a street, square or plaza. • All ground-level non-residential interior spaces that face a public space have transparent glass (dark or reflective glass not to be included) on at least 33% of the ground-level façade, and no stretches of blank walls longer than 10.0m along sidewalks; • The internal collector roads with street related retail should be in the range of 4-5 traffic lanes to support comfortable and safe pedestrian crossings. <p>OR</p> <ul style="list-style-type: none"> • The ratio of building height to distance across the street between building frontages should be a minimum of 1:3. • 30% of all building frontages are permitted within a 3.0m built-to zone 	<p>--</p>	<p>Each of the proposed commercial/industrial buildings are designed with entrances that faces a publicly accessible sidewalk, located on the front façade of each building.</p>

of the front property line. • Mixed-use and commercial buildings are adjacent to the sidewalk.		
SECTION 8: RESOURCE EFFICIENCY		
8.1 ENERGY PERFORMANCE FOR RESIDENTIAL BUILDINGS (O) • At the time of submission of building permit applications and subsequent issuance of building permits the dwellings meet Energy Star for New Homes. Points will be awarded for the following Energuide ratings: o Energuide 80; o Energuide 82; o Energuide 84; o Energuide 86;	N/A	No residential uses are proposed.
8.2 ENERGY PERFORMANCE FOR COMMERCIAL BUILDINGS (O) • Part 3 Buildings design and construct to comply with the requirements of LEED Canada-NC Version 1.0 EA Prerequisite 2: o Reduce the design energy consumption of commercial buildings to comply with Natural Resources Canada’s Commercial Building Incentive Program (CBIP) requirement for a 25% reduction relative to the consumption of the reference building designed to the Model National Energy Code for Buildings 1997 (MNECB). • 30% reduction • 35% reduction • 40% reduction • 45% reduction • 50% reduction • 55% reduction • 60% reduction.	0	At site plan stage.
8.3 ENERGY EFFICIENT APPLIANCES (O) • Where the builder is providing appliances, all Energy Star eligible appliances must be Energy Star compliant.	0	N/A
8.4 PASSIVE SOLAR GAIN (R) • The plan will include a report describing how passive solar gain has been accommodated in the plan/design considering street/lot orientation, fenestration on units and building height/separation distance.	--	At site plan stage
8.5 PRIVATE OUTDOOR LIGHTING (R)²	--	At site plan stage

² Private outdoor lighting refers to all lighting on private spaces, including parking areas, play areas etc.

<ul style="list-style-type: none"> The plan will include a report describing how energy efficiency and elimination of light intrusion has been accommodated in the plan/design considering for example, lumen output, alternative energy sources (e.g. solar power) and analysis of light intrusion/appropriate levels outside of property limits. 		
<p>8.6 REQUIRED WATER EFFICIENCY IN BUILDINGS (R)</p> <ul style="list-style-type: none"> The plan will include the following measure to maximize water efficiency: For multi-unit and condominium residential, design and construct multi-units and condominium residential with individual water metres. <p>AND</p> <ul style="list-style-type: none"> Design and construct with fixtures having the following maximum flow rates: <p>Fixture - Flow Toilet - 4.2 L/flush Urinal - 1.9 L/flush Lavatory - 6.8 L/min Kitchen Sink - 6.8 L/min Shower - 5.7 L/min</p>	<p>--</p>	<p>yes-FSSR 2.2 - low flow fixtures to be used</p>
<p>8.7 OPTIONAL WATER EFFICIENCY IN BUILDINGS (O)</p> <ul style="list-style-type: none"> Achieve improved water saving as calculated using the attached spreadsheet (see Attachment B): <ul style="list-style-type: none"> o 30% savings; o 40% savings. 	<p>0</p>	<p>At site plan stage.</p>
<p>8.8 WASTE MANAGEMENT - OPERATIONS (R)</p> <ul style="list-style-type: none"> The plan will: <ul style="list-style-type: none"> o Design and construct multi-unit and condominium residential in accordance with submitted waste management plan demonstrating best practice of residential waste management through on-site separation and storage. 	<p>N/A</p>	<p>No residential uses are proposed.</p>
<p>8.9 WASTE REDUCTION - CONSTRUCTION (R)</p> <ul style="list-style-type: none"> The Plan follows a best practice for on site construction waste management and material/recycling/salvage with on-site separation. As a minimum this will include: <ul style="list-style-type: none"> o Developing a Waste Audit and Waste Reduction Plan as defined in Ontario Regulation 102/94; and o Divert from landfill a minimum of 50% of all waste generated on site. 	<p>--</p>	<p>At site plan stage.</p>
<p>8.10 REQUIRED MATERIAL SELECTION (R)</p> <ul style="list-style-type: none"> Design and construct according to requirements of Material Selection 	<p>--</p>	<p>At site plan stage.</p>

(see Attachment A) for applicable building type (Part 3 or Part 9).		
8.11 OPTIONAL MATERIAL SELECTION (O) <ul style="list-style-type: none"> The plan incorporates eight (8) optional items from the Materials Selection found in Attachment A. 	--	At site plan stage.
8.12 GREEN UPGRADES AVAILABLE TO HOME BUYERS (O) <ul style="list-style-type: none"> At the time of submission of the plan the developer/builder includes one or more of the following green upgrade options: <ul style="list-style-type: none"> Offer xerophytic landscape package; Offer rain barrels with overflow to storm sewer (sizes to vary with lot size); Offer native plant species; Offer upgrade for net metering; Offer upgrade for smart metering; Offer upgrade to LED lighting for 20% of all fixtures; Offer upgrade to occupancy sensors; <p>May 2007 – For Consultation B-41</p> <ul style="list-style-type: none"> Offer upgrade to active solar hot water and space heating; Offer other energy saving methods related to heating and cooling such as external awning over larger windows, shade landscape package, thermal window blinds; Other innovative packages approved by the City; Provision of a Homeowners’ Guide with information on the variety of green upgrades. 	N/A	No residential (freehold) uses are proposed.
8.13 ON-SITE POWER GENERATION (O) <ul style="list-style-type: none"> The plan will develop or incorporate on-site natural gas sources of power generation to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	0	To be determined.
8.14 ON-SITE RENEWABLE POWER GENERATION (O) <ul style="list-style-type: none"> The plan will develop or incorporate on-site renewable sources of power generation (wind, solar, biomass) to meet 5% of the energy needs of all buildings and uses and commonly owned infrastructure in the project. 	0	To be determined.
8.15 DISTRICT ENERGY (O) <ul style="list-style-type: none"> The plan will include a design for a district energy system. 	0	To be determined.
8.16 GREEN BUILDING CERTIFICATION (O) <ul style="list-style-type: none"> The plan will include documentation of, the intention to complete, or the completion of, a green building certification process (Acceptable certification programs include: LEED, and Green Globes). 	0	To be determined.
8.17 WASTE WATER MANAGEMENT (O) <ul style="list-style-type: none"> The plan includes the following: 	2	Greywater to be recycled by car wash system.

<ul style="list-style-type: none"> o Design and construct greywater and/or stormwater systems to capture and reuse at least 25% of greywater and stormwater. o Additional Credit if 50% of greywater and stormwater is captured and reused on the site. o Additional Credit if 75% of greywater and stormwater is captured and reused on the site. 		
<p>8.18 HEAT ISLAND REDUCTION (O)</p> <ul style="list-style-type: none"> • The plan provide shade within 5 years for at least 30% of non-roof impervious surfaces or the use of light-coloured/high-albedo materials for at least 30% of the non-roof impervious surfaces. 	0	N/A
<p>8.19 HEAT ISLAND REDUCTION (ROOFING)</p> <ul style="list-style-type: none"> • The plan provides for the use of Energy Star compliant and high emissivity roofing for a minimum or 75% of the roof surface of all buildings in the project or the installation of a green (“vegetated”) roof for at least 50% of the roof area of all buildings within the project or the combinations of high albedo and green roof can be used providing that they collectively cover 75% of the roof area of all buildings. 	0	To be determined.
<p>8.20 DURABLE BUILDINGS</p> <ul style="list-style-type: none"> • Part 9 Buildings: At the time of submission of the draft plan of subdivision/rezoning/site plan, submit a plan describing initiatives to be implemented that will specifically address building durability. Strategies to achieve durability should include (but are not limited to): <ul style="list-style-type: none"> o minimum roof overhangs; o perimeter drainage; o drainage plane behind exterior cladding; o flashing details. • Part 3 Buildings: Prior to issuing the building design documentation for tender, develop a Capital Plan for the building as designed and obtain a sign-off from the land owner that the level of maintenance described is acceptable. 	0	To be determined.
SECTION 9: MONITORING AND PROCESS TO ADDRESS EXCEPTIONS		
<p>9.1 MONITORING PLAN (O)</p> <ul style="list-style-type: none"> • The plan incorporates a program for monitoring the sustainable design elements for a minimum of 10 years including a guaranteed funding mechanism. 	0	N/A
<p>9.2 EXCEPTIONS (O)</p> <ul style="list-style-type: none"> • Applicants may submit a request for exceptions to any of the above requirements to the City of Pickering staff for review. 	0	N/A

APPENDIX B – POLICY CONFORMITY CHECKLIST

PROVINCIAL POLICY STATEMENT (2020)

SECTION 1.0: BUILDING STRONG HEALTHY COMMUNITIES			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
1.1	<i>Managing & Directing Land Use</i>		
1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a. promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term; b. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; avoiding development and land use patterns which may cause environmental or public health and safety concerns; e. promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; 	✓	Proposed development will make efficient use of an underutilized parcel of land. The development will also introduce service commercial to an area of Rural region of Pickering that is predominantly made up of grade related rural residential units.
1.1.2	<p>Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p>	✓	Proposed development will contribute to the City and the Region achieving a greater range and mix of land uses.
1.1.3	<i>Settlement Area</i>		
Section 1.1.3 of the PPS provides policies for directing growth within Settlement Areas. The subject lands are not located in the Settlement Area as identified in the PPS therefore Section 1.1.3 of the PPS is not applicable.			
1.1.4	<i>Rural Areas in Municipalities</i>		
1.1.4.1	Healthy, integrated and viable rural areas should be supported by:	✓	The subject lands are located within a rural settlement area of

	<ul style="list-style-type: none"> a. building upon rural character, and leveraging rural amenities and assets; b. promoting regeneration, including the redevelopment of brownfield sites; c. accommodating an appropriate range and mix of housing in rural settlement areas; d. encouraging the conservation and redevelopment of existing rural housing stock on rural lands; e. using rural infrastructure and public service facilities efficiently; f. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; g. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; h. conserving biodiversity and considering the ecological benefits provided by nature; and i. providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3. 		Claremont. The proposed development will include the regeneration of the lands to introduce service commercial while conserving and promoting ecological benefits provided by nature.
1.1.4.2	In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.	✓	The proposed development will introduce new land uses to the rural settlement where growth and development is focused.
1.1.4.3	Planning authorities shall give consideration to rural characteristic when directing development to rural settlement areas.	--	
1.1.4.4	Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.	--	
1.1.5	Rural Lands in Municipalities		
1.1.5.1	Sections 1.0, 2.0 and 3.0 of the PPS shall apply to development on rural lands.	--	
1.1.5.2	Permitted uses on rural lands.	--	
1.1.5.3	Recreational, tourism and other economic opportunities should be promoted.	--	
1.1.5.4	Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.	--	

1.1.5.5	Development shall be appropriate to the infrastructure which is planned or Available.	--	
1.1.5.6	Opportunities should be retained to locate new or expanding land uses that require separation from other uses.	--	
1.1.5.7	Opportunities to support a diversified rural economy should be promoted.	--	
1.1.5.8	Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected.	--	
1.1.6	<i>Territory Without Organization</i>		
Section 1.1.6 of the PPS provides policies for rural land located in territory without municipal organization. The subject lands are not located within an existing Territory therefore Section 1.1.6 of the PPS is not applicable.			
1.2	<i>Coordination</i>		
1.2.1	Coordinated approach is required within and across municipal boundaries and with other government agencies.	--	
1.2.2	Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.	--	
1.2.3	Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations.	--	
1.2.4	Coordinated planning between upper-tier and lower-tier municipalities.	--	
1.2.5	Coordinated planning when there is no upper-tier municipality.	--	
1.2.6	<i>Land Use Compatibility</i>		
1.2.6.1	Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects.	--	
1.3	<i>Employment</i>		
1.3.1	Policies to promote economic development and competitiveness.	--	
1.4	<i>Housing</i>		
Section 1.4 of the PPS provides policies for Housing which include providing for an appropriate mix of housing options and densities to meet projected requirements of the regional market area. The proposed development does not include housing therefore Section 1.4 of the PPS is not applicable.			
1.5	<i>Public Spaces, Recreation, Parks, Trails and Open Space</i>		
The proposed development does not include public spaces and etc., therefore Section 1.5 is not applicable.			

1.6	Infrastructure and Public Service Facilities		
Section 1.6 of the PPS provides policies with respect to planning for public infrastructure and public service facilities including promoting green infrastructure. The proposed development is based on private servicing therefore Section 1.6 does not apply.			
1.6.6	Sewage, Water and Stormwater		
1.6.6.1	Policies for the planning, design and use of sewage and stormwater systems.	--	
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas.	--	
1.6.6.3	Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.	--	
1.6.6.4	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development	✓	The proposal includes a private on-site sewage and water services which will have no negative impact on the future development.
1.6.6.5	Policies for partial services.	--	
1.6.6.6	Policies requiring availability of services for lot creation.	--	
1.6.6.7	Planning for stormwater management.	✓	Stormwater management for the proposed development is addressed as part of the submitted Functional Servicing Report.
1.6.7	Transportation Systems		
1.6.7.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods.	--	
1.6.7.2	Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies.	--	
1.6.7.3	Maintain and improve connectivity within and among transportation systems.	--	
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize	--	

	the length and number of vehicle trips and support use of transit and active transportation.		
1.6.8	Transportation and Infrastructure Corridors		
1.6.8.1	Plan for and protect corridors and rights-of-way for infrastructure.	--	
1.6.8.2	Major goods movement facilities and corridors shall be protected for the long Term.	--	
1.6.8.3	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor.	--	
1.6.8.4	Encourage preservation and re-use of abandoned corridors.	--	
1.6.8.5	Planning for corridors and rights-of-way will be consideration to Section 2.0.	--	
1.6.8.6	When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	--	
1.6.9	Airports, Rail and Marine Facilities		
1.6.9.1	Policies for the protection of airport, rail and marine facilities.	--	
1.6.9.2	Policies to protect airports from incompatible uses.	--	
1.6.10	Waste Management		
1.6.10.1	Design and provide appropriate waste management systems to accommodate development.	--	
1.6.11	Energy Supply		
1.6.11.1	Provide opportunities for energy supply development.	--	
1.7	Long-Term Economic Prosperity		
1.7.1	Policies to support economic prosperity.	--	
1.8	Energy Conservation, Air Quality and Climate Change		
1.8.1	Policies to support energy conservation and efficiency; improved air quality; reduced greenhouse gas emissions and climate change.	--	

SECTION 2.0: WISE MANAGEMENT AND USE OF RESOURCES			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY

2.1	Natural Heritage		
2.1.1	Natural features and areas shall be protected for the long term;	✓	The existing wetland and drainage features will be maintained and attenuated accordingly.
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	✓	The existing drainage patterns and wetland will be maintained and undisturbed with the proposed development.
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	--	
2.1.4	Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands.	✓	The proposed development is located 30 m away from the existing wetland on site.
2.1.5	Development and site alteration shall not be permitted in: a. significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ ; c. significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ d. significant wildlife habitat; e. significant areas of natural and scientific interest; and f. coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions	✓	Within the prepared Natural Heritage Evaluation, it is demonstrated that there will be no negative impacts on the existing natural features or their ecological functions.
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	--	

2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	--	
2.1.8	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	✓	Within the prepared Natural Heritage Evaluation, it is demonstrated that there will be no negative impacts on the existing natural features or their ecological functions.
2.1.9	Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.	--	
2.2	Water		
2.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water through different metrics	--	
2.2.2	Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	✓	Mitigative measures have been included with the development proposal which include implementing a dry stormwater management to improve the overall quantity and quality of stormwater run-off.

SECTION 2.3 – SECTION 2.6

Section 2.3 – Section 2.6 of the PPS provided policies pertaining to Agriculture, Minerals and Petroleum, Mineral Aggregate Resources, and Cultural Heritage and Archaeology. Currently the subject lands do not contain any of the beforementioned resources therefore there is no direct applicability of the policies in these sections.

SECTION 3.0: NATURAL HAZARDS

Section 3.0 of the PPS provides policies pertaining to reducing the potential for public cost or risk to Ontario’s residents from natural or human-made hazards. Development is to be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety. Similarly, development must not create or aggravate existing hazards. As the development is not proposed to take place in proximity of any areas with natural or human-made hazards, there is no direct applicability of the policies in this section.

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SECTION 2.0: WHERE AND HOW TO GROW			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
2.2	<i>Policies for Where and How to Grow</i>		
2.2.1	<i>Managing Growth</i>		
2.2.1.1	Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan.	--	
2.2.1.2	Criteria for the allocation of forecasted growth.	--	
2.2.1.3	Upper and single-tier municipalities will undertake integrated planning to manage forecasted growth.	--	
2.2.1.4	Applying the policies of the plan will achieve complete communities that: <ul style="list-style-type: none"> a. Feature diverse range and mix of land uses; b. Improve social equity and overall quality of life; c. Provide range and mix of housing options; d. Expand access to transportation, public services, parks, trails, food options; e. Provide compact built form; f. Mitigate climate change impacts; g. Integrate green infrastructure. 	--	
2.2.1.5	Policy requiring the minister to establish a methodology for assessing land needs.	--	
2.2.1.6	Policies pertaining to excess lands in the outer ring.	--	
2.2.2	<i>Delineated Built-Up Areas</i>		
Section 2.2.2 of the Growth Plan provides policies for directing growth within Delineated Built-up areas including minimum intensification targets for municipalities within the GTHA and municipalities outside the GTHA. The Growth Plan also provides policies to guide municipalities to develop strategies to achieve the minimum intensification targets and to allow the Minister to permit alternative targets if the local Council requests such. The subject lands are not located in the delineated built-up area as identified in the Growth Plan.			
2.2.3	<i>Urban Growth Centres</i>		
Section 2.2.3 of the Growth Plan provides policies for the planning and development of Urban Growth Centres. These areas are to be planned as focal areas for investment in public service facilities, commercial, recreational, cultural and entertainment uses. They are also expected to accommodate and support the transit network at the regional scale, in addition to accommodating significant population and employment			

<p>growth, at higher densities. The subject lands are not located in an identified urban growth centre, and as such, the policies of Section 2.2.3 are not applicable.</p>			
<p>2.2.4 <i>Transit Corridors and Station Areas</i></p>			
<p>Section 2.2.4 of the Growth Plan provides policies for the planning and development of Transit Corridors and Station Areas. These policies address how Transit Corridors and Station Areas are delineated and provide for a range and mix of land uses, with density targets based on the type of transit available. The subject lands are not located on a Transit Corridor or within a Station Area and as such, the policies of Section 2.2.4 are not applicable.</p>			
<p>2.2.5 <i>Employment</i></p>			
<p>Section 2.2.5 of the Growth Plan provides policies addressing employment lands. The policies provide for the long-term protection of employment areas across the Province and address how such lands are to be designated at the Regional and local level, as well as providing the criteria for the conversion of employment lands. The subject lands are not located on designated employment lands and as such, the policies of Section 2.2.5 are not applicable.</p>			
<p>2.2.6 <i>Housing</i></p>			
<p>Section 2.2.6 of the Growth provides policies pertaining to Housing including identifying a diverse range and mix of housing options and densities which may include affordable housing options. Growth also provides policies for mechanisms and land use planning tools to establish affordable and rental housing targets. The subject lands do not include housing therefore the policies of Section 2.2.6 are not applicable.</p>			
<p>2.2.7 <i>Designated Greenfield Areas</i></p>			
<p>Section 2.2.7 of the Growth Plan provides policies pertaining to the development of Designated Greenfield Areas, including goals and objectives and minimum density targets. As the subject lands are not located in a Designated Greenfield Area, the policies of Section 2.2.7 are not applicable.</p>			
<p>2.2.8 <i>Settlement Area Boundary Expansions</i></p>			
<p>Section 2.2.8 of the Growth Plan provides policies pertaining to Settlement Area Boundary Expansions, including the criteria under which these expansions may occur. As the proposal does not include any Settlement Area Boundary Expansion, the policies of Section 2.2.8 are not applicable.</p>			
<p>2.2.9 <i>Rural Areas</i></p>			
<p>2.2.9.1</p>	<p>Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.</p>	<p>✓</p>	<p>The proposed development includes additional economic opportunities within the rural settlement of Claremont.</p>
<p>2.2.9.2</p>	<p>Public service facilities in rural settlements should be co-located and integrated in community hubs, and priority should be given to maintaining and adapting existing public service facilities in community hubs to meet the needs of the community, where feasible.</p>	<p>--</p>	
<p>2.2.9.3</p>	<p>Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:</p> <ul style="list-style-type: none"> a) the management or use of resources; b) resource-based recreational uses; and 	<p>✓</p>	<p>The proposed development include uses that are permitted within the City of Pickering's Official Plan designation. The uses will not create any adverse impacts to the existing uses in the surrounding area</p>

	<p>c) other rural land uses that are not appropriate in settlement areas provided they:</p> <ul style="list-style-type: none"> i. are compatible with the rural landscape and surrounding local land uses; ii. will be sustained by rural service levels; and iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations. 		and will be sustained and supportive by the rural community.
2.2.9.4	Polices for resource-based recreational uses and tourism-related uses.	--	
2.2.9.5	Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.	✓	The subject lands are currently designated "Hamlet Employment" in City of Pickering's Official Plan 2017 which is approved and currently in effect.
2.2.9.6	New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.	--	
2.2.9.7	Policies regarding minor adjustments to the boundaries of rural settlements outside an MCR.	--	

SECTION 3.0: INFRASTRUCTURE TO SUPPORT GROWTH			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
3.2	<i>Policies for Infrastructure to Support Growth</i>		
3.2.1	<i>Integrated Planning</i>		
3.2.1.1	Infrastructure planning, land use planning, and infrastructure investment will be coordinated.	--	

3.2.1.2	Planning for new or expanded infrastructure will occur in an integrated manner.	--	
3.2.1.3	Infrastructure investment and other implementation tools and mechanisms will be used to facilitate intensification and higher density development in strategic growth areas.	--	
3.2.1.4	Municipalities will assess infrastructure risks and vulnerabilities.	--	
3.2.1.5	The Province will work with public sector partners, including Metrolinx, to identify strategic infrastructure needs to support the implementation of this Plan.	--	
3.2.2	<i>Transportation – General</i>		
3.2.2.1	Transportation system planning, land use planning, and transportation investment will be coordinated.	--	
3.2.2.2	Policies outlining how the transportation system in the GGH will be planned and managed.	--	
3.2.2.3	In the design, refurbishment, or reconstruction of the existing and planned street network, a complete streets approach will be adopted.	--	
3.2.2.4	Policies outlining how TDM policies are developed and their goals.	--	
3.2.3	<i>Moving People</i>		
3.2.3.1	Public transit will be the first priority for transportation infrastructure planning and major transportation investments.	--	
3.2.3.2	Criteria for transit planning and investment.	--	
3.2.3.3	Municipalities will work with transit operators, the Province, Metrolinx where applicable, and each other to support transit service integration.	--	
3.2.3.4	Policies to ensure active transportation networks are comprehensive and integrated.	--	
3.2.4	<i>Moving Goods</i>		
The policies of Section 3.2.4 of the Growth Plan address how goods are moved across major goods movement facilities and corridors. The subject lands are not located on a major goods movement facilities or corridors and as such, Section 3.2.4 is not applicable.			
3.2.5	<i>Infrastructure Corridors</i>		
The policies of Section 3.2.5 of the Growth Plan address how infrastructure corridors are planned and developed. The proposed development will make use of existing infrastructure and as such, the policies of Section 3.2.5 are not applicable.			

3.2.6	<i>Water and Wastewater Systems</i>		
3.2.6.1	Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.	--	
3.2.6.2	Criteria for how water and wastewater systems are planned, designed, constructed and expanded.	--	
3.2.6.3	Policies for the extension of water and wastewater systems from the Great Lakes.	--	
3.2.6.4	Municipalities to coordinate planning of shared inland water sources.	--	
3.2.7	<i>Stormwater Management</i>		
3.2.7.1	Criteria for municipalities to develop stormwater management plans.	--	
3.2.7.2	Policies for stormwater management plans that support site plan development.	✓	Stormwater management for the proposed development is addressed as part of the submitted Functional Servicing Report.
3.2.8	<i>Public Service Facilities</i>		
3.2.8.1	Planning for public service facilities, land use planning and investment in public service facilities will be coordinated.	--	
3.2.8.2	Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.	--	
3.2.8.3	Priority should be given to maintaining and adapting existing public service facilities and spaces.	--	
3.2.8.4	Preferred location for community hubs.	--	
3.2.8.5	Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.	--	
3.2.8.6	Preferred location for public service facilities.	--	

SECTION 4.0: PROTECTING WHAT IS VALUABLE

Section 4.0 of the Growth Plan provides policies pertaining to the long-term protection and enhancement of: hydrologic and natural heritage features; agricultural lands; cultural heritage resources; parkland and public open space; mineral aggregate resources and other renewable and non-renewable resources. The proposed development conforms with the policies set in Section 4.0 and is further expanded upon in conformity with the Oak Ridge Moraine Conservation Plan 2017.

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PART II: LAND USE DESIGNATIONS			
<p>Part II of ORMCP 2017 provides a policy framework for each of the land use designations as described within the ORMCP. This chapter provides policies for ORMCP’s various land use areas including: Natural Core Areas; Natural Linkage Area; Countryside Areas; Settlement Areas; and other permitted development policies.</p> <p>The subject lands are located in a “Rural Settlement” as a component of the “Countryside Area” designation and as such the policies pertaining to the other areas are not considered to be applicable.</p>			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
10.0	<i>Division of Plan Area, land use designations</i>		
<p>Section 10.0 of the ORCMP provides general policies for the establishment of the Oak Ridges Moraine Conservation Plan Area which is divided into the following land use designations: Natural Core Areas; Natural Linkage Areas; Countryside Areas; and Settlement Areas. The subject lands are located in a “Rural Settlement” which is included as a component of the Countryside Area land use designation. Rural settlements are described as existing hamlets or similar existing small communities which are established in local official plans.</p>			
13.0	<i>Countryside Areas</i>		
13.1	<p>The purpose of Countryside Areas is to encourage agricultural and other rural uses that support the Plan’s objectives by,</p> <ul style="list-style-type: none"> a. protecting prime agricultural areas; b. promoting and protecting agricultural and other rural land uses and normal farm practices; c. maintaining the rural character of the Rural Settlements; d. protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change; e. maintaining existing public service facilities and adapting them, where feasible, to meet the needs of the community. 	--	
13.2	<p>Countryside Areas also have the objectives of</p> <ul style="list-style-type: none"> a. maintaining, and where possible improving or restoring the ecological integrity of the Plan Area; b. maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions; 	--	

	<ul style="list-style-type: none"> c. maintaining the quantity and quality of groundwater and surface water; d. maintaining groundwater recharge; e. maintaining natural stream form and flow characteristics; f. protecting landform features; g. accommodating a trail system through the Plan Area and trail connections to it; <ul style="list-style-type: none"> a. conserving cultural heritage resources; h. providing for economic development that is compatible with subsection (1) and with clauses (a) to (g.1). 		
13.3	<p>The following uses are permitted with respect to land in Countryside Areas, subject to Parts III and IV:</p> <ol style="list-style-type: none"> 1. Fish, wildlife and forest management. 2. Conservation projects and flood and erosion control projects. 3. Agricultural uses. 4. Infrastructure uses. 5. Home businesses. 6. Home industries. 7. Bed and breakfast establishments. 8. On-farm diversified uses. 9. Low-intensity recreational uses as described in section 37. 10. Unserviced parks. 11. Mineral aggregate operations. 12. Wayside pits. 13. Agriculture-related uses. 14. Small-scale commercial, industrial, and institutional uses as described in section 40, subject to subsection (5). 15. Major recreational uses as described in section 38, subject to subsection (5), 16. Residential development in accordance with section 14. 17. Uses accessory to the uses set out in paragraphs 1 to 16. 	--	
13.4	<p>With respect to land in a Rural Settlement, the following uses are permitted, subject to Parts III and IV, in addition to the uses listed in subsection (3):</p> <ol style="list-style-type: none"> 1. Residential development in accordance with paragraph 3 of subsection 15 (1). 	✓	<p>The development proposal includes three new industrial buildings, formulization of an existing industrial, and a proposed gasoline outlet with small-scale commercial establishment.</p>

	2. Small-scale commercial, industrial, and institutional uses as described in section 40, but not subject to clauses (1) (a), (1) (c) or (2) (a) of that section.		
13.5	The uses described in paragraphs 14 and 15 of subsection (3) are prohibited in, a. prime agricultural areas; and b. areas designated primarily for agricultural uses in the applicable official plan.	--	
PART III: PROTECTING ECOLOGICAL AND HYDROLOGICAL INTEGRITY			
Part III of ORMCP 2017 provides a policy framework for land use planning in order to maintain, and where possible improve or restore, the ecological integrity of the Plan Area in all its aspects.			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
21.0	Minimum area of influence and minimum vegetation protection zone		
Section 21.0 of the ORMCP 2017 provides policies for the purpose of establishing minimum areas of influences and minimum vegetation protection zones towards each key natural heritage feature or key hydrological feature as described in the ORMCP 2017. The subject lands contain a wetland feature that is described to have a minimum area of influence of 120 metres and a minimum vegetation protection zone of 30 metres to any part of the wetland feature. The development concept incorporates the 30 metre protection zone as required by the ORCMP 2017.			
22.0	Key Natural Heritage Features		
Section 22.0 of the ORCMP 2017 provides policies that addresses Key Natural Heritage Features within the Oak Ridges Moraine. The ORMCP lists out the following key natural heritage features which includes: Wetlands; Habitat of endangered and threatened species; Fish habitat; Areas of natural and scientific interest (life science); Significant valleylands; Significant woodlands; Significant wildlife habitat (including habitat of special concern species); Sand barrens, savannahs and tall prairies. A wetland currently exists within the subject lands to which the proposed development is located within the minimum area of influence. Based on the policies in Section 22.0 of the ORCMP 2017, a natural heritage evaluation report was prepared by Stantec Consulting as required by the ORCMP 2017.			
23.0	Natural Heritage Evaluation		
23.1	A natural heritage evaluation shall, a. demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature or on the related ecological functions; b. identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key natural heritage feature and its connectivity with other key natural heritage features and with key hydrologic features; c. in the case of an application relating to land in a Natural Core Area, Natural	✓	The Natural Heritage Evaluation prepared by Stantec Consulting demonstrates avoidance of Key Natural Heritage Features within the subject lands which include the existing wetland. The NHE also notes that a minimal encroachment into MVPZs strategy will be utilize when developing the subject lands. Accidental damage to tree or vegetation shall be replaced or restored with native species. Erosion and sediment control structures shall be

	<p>Linkage Area or Countryside Area, demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction;</p> <p>d. if the Table to this Part specifies the dimensions of a minimum vegetation protection zone, determine whether it is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it;</p> <p>e. if the Table to this Part does not specify the dimensions of a minimum vegetation protection zone, determine whether one is required, and if one is required, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it; and</p> <p>f. in the case of a key natural heritage feature that is fish habitat, ensure compliance with the requirements of the Department of Fisheries and Oceans (Canada)</p>		<p>implemented within the proposed development which include silt fencing. A sufficient 30 m minimum vegetation protection zone is provided surrounding the existing wetland feature on the subject lands, as required by the ORMCP.</p>
<p>23.2</p>	<p>In the case of item 4 of the Table to this Part, the basis on which the determination and specification mentioned in clause (1) (e) is done shall include, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Government of Ontario, as amended from time to time.</p>	<p>--</p>	
<p>24.0 Watershed Plans</p>			
<p>Section 24.0 of the ORCMP 2017 provides policies that requires upper-tier municipalities and single-tier municipalities to develop a watershed plan that adhere to the sub section policies within the ORCMP 2017. Therefore, the policies outlined with Section 24 is not applicable to the development proposal.</p>			
<p>25.0 Water budgets and water conservation plans</p>			
<p>Section 25.0 of the ORCMP 2017 provides policies that requires upper-tier municipalities and single-tier municipalities to prepare a water budget and water conservation plan in accordance with policies within Section 25.0. Therefore, the policies outlined with Section 25 is not applicable to the development proposal.</p>			

26.0	Key Hydrologic Features		
26.1	<p>The following are key hydrologic features:</p> <ol style="list-style-type: none"> 1. Permanent and intermittent streams. 2. Wetlands. 3. Kettle lakes. 4. Seepage areas and springs. 	--	
26.2	<p>All development and site alteration with respect to land within a key hydrologic feature or the related minimum vegetation protection zone is prohibited, except the following:</p> <ol style="list-style-type: none"> 1. Forest, fish, and wildlife management. 2. Conservation and flood or erosion control projects, but only if they are determined to be necessary in the public interest after all alternatives have been considered. 3. Development of infrastructure in accordance with the requirements set out in section 41. 4. Low-intensity recreational uses as described in section 37. 5. Agricultural uses other than uses associated with on-farm buildings and structures, but only with respect to land in the minimum vegetation protection zone related to a key hydrologic feature and not in the key hydrologic feature itself. 	✓	Development is proposed outside the related minimum vegetation protection zone of 30 metres.
26.3	<p>An application for development or site alteration with respect to land within the minimum area of influence that relates to a key hydrologic feature, but outside the key hydrologic feature itself and the related minimum vegetation protection zone, shall be accompanied by a hydrological evaluation under subsection (4).</p>	--	
26.4	<p>A hydrological evaluation shall,</p> <ol style="list-style-type: none"> a. demonstrate that the development or site alteration will have no adverse effects on the key hydrologic feature or on the related hydrological functions; b. identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key hydrologic feature and its 	✓	<p>The Natural Heritage Evaluation and Functional Servicing and Stormwater Management Report prepared by Stantec Consulting demonstrates avoidance of Key Natural Heritage Features within the subject lands which include the existing wetland. The NHE also notes that a minimal encroachment into</p>

	<p>connectivity with other key hydrologic features and with key natural heritage features;</p> <p>c. determine whether the minimum vegetation protection zone whose dimensions are specified in the Table to this Part is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it, and</p> <p>d. in the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction.</p>		<p>MVPZs strategy will be utilized when developing the subject lands. Accidental damage to tree or vegetation shall be replaced or restored with native species. Erosion and sediment control structures shall be implemented within the proposed development which include silt fencing. A sufficient 30 m minimum vegetation protection zone is provided surrounding the existing wetland feature on the subject lands, as required by the ORMCP.</p>
26.4.1	<p>Despite subsection (3), a hydrological evaluation is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a key hydrologic feature if the proposed building or structure is for agricultural uses, agriculture related uses or on-farm diversified uses and is located a minimum of 30 metres from the key hydrologic feature.</p>	--	
26.4.2	<p>Any agricultural uses, agriculture-related uses or on-farm diversified uses that are carried out in the minimum area of influence that relates to a key hydrologic feature shall be carried out in accordance with best management practices to protect or restore key hydrologic features and related ecological functions.</p>	--	
26.5	<p>In the case of items 11 and 12 of the Table to this Part, the basis on which the determination and specification mentioned in clause (4) (c) is done shall include, without limitation, an analysis of land use, soil type and slope class, using criteria established by the Government of Ontario, as amended from time to time.</p>	--	

27.0	Subwatersheds
Section 27.0 of the ORCMP 2017 provides policies for the protection of Subwatersheds in the Oak Ridges Moraine Area. The subject lands are located within the Dufferin’s Creek watershed under the Toronto and Region Conservation Authority jurisdiction. The proposed development will maintain and improve the existing drainage patterns located within the subject lands therefore minimizing the impact on the Dufferin’s Creek watershed. Therefore, the proposed development abides to the policies under the Subwatersheds in the ORMCP.	
28.0	Wellhead Protection Areas
Section 28.0 of the ORCMP 2017 provides policies in regards to Wellhead protection areas within the Oak Ridges Moraine Area. According to the proposed Schedule III F of the Pickering Official Plan, the subject lands are located outside any Wellhead Protection Areas therefore the policies under Section 28.0 is not applicable.	
29.0	Areas of High Aquifer Vulnerability
Section 29.0 of the ORMCP 2017 provides policies in regards to areas of high aquifer vulnerability within the Oak Ridges Moraine Area. According to Schedule III D of the Pickering Official Plan, the subject lands are located outside any High Aquifer Vulnerability Areas therefore policies under Section 29.0 is not applicable.	
30.0	Landform Conservation Areas
Section 30.0 of the ORCMP 2017 provides policies in regards to Landform conservation areas in the Oak Ridges Moraine Area. According to Schedule VI to the Pickering Official Plan the subject lands are located within a Category 2 Landform Conservation Area. Within the ‘Guideline for Applying the Landform Conservation Policies’, Section 2.2 states that “Landform Conservation Areas – Category 2 (Moderately Complex Landform), identified by the MNR as areas having 20% to 50% of the land surface comprised of lands with slopes in excess of 10%. Analysis of the topography of the subject lands reveals that 17.4% of the land surface is comprised of slopes greater than 10%. Therefore, Landform Conservation policies do not apply as per ORCMP Ontario technical paper series #4 – Landform Conservation.	

PART IV SPECIFIC LAND USE POLICIES			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
40.0	Small-scale commercial, industrial and institutional uses		
40.1	Small-scale commercial, industrial and institutional uses, a. are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17; b. do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and c. include, but are not limited to, i. commercial sales or services related to the management or use of resources located in the surrounding area, ii. portable mineral aggregate crushing plants, portable	✓	Clauses 1(a) and 1(c) does not apply according to clause 4 under Countryside Area policy 13.0. The plan basically follows the existing grading. The storm water run-off is currently via a culvert under Brock Road by-pass that sets the low point for the subject lands. The proposed grades will match existing grades to which basically follows the road grades on each side of the subject lands. Refer to Section 2.4 – Grading in the Functional Servicing & Stormwater

	<p>asphalt plants and composting plants, and</p> <p>iii. schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.</p>		<p>Management Report, prepared by Stantec Engineering.</p>
40.2	<p>a. An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that, it is not feasible to locate the use in a Settlement Area; and</p> <p>b. the buildings and structures will be planned, designed and constructed so as not to adversely affect,</p> <p>i. the rural character of the Countryside Areas, and</p> <p>ii. the ecological integrity of the Plan Area.</p>	✓	<p>Clause 2(a) does not apply according to clause 4 under Countryside Area policy 13.0. The building style of the development proposal will be maintained to the existing industrial building. Typically, commercial buildings are 1 storey in height with flat roofs. Architecture of the proposed industrial buildings will resemble the style of the existing industrial use, while the proposed commercial will be 1 storey in height with a flat roof to resemble existing commercial uses in the surrounding area.</p>
40.3	<p>An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved if it is to be located within a prime agricultural area.</p>	--	
40.4	<p>Subsection (3) does not apply to portable asphalt plants and portable concrete plants required to complete public authority contracts.</p>	--	
40.5	<p>An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible</p>	--	
45.0	Stormwater Management		
45.0.1	<p>Every municipality shall develop stormwater master plans and stormwater management plans for Settlement Areas.</p>	--	
45.0.2	<p>A stormwater master plan referred to in subsection (0.1) shall,</p>	--	

	<ul style="list-style-type: none"> a. be based on the appropriate watershed scale studies; b. incorporate appropriate low impact development techniques and green infrastructure elements; and c. identify opportunities for stormwater retrofits where appropriate 		
45.1	An application for major development shall be accompanied by a stormwater management plan, as set out in section 46.	✓	The proposed development is accompanied by a Stormwater Management plan, prepared by Stantec Consulting.
45.2	<p>Every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,</p> <ul style="list-style-type: none"> a. keeping the removal of vegetation, grading and soil compaction to a minimum; b. keeping all sediment that is eroded during construction within the site; c. seeding or sodding exposed soils as soon as possible after construction; and d. keeping chemical applications to suppress dust and control pests and vegetation to a minimum. 	✓	<ul style="list-style-type: none"> a. Removal of vegetation, grading and soil compaction will only occur in areas of planned development. b. An Erosion and Sediment Control Program will be prepared at time of construction to promote ground surface runoff away from areas of planned development and construction activity, to be collected in low-lying areas or temporary ditches and swales. c. Exposed soils after excavation will be immediately sodded with the proposed landscape features per the development proposal. d.
45.3	In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.	✓	The creation of the dry pond will offset the majority of the impervious surfaces included within the development proposal.
45.4	<p>Municipal development standards shall incorporate planning, design and construction practices that will,</p> <ul style="list-style-type: none"> a. reduce the portions of lots and sites that have impervious surfaces; and b. provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear 	--	

	yard ponding areas and using grassed swales.		
45.5	Subsections (2), (3) and (4) do not apply to applications for mineral aggregate operations.	--	
45.6	For the purposes of stormwater management, the minimum standard for water quality is that 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average.	✓	The development proposal includes a train approach oil/grit separator, Dry Stormwater Management Pond, and vegetated swales that will exceed the MOECC 80% TSS removal efficiency.
45.7	Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.	✓	No kettle lakes exist on the subject lands therefore disposal of stormwater into a kettle lake is nonexistent.
45.8	Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in key natural heritage features and key hydrologic features.	✓	The proposed dry pond is located outside the 30 metres minimum vegetation protection zone of the existing wetland.
45.9	In subsection (8), “stormwater management pond” means a detention basin that temporarily stores or treats collected stormwater runoff and releases it at a controlled rate.	--	
46.0	Stormwater Management Plans		
46.1	The objectives of a stormwater management plan are to, a. maintain groundwater quantity and flow and stream baseflow; b. protect water quality; c. protect aquatic species and their habitat; d. prevent increases in stream channel erosion; e. prevent any increase in flood risk; f. minimize the disruption of natural drainage patterns wherever possible; and g. address climate change impacts by mitigating the potential flood risks associated with increased precipitation.	✓	The objectives outlined within this clause is achieved through the Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting. a. The overland flow route will be maintained. Additionally, a dry pond will be utilized to capture and release major and minor flows. b. The dry pond will exceed the quality of storm water run-off that is currently present. c. Aquatic species and habitats are not present on the subject lands. Refer to Table 3: Summary of Key Natural Heritage Features in the Natural Heritage Evaluation Report and Oak Ridges Moraine Conformity Evaluation,

			<p>prepared by Stantec Consulting.</p> <p>d. Erosion and sediment control structures are included with the development proposal and will be monitored and maintained regularly to avoid stream channel erosion</p> <p>e. Stormwater Quantity control will be provided for the development proposal by the means of the proposed dry SWM pond located at the southern edge of the subject lands. The SWM pond will treat/control flows to pre-development conditions at the site underneath Brock Road, refer to section 3.3.2 – Stormwater Quantity in the Functional Servicing and Stormwater Management Report.</p> <p>f. Existing flow patterns and the wetland feature are expected to be maintained and attenuated per ORCMP standards.</p> <p>g. Climate change has been taken into consideration in mitigating for potential flood risks associated with the proposed development.</p>
<p>46.2</p>	<p>A stormwater management plan shall provide for an integrated treatment train approach to stormwater management that,</p> <p>a. minimizes stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including,</p> <ul style="list-style-type: none"> i. source controls, ii. lot-level controls such as devices and designs that direct roof discharge, and iii. conveyance techniques such as grass swales; and <p>b. increases the municipality’s capacity to adapt to climate change.</p>	<p style="text-align: center;">✓</p>	<p>A treatment train approach consisting of an Oil/Grit Separator, dry SWM pond, and vegetated swale will exceed MOECC water quality treatment requirements for Level 1.</p>

46.3	A stormwater management plan shall be prepared in accordance with the applicable watershed plan under section 24, if one exists.	--	
46.4	Every municipality shall retrofit existing stormwater management works where necessary and to the extent it is feasible to do so.	--	

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PART A – BASIC DIRECTIONS			
SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
2.0	<i>Environment</i>		
2.3.20	<i>Water Resources</i>		
2.3.20	<p>To ensure that water resources are available in sufficient quality and quantity to meet existing and future needs of the Region's residents, Regional Council shall:</p> <ul style="list-style-type: none"> a) promote and support water resource conservation and management initiatives; b) in the process of assessing <i>development</i>, require <i>lakes</i> and streams and adjoining lands to be retained in or rehabilitated to a natural state, the protection of fish and wildlife habitat and minimize alterations to natural drainage systems and sediments entering a watercourse or <i>lake</i>; c) discourage alterations to watercourses. Minor adjustments to watercourses may be considered by the authority having jurisdiction where evidence can be provided that the functions of the watercourse will not be adversely affected; d) ensure that, where appropriate, area municipal official plans require stormwater management and erosion and sedimentation control plans be prepared in the context of subwatershed plans, or other similar 	--	

	<p>plans and that stormwater management facilities be implemented as part of the pre-servicing of <i>development</i> proposals;</p> <p>e) ensure that, for lands located on the Oak Ridges Moraine and the lands within the Protected Countryside of the Greenbelt Plan, stormwater management and <i>watershed plans</i> and their components, meet the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan respectively; and</p> <p>f) where appropriate promote groundwater infiltration, through improved stormwater management design.</p>		
2.3.21	Regional Council shall cooperate with the Provincial Government and the conservation authorities to promote the effective use and conservation of surface and groundwater resources and to protect against adverse cumulative impacts of <i>development</i> on water quality and quantity.	--	
2.3.22	Development that maintains hydrological functions and minimizes direct alteration to groundwater flows shall be encouraged.	✓	Hydrological functions will be improved from the existing conditions presently with the dry SWM pond.
2.3.23	Development applications in areas where groundwater discharge could be significantly impacted, shall be accompanied by an appropriate study demonstrating that groundwater quantity and quality will be protected, improved or restored.	✓	A Functional Servicing and Stormwater Management Report was provided within the Zoning By-law Application.
2.3.24	<i>Development</i> applications (excepting <i>wetland</i> restoration projects and domestic usage and livestock operations) that require a Permit to Take Water under the Ontario Water Resources Act, or that have the potential to impact water quantity, shall be accompanied by a study verifying that there is a sufficient water supply to support the proposed use and, on a cumulative sustainable basis, confirm that there will not be negative impact on	✓	A Permit to Take Water is required accompanied with a Functional Servicing and Stormwater Management report which confirms that no negative impacts would be associated with the development proposal. The deeper aquifer is where the preferred well location is. Once the well is installed, pump tests will confirm that private well interference and mitigation

	surrounding water users and the natural environment which cannot be appropriately mitigated.		options are available at that time.
2.3.25	Development may be considered on a lot where there is an abandoned well or borehole, only if the applicant demonstrates, to the satisfaction of the municipality, that actions have been taken to decommission the well or borehole, in accordance <i>with provincial requirements</i> .	--	
2.3.43	<i>Environmental Impact Studies</i>		
2.3.43	<p>Any proposal for <i>development or site alteration</i> in proximity to <i>key natural heritage or hydrologic features</i> shall be required to include an Environmental Impact Study as part of a complete application. The Region, in consultation with the respective area municipality, conservation authority and applicant, may select and retain a qualified environmental consultant to peer review the study at the proponent's expense. Such a study shall apply to the area to be developed, or may be expanded to include additional lands, as may be deemed necessary by the Region, in consultation with the respective area municipality, conservation authority and any other appropriate agency, and it shall address the following:</p> <ul style="list-style-type: none"> a) the location and nature of the <i>development</i>; b) the mapping of the location and extent of the environmental conditions, which may include <i>key natural heritage or hydrologic features</i>; c) the degree of sensitivity of the environmental conditions and an evaluation of such conditions; d) an assessment of the potential impacts including cumulative impacts on the environment; e) the need for any measures to protect and/or mitigate negative impacts to <i>key natural heritage or hydrologic features and functions</i> and the surrounding environment, and definitions of such measures; 	✓	A Natural Heritage Evaluation and Environmental Impact Study was prepared by Stantec Consulting which includes the Region's study criteria.

	<p>f) applicable environmental considerations of the Greenbelt Plan;</p> <p>g) where applicable, assess the significance of the <i>key natural heritage</i> and <i>hydrologic features</i>; and</p> <p>h) any other matters deemed necessary by Regional Council.</p>		
2.3.44	<p>An environmental impact study will not be required for <i>developments</i> which satisfy the provisions of the Environmental Assessment Act, except in cases where the Integration Provision of the Municipal Engineers Association Municipal Class Environmental Assessment is utilized.</p>	--	

PART B – STRUCTURAL POLICIES

SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
10B	Oak Ridges Moraine Areas		
10B.1	Section 10B.1 of Region of Durham Official Plan provides general policies for areas designated Oak Ridges Moraine Areas within Schedule 'A' – Regional Structure. In conjunction with the ORCMP 2017, the relevant policies apply to areas designated Oak Ridges Moraine Areas.		
10B.2.1 (C)	<p>Countryside Areas are areas of existing rural land use, intended to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and maintain the character of Rural Settlements. Permitted uses include those uses permitted in Core and Natural Linkage Areas as well as <i>agriculture-related uses</i>, small-scale commercial, industrial, and institutional uses and <i>major recreational uses</i> consistent with the policies of this Official Plan. Prime agricultural areas are shown on Schedule 'B' – Map 'B3', Oak Ridges Moraine Land Use. In accordance with the policies of the Oak Ridges Moraine Conservation Plan small-scale commercial, industrial and institutional uses and <i>major recreational uses</i> shall not be permitted in prime agricultural areas. Notwithstanding the Oak Ridges Moraine Conservation Plan, <i>unserviced parks</i> shall not be permitted in prime agricultural areas, consistent with the agricultural policies in Sub-Section 9A of this Official Plan. The Oak Ridges Moraine Conservation Plan's identification</p>	✓	<p>The development proposal consists of minor industrial and commercial uses which are permitted uses in the Oak Ridges Moraine Countryside Areas.</p>

	of Rural Settlements on the Moraine includes those areas designated as Hamlets on Schedule 'A' – Regional Structure and are generally defined on Schedule 'B' – Map 'B3'. Hamlets are part of the Countryside Area category and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and institutional uses. Any <i>development or site alteration</i> in a hamlet on the Moraine shall be in accordance with the policies in Sub-Section 9B of this Official Plan, area municipal official plans and the Oak Ridges Moraine Conservation Plan.		
10B.2.2	All applications, as defined under the Oak Ridges Moraine Conservation Act, which commenced on or after November 17, 2001 are required to conform to the Oak Ridges Moraine Conservation Plan. Applications in the Natural Core, Natural Linkage, or Countryside Areas of the Oak Ridges Moraine that were commenced but were not decided upon prior to November 17, 2001 are required to conform to the list of prescribed provisions under Section 48 of the Oak Ridges Moraine Conservation Plan.	✓	The development proposal conforms and is consistent with the policies and objectives as outlined in the ORCMP 2017.
10B.2.6	<i>Development and site alteration</i> shall be prohibited within <i>key natural heritage features</i> and hydrologically sensitive features and their related minimum <i>vegetation protection zone</i> as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan. In accordance with the policies of the Oak Ridges Moraine Conservation Plan, conservation and resource management, transportation, infrastructure and utilities and low intensity recreational uses may be permitted. Within the portion of the Uxbridge Urban Area that falls within the Oak Ridges Moraine, the required minimum <i>vegetation protection zone</i> identified in an environmental impact study shall prevail.	✓	No proposed development or alteration will occur on the existing wetland located on the subject lands. The 30 metres minimum vegetation protection zone as established within the ORMCP will be respected.
10B.2.7	An environmental impact study, in accordance with Policy 2.3.43, shall include a natural heritage evaluation and/or a	✓	A Natural Heritage Evaluation was prepared by Stantec Consulting which includes the

	<p>hydrological evaluation, as detailed in the Oak Ridges Moraine Conservation Plan where new <i>development</i> or <i>site alteration</i> is proposed within the minimum area of influence surrounding a <i>key natural heritage feature</i> and/or a hydrologically sensitive feature as identified by the Table in Part III of the Oak Ridges Moraine Conservation Plan. This evaluation shall:</p> <ul style="list-style-type: none"> a) demonstrate that the <i>development</i> and <i>site alteration</i> applied for will have no adverse effects on the features and functions of the <i>key natural heritage feature</i> and/or the hydrologically sensitive feature; b) identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the <i>key natural heritage feature</i> and/or hydrologically sensitive feature; c) in the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how <i>connectivity</i> within and between <i>key natural heritage features</i> and, hydrologically sensitive features will be maintained and improved during and after construction; d) determine whether the minimum <i>vegetation protection zone</i> is sufficient to protect the features and its functions and if not, specify whether a greater protection zone is necessary; and e) ensure compliance with the requirements of the Department of Fisheries and Oceans Canada where <i>fish habitat</i> is of concern. An environmental impact statement may result in a minimum <i>vegetation protection zone</i> greater than that specified in the Table in Part III of the Oak Ridges Moraine Conservation Plan. 		<p>Environmental Impact Studies that demonstrates the following:</p> <ul style="list-style-type: none"> a) Potential impacts are expected to be short term and temporary in duration, however mitigation measures are also provided under Section 6.0 of the NHE. b) Mitigation measures are provided under Section 6.0 of the NHE. c) A 30 metre Minimum Vegetation Protection Zone is provided surrounding the existing wetlands on the subject lands. d) A 30 metre Minimum Vegetation Protection Zone is sufficient surrounding the existing wetland feature. e) n/a
<p>10B.2.8</p>	<p>Applications for <i>development</i> or <i>site alteration</i> shall be reviewed to ensure that planning, design, and construction practices maintain <i>connectivity</i> between</p>	<p style="text-align: center;">✓</p>	<p>See previous policy compliance.</p>

	<i>key natural heritage features, hydrologically sensitive features, and adjacent lands within Natural Core and Natural Linkages Areas.</i>		
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CITY OF PICKERING OFFICIAL PLAN (2018)

PART 1: PRINCIPLES AND FRAMEWORK
<p>Part 1 of POP 2018 provides the planning framework and policies policy framework that acts as the guiding principle that drives the Official Plan. Chapter 2 provides policies for Pickering’s three interrelated systems which include: Ecological System, Urban System, and Rural System.</p> <p>The subject lands are located in a Rural Hamlet of Claremont which is included within Pickering’s Rural System and as such the policies pertaining to the other areas are not considered to be applicable.</p>

PART 2: STRATEGIC POLICIES
<p>Part 2 of POP 2018 provides an overarching land use policy framework that acts as the foundation for the following chapters of the Official Plan. This chapter provides policies for Pickering’s various land use areas including: Open Space System, Mixed Use Areas, Employment Areas, Urban Residential Areas, Rural Settlements, Prime Agricultural Areas and Oak Ridges Moraine Countryside Areas, Freeways and Major Utilities, Hamlet Heritage Open Space and the Proposed Airport site.</p> <p>Chapter 10 of the POP 2018 provides Resource Management policies which includes protection policies for Environmental Risk Management.</p>

SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
3.10	Rural Settlements		
3.10	<p>City Council:</p> <ul style="list-style-type: none"> a) shall recognize as Rural Settlements on Schedule I, those areas in the City having or intended to have significant concentrations of rural housing; b) shall distinguish different types of Rural Settlements on Schedule I based on the development and growth characteristics set out in Table 10; and c) shall zone lands designated Rural Settlements in accordance with the provisions specified in a respective Part 3 Rural Settlement Plan (Chapter 13) 	✓	Identified as Rural Settlement 10: Claremont.
TABLE 10	<p>Oak Ridges Moraine Rural Hamlets Settlements located on the Oak Ridges Moraine with historic roots as social and service centres for the surrounding area, permitting a variety of uses including residential, employment, commercial, community, cultural and recreational uses;</p>	✓	Commercial and industrial employment uses are proposed.

	Growth potential limited to redevelopment and infilling.		
10.0	Resource Management		
10.2 (b)	protect and enhance important key natural heritage and key hydrologic features and areas as part of the Natural Heritage System;	✓	The existing wetland is recognized and protected by a 30 metre Minimum Vegetation Protection Zone.

PART 3: NEIGHBOURHOODS AND SETTLEMENTS

Part 3 of the POP 2018 addresses the various Neighbourhoods and Settlements within the City of Pickering. Chapter 13 within Part 3 provided policies for each individual settlement which contains settlement and developmental policies. The subject lands are identified on Schedule IV – 10: Settlement 10: Claremont as Hamlet Employment and as such the policies pertaining to the other designations are not considered to be applicable.

SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
13.2	Rural Settlements		
13.2 (a)	require development to occur along existing roads, and along new roads introduced in locations identified either on the rural settlement maps or through the review of development proposals;	--	
13.2 (b)	in order to guide the preservation, cultural attributes and historic heritage of the community, encourage and where possible require, the scale, character and relationships of new development (including lots, buildings, structures, roads, services and utilities) to be compatible with scale, character and relationships of existing development, considering features such as the size and shape of lots, lot coverage, building heights, building setbacks, building floor area, building material and design, road widths, street patterns and vegetation, and views and vistas of the countryside;	✓	The existing employment structure will be maintained and formalized with the addition of new structures. The immediate vicinity of the settlement area does not have any architectural continuity. The proposed commercial building will be designed with 1 storey with flat roofs.
13.2 (c)	encourage new development to enhance the range of housing choice in the settlement and to be innovative in relation to compact form, water usage and sewage disposal;	--	
13.2 (d)	require all new development, whether on individual or communal water and sanitary services, to be based on appropriate technical review to ensure the adequate	✓	Natural Heritage Evaluation, Functional Servicing and Stormwater Management Report was prepared by

	provision of services, protection of the natural environment, the protection of nearby property owners, and compliance with Provincial and Regional standards;		Stantec Consulting in compliance with the Provincial and Regional standards.
13.2 (e)	protect for road connections to adjacent lands; and	--	
13.2 (f)	require that the provisions of the Durham Regional Official Plan with regard to matters to be considered in term of the delineation of the hamlet boundary and the details of the permitted land uses, be complied with.	--	
TABLE 16 – Permissible Uses	<p>Hamlet Employment</p> <ul style="list-style-type: none"> • Manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials; • Offices, limited retailing associated with an industrial operation; • Automotive uses; • Existing residential uses, home occupations. 	✓	Industrial and limited retailing uses are proposed.
13.12	Settlement 10: Claremont		
13.12 (a)	Encourage opportunities for enhancing the historic village of Claremont through general or site-specific zoning that allows the introduction of arts and craft studios, custom workshops and small-scale commercial enterprises on suitable sites, providing the historic character of the village and the interests of neighbouring residents are respected;	✓	Small-scale commercial is proposed.
13.12 (b)	encourage retail, shopping, office and other business uses to locate in the hamlet commercial area surrounding Central Street and Brock Road;	--	
13.12 (c)	encourage the provision of a wider variety of housing forms within the Hamlet, particularly to meet the needs of young people and senior citizens;	--	
13.12 (d)	recognize that most of Claremont is designated as Oak Ridges Moraine Rural Hamlet on Schedule I, in accordance with the Oak Ridges Moraine Conservation Plan, and accordingly, City Council shall: <ul style="list-style-type: none"> i. restrict applications for lot creation to limited infilling; 	✓	Oak Ridges Moraine policies as set out in Chapter 16 and within the Oak Ridges Moraine Conservation Plan have been addressed, refer to the above.

	<ul style="list-style-type: none"> ii. prohibit the boundary of the hamlet to be expanded unless the hamlet boundaries for Claremont established by the Oak Ridges Moraine Conservation Plan are modified by the Province; and iii. require development or site alteration to be subject to the Oak Ridges Moraine policies as set out in Chapter 16 in addition to the policies of the Oak Ridges Moraine Conservation Plan; 		
13.12 (e)	despite the Open Space System - Natural Areas designation on the lands bounded on the north by the Uxbridge-Pickering Townline, on the east by Brock Road, and on the west by the line between Lot 17 and Lot 18, permit the existing house and the development of a newly created lot for residential purposes; and	--	
13.12 (f)	monitor and assess traffic conditions through Claremont over time, and determine, in consultation with the village residents and the Region of Durham where necessary, whether to prepare a traffic calming implementation plan and undertake traffic calming measures in keeping with the intended function of the roads.	--	

PART 4: DETAILED DESIGN CONSIDERATIONS

Part 4 of POP 2018 provides policies intended for attractive and effective community design through local municipal concerns. Detailed design considerations include; Community Image, Corporate Initiatives, Design with Nature, Development and Subdivision Design, Views and Vistas, Design of Public Open Spaces, Streetscapes, Human Scale, Design of Buildings, Personal Security, Barrier-Free Access, Public Art, Lighting, Signage, and Pedestrian and Cycling Safety. The proposed development has taken into consideration the above-mentioned urban design considerations and incorporated the Official Plan’s policies in the development concept.

PART 5: IMPLEMENTATION, DEVELOPMENT REVIEW AND MONITORING

Part 5 of the POP 2018 provides policies in regards to implementing the Official Plan into action through various means under planning related legislative acts. Development proposals within the City of Pickering are essential in implementing goals and objectives of the Official Plan. Staff and City Council are required to review development proposals brought forward to the City and current policies matter must be met throughout the review process. To further support the review process, Supporting Reports are required by the applicant that addressed various land use considerations which can be varied between each type of application. The POP 2018 has special consideration for lands located within the Oak Ridges Moraine which are required to follow the policies listed below:

SECTION	POLICY SUMMARY	APPLICABILITY	CONFORMITY
16.42	Key Natural Heritage Features and Key Hydrologic Features – Oak Ridges Moraine		
16.42 (a)	recognize that key natural heritage features relate to wetlands, significant portions of the habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant woodlands, and significant wildlife habitat;	--	
16.42 (b)	recognize that key hydrologic features relate to permanent and intermittent streams, wetlands, seepage areas and springs;	--	
16.42 (c)	recognize that Table 17 identifies minimum areas of influence and minimum vegetation protection zones related to the key natural heritage features and key hydrologic features, and where features are not identified on Schedules IIIB to IIID, such as seepage areas and springs, these features shall be identified using criteria identified by the Province either on a site-by-site basis or through the appropriate study prior to undertaking any development or site alteration;	✓	30 metre Minimum Vegetation Protection Zone for a wetland is provided.
16.42 (d)	for lands within the minimum area of influence that relates to a key natural heritage feature but outside the key natural feature itself and the related minimum vegetation protection zone, require a natural heritage evaluation for an application for development or site alteration that shall: <ul style="list-style-type: none"> i. demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature or on the related ecological functions; ii. identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key natural heritage feature and its connectivity with other key natural heritage features; iii. in the case of an application relating to land in Natural Core Areas, Natural Linkage Areas or 	✓	A Natural Heritage Evaluation was prepared by Stantec Consulting that demonstrates the listed criteria. Refer to the above ORMCP policy compliance.

	<p>Countryside Areas, demonstrate how connectivity within and between key natural heritage features will be maintained and, where possible, improved or restored before, during and after construction;</p> <p>iv. if Table 17 specifies the dimensions of a minimum vegetation protection zone, determine whether it is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it;</p> <p>v. if Table 17 does not specify the dimensions of a minimum vegetation protection zone, determine whether one is required, and if one is required, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible improvement or restoration of natural self-sustaining vegetation within it, including, without limitation, an analysis of land use, soil type, slope class and vegetation type, using criteria established by the Province, as amended from time to time, and</p> <p>vi. in the case of a key natural heritage feature that is fish habitat, ensure compliance with the requirements of the Department of Fisheries and Oceans (Canada);</p>		
<p>16.42 (e)</p>	<p>for lands within the minimum area of influence that relate to a key hydrologic feature, but outside the key hydrologic feature itself and the related minimum vegetation protection zone, require a hydrological evaluation for an application</p>	<p>✓</p>	<p>A Natural Heritage Evaluation and Hydrological study was prepared by Stantec Consulting that demonstrates the listed criteria. Refer to the above ORMCP policy compliance.</p>

	<p>for development or site alteration that shall:</p> <ul style="list-style-type: none"> i. demonstrate that the development or site alteration will have no adverse effects on the key hydrologic features or on the related hydrological functions; ii. identify planning, design and construction practices that will maintain, and where possible improve or restore the health, diversity and size of the key hydrologic feature; iii. determine whether the minimum vegetation protection zone dimensions specified in Table 17 are sufficient, and if not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it; and iv. in the case of permanent and intermittent streams, seepage areas and springs, determine whether the minimum vegetation protection zone dimensions specified in Table 17 are sufficient, and if not sufficient, require, without limitation, an analysis of land use, soil type and slope class, using criteria established by the Province, as amended from time to time; and 		
<p>16.42 (f)</p>	<p>for minor changes and refinements to Schedules IIIA to IIID, based on updated information from the Province or as a result of detailed studies, such as those noted above, not require an amendment to this Plan, and where the feature is a wetland, an area of natural and scientific interest and/or significant portions of the habitat of endangered, rare and threatened species, or their related minimum vegetation protection zones, proposed refinements to the boundary or the extent of the feature requires formal</p>	<p>--</p>	

	confirmation from the Province prior to any development.		
TABLE 17 – KEY NATURAL FEATURES, MINIMUM AREAS OF INFLUENCE AND MINIMUM VEGETATION PROTECTION ZONE	<p>Wetlands Minimum Area of Influence:</p> <ul style="list-style-type: none"> All land within 120 metres of any part of feature <p>Minimum Vegetation Protection Zone:</p> <ul style="list-style-type: none"> All land within 30 metres of any part of feature, subject to Section 16.10 if a natural heritage evaluation is required 	✓	30 metre Minimum Vegetation Protection Zone will be provided.
16.44	STORMWATER MANAGEMENT – OAK RIDGES MORAINE		
16.44 (a)	require that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average;	✓	The use of a treatment train approach oil-grit separator, dry SWM pond and vegetated swale will exceed the MOECC 80% TSS removal efficiency, as noted in Section 3.3.1 of the Functional Servicing and Stormwater Management Report, prepared by Stantec Consulting.
16.44 (b)	prohibit new stormwater management ponds in key natural heritage features and key hydrologic features;	✓	No new stormwater management ponds are proposed within the existing wetland feature.
16.44 (c)	require, for any major development proposal, the submission of a stormwater management plan that has particular regard to the following: <ol style="list-style-type: none"> maintaining groundwater quality and flow and stream base flow; protecting water quality; protecting aquatic species and their habitat; preventing increases in stream channel erosion; and preventing any increase in flood risk; 	✓	A Functional Servicing and Stormwater Management Report was prepared by Stantec Consulting which contains stormwater quality and quantity control. The SWM plan will have lot level control and conveyance controls which consist of grassed swales and end of pipe controls.
16.44 (d)	require a stormwater management plan to incorporate an integrated treatment train approach that uses a planned sequence of methods of controlling stormwater and keeping its impact to a minimum by using techniques such as: <ol style="list-style-type: none"> lot level controls such as devices and designs that direct roof 	✓	A treatment train approach such as an oil-grit separator is proposed to management the quality of stormwater. A dry SWM pond and an additional vegetated swale will control stormwater and reducing its

	<ul style="list-style-type: none"> discharge to rear yard ponding areas; ii. conveyance controls such as grassed swales; iii. end-of-pipe controls such as wet ponds at the final discharge stage; and iv. prohibit the use of new rapid infiltration basins and new rapid infiltration columns; 		<p>impact to the best possible minimum.</p>
16.44 (e)	<p>require every application for development or site alteration to demonstrate that planning, design and construction practices to protect water resources will be used such as:</p> <ul style="list-style-type: none"> i. keeping the removal of vegetation, grading and soil compaction to a minimum; ii. keeping all sediment that is eroded during construction within the site; iii. seeding or sodding exposed soils as soon as possible after construction; and iv. keeping chemical applications to suppress dust and control pests and vegetation to a minimum; 	✓	<p>The present day natural undisturbed portions of the subject lands will largely be maintained in the Site Plan design. Section 2.5 of the Functional Servicing and Stormwater Management Report lists out various recommendations in keeping all sediment that is eroded during construction within the subject lands. Recommendations including seeding temporary topsoil stockpiles to prevent wind erosion.</p>
16.44 (f)	<p>require every application for development or site alteration to reduce areas with impervious areas and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads;</p>	✓	<p>As noted within the Natural Heritage Evaluation, the post development concept will achieve greater quality than the pre-development.</p>
16.44 (g)	<p>require municipal development standards to incorporate planning, design and construction practices that: (i) reduce the portions of lots and sites that have impervious surfaces; and (ii) provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales; and</p>	✓	<p>Previously addressed above. Contained within the Functional Servicing and Stormwater Management Report.</p>

APPENDIX C – ZONING BY-LAW AMENDMENT

The Corporation of the City of Pickering

By-law No. XXXX/21

Being a By-law to amend Restricted Area (Zoning) By-law 3037, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, Part of Lot 17, Concession 9

Whereas the Council of The Corporation of the City of Pickering received an application to rezone the subject lands being Part of Lot 17, Concession 9, Pickering to permit the development of an industrial/commercial plaza consisting of industrial buildings and gasoline outlet with an accessory retail establishment and the formalization of the existing industrial buildings;

And whereas an amendment to By-law 3037, as amended is deemed necessary to permit such uses;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

1. Schedule I

Schedule I to this By-law with notation and references shown thereon are hereby declared to be part of this By-law.

2. Area Restricted

The provisions of this By-law shall apply to those lands in, Part of Lot 17, Concession 9 in the City of Pickering, designated "ORM-M1" on Schedule I to this By-law.

3. General Provisions

No building, structure, land or part thereof shall hereafter be used, occupied, erected, moved or structurally altered except in conformity with the provisions of this By-law

4. Text Amendments

Subclause 11.3.1 is hereby amended by adding the following permitted uses after the end of the subclause:

- xv. Construction workshop / supply yard;
- xvi. Metal Fabrication;
- xvii. Heavy equipment machinery repair / sales shop;
- xviii. General purpose workshop & associated equipment parking;
- xix. Self Storage;
- xx. Outdoor storage; and
- xxi. Automobile service station

Subclause 11.3.2(vii)(a) is hereby amended by adding the following after the end of the subclause:

"The permitted uses within this by-law shall be carried on without an enclosed building or structure."

5. By-law 3037

By-law 3037, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 3037, as amended.

6. Effective Date

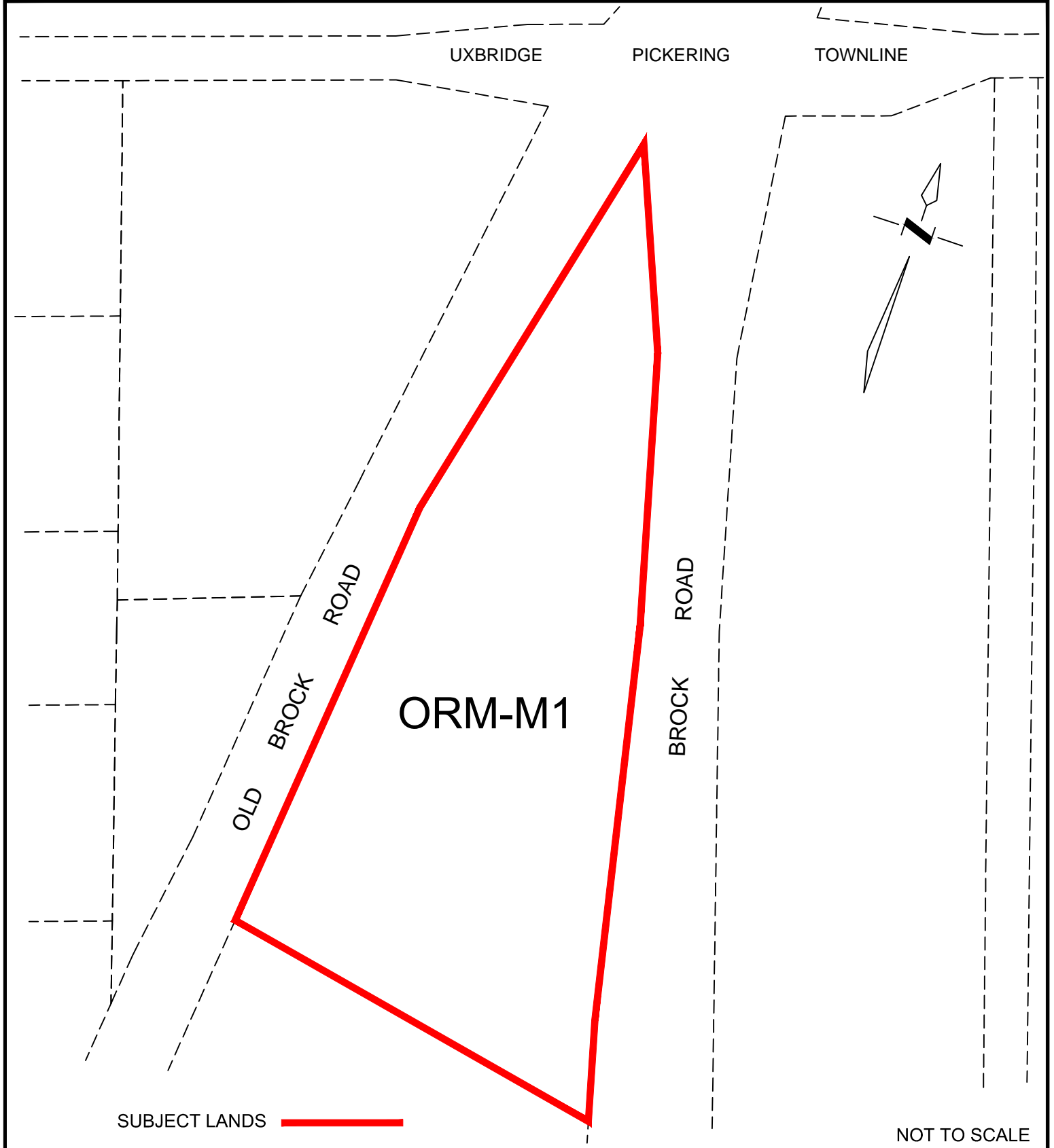
This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this _____ day of _____, 2021

Dave Ryan, Mayor

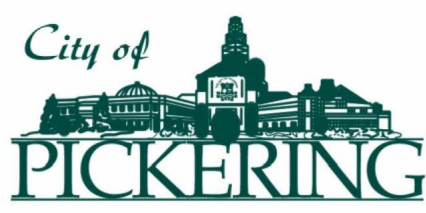
Debbie Shields, City Clerk

DRAFT



SUBJECT LANDS 

NOT TO SCALE



City Development
Department

Zoning By-law Schedule 1

APPLICANT: S. Larkin Development Inc.

PROPERTY DESCRIPTION:
Part of Lot 17, Concession 9

DATE: June 16, 2021