

Springwater Official Plan

Section 10 – Adult Lifestyle Communities

10.1. Definition

10.1.1. The uses permitted in an “Adult Lifestyle Community” designation may include a variety of housing forms and density of housing units, limited commercial facilities, institutional uses, health care and continuing care services, recreational facilities, open space areas and accessory uses and facilities designed to accommodate and meet the needs of those persons typically 55 years of age and older who are nearing or have reached retirement. The amenities, style and design of such communities in addition to housing, is intended to provide for security, social interaction with peers, leisure and recreational activity time and a convenient and comfortable living environment.

10.2. Policies

10.2.1. It is the intention of Council that all Adult Lifestyle Community development proceed by means of an amendment to this Plan. In considering applications for amendment to the Plan for Adult Lifestyle Community designation, Council will consider and have regard for the criteria and goals as set out in this section. **Council will also consider the impact of such developments on the overall growth allocations of the Township.** [Mod. May 2/00]

10.2.2. The general locational criteria to be considered and addressed in regard to the siting of any proposed lifestyle community shall include the following:

10.2.2.1. Lifestyle community development *shall* not be permitted in areas subject to flooding or erosion, having steep slopes, being swampy or on lands containing organic soils. **Lifestyle community development will also be directed away from natural heritage features that form part of the Township’s Natural Heritage System.** [Mod. # 37 - Jan.28/98]

10.2.2.2. Lifestyle community development should not be permitted in areas of poorly drained soils or areas where there is an excess of water, due for example to a high water table, as this type of setting is deemed inappropriate for the intended use and due to the constraints typically associated with the proper operation of servicing infrastructure elements.

10.2.2.3. Lifestyle community development should not be permitted in or near potential mineral resource areas or existing extractive operations as may be designated on the Map Schedules to this Official Plan unless it can be clearly demonstrated that the development will not inhibit the taking of

aggregate materials and that the area is adequately buffered from such uses or potential uses as well as from truck traffic and noise, by substantial vegetation cover or by significant land forms. In this regard prevailing wind direction will also be an important consideration.

- 10.2.2.4. Subject to the provisions of Section 10.2.2.5 below, no adult lifestyle community development may be created in areas designated “Agricultural” on Schedule “A” to this Official Plan. It is acknowledged that areas exist throughout the Township which are currently not being used for active farming purposes but do consist of agricultural lands and could be converted to active farmlands in the future and therefore, should be preserved.
- 10.2.2.5. Where the boundaries of the “Agricultural” designation are in question, the owner shall obtain a Soil Survey Report regarding the nature, quality and potential of the soil on the subject site. This report should also assess the probable impact of any proposed development on adjacent or nearby farming operations. The Township may consult with the Ministry of Agriculture, Food and Rural Affairs to determine if development is appropriate.
- 10.2.2.6. In addition to the above, consideration shall be given to the proximity of the proposed development to any adjoining or nearby agricultural crop or pasture lands. A minimum separation distance of 500 metres (1650 feet) shall be required between crop lands and 150 metres (500 feet) from pasture lands and the “Adult Lifestyle Community” designation. Where the current method of fertilization of the adjacent farmlands involves animal waste or the use of sewage sludge or septage, the distance separation shall be increased to 1000 metres (3300 feet).
- 10.2.2.7. No development may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation Formula as amended, or within 1000 metres (3300 feet), whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen, manure storage facility or similar use. The distance separation requirement shall also apply in regard to farm related structures such as corn dryers, where due to noise, dust, odour or hours of operation, it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop. Consideration shall also be given to any future development or re-development plans of any adjacent agricultural uses involving livestock and where it can be reasonably demonstrated that such development is probable, the distance separation requirements shall be applied from the area where the proposed agricultural use is to be located.

- 10.2.3. The impact of any lifestyle community on the surrounding area, facilities and communities should be considered so as to avoid any adverse circumstance or conflict.
- 10.2.4. Community facilities and design considerations are viewed as important aspects in creating the appropriate living environment for the residents of such developments. It is expected that any development of this nature will give considerable thought to and provide the appropriate amenities and features that will result in a safe, convenient and comfortable community. In this regard the following shall form part of this consideration.
- 10.2.4.1. The developer shall enter into a Development Agreement with the Township which shall include a detailed site plan of the project and specify all of the developer's responsibilities and obligations with respect to the development, including but not limited to
- a) The construction and provision of all internal services and facilities, including roads, water supply and disposal systems, television signal acquisition and distribution system, parking, communal storage facilities, garbage collection, snow plowing, street lighting, landscaping and screening, all in locations and to standards approved by the Township as specified in the agreement.
 - b) Security for the construction of the various services and amenities.
 - c) Continuing maintenance of all the services and amenities to be provided.
- 10.2.4.2. Commercial uses will be limited to convenience type facilities, designed for use by the residents. This may include uses that cater to the day to day needs of the residents such as convenience and food stores, financial institutions, personal service shops, restaurants, places of entertainment and administration and sales office. Such uses should be grouped in a central location and provide on-site parking designed to minimize conflict with pedestrian traffic. Such uses should be well buffered and separated from adjacent residential uses.
- 10.2.4.3. Institutional and recreational uses may include places of worship, government and support agency facilities, medical facilities, community and recreation centre, hobby shops and open air uses such as shuffleboard, tennis, swimming, gardening and golf facilities.
- 10.2.4.4. Parkland, open space and recreational facilities should form an important aspect of any development. Such facilities shall be provided and developed in a comprehensive and coordinated manner to serve the residents. The provision of large areas of linked open space through the clustering of the

built elements of the development should be encouraged. Walkway systems should, where possible, be separated from vehicular traffic and be designed to link rear yard areas with the park system and the various other uses on and off site as may be appropriate. Landscaping should also form an important component in the development of any retirement community.

- 10.2.4.5. Handicapped design and the provision of appropriate facilities shall form an important consideration throughout the design of the entire development.
- 10.2.4.6. Services such as hydro, telephone, fuel, water and sewer lines shall generally be placed underground. Cable TV facilities shall be provided and no individual antennas will be permitted on dwelling units.
- 10.2.4.7. Adequate fire service facilities shall be required to the satisfaction of the Township.
- 10.2.4.8. Accessory storage structures may be permitted on individual home sites, however these uses shall be limited in size and height and should be designed and constructed of appropriate materials so as to be unobtrusive and in harmony with the surrounding development.
- 10.2.4.9. An open air storage area shall be provided for the use of the residents and shall be suitably located, fenced and screened. Enclosed storage facilities may also be provided, generally in conjunction with the open storage area.
- 10.2.4.10. Public and visitor parking shall be adequately provided in conjunction with all non-residential uses. Additional visitor parking should also be considered for inclusion in appropriate locations throughout the residential component of the development.
- 10.2.5. Housing and particular housing forms, directed at a specific market segment, is a predominant feature of lifestyle communities. The retirement segment of the population will require a wide range of housing types and affordability will be an important consideration. Also the process of “aging in place” should be considered in all lifestyle communities so that residents may select or subsequently move to more appropriate housing forms without the need to leave the community. In this regard the following considerations will apply:
 - 10.2.5.1. Density limits have not been set in this plan. The setting of density levels at this juncture is deemed inappropriate due to the variety of variables associated with the development of a lifestyle community. It is expected that future proposals will employ appropriate standards and mix of housing forms and other land uses which, upon Council’s approval, would be set out in the implementing Official Plan Amendment.

- 10.2.5.2. Single detached residential units are anticipated to form the majority of housing units in any lifestyle community. These units may be built on site using traditional building materials and techniques or may be factory built and assembled on site. Each unit must comply with the Building Code and other appropriate standards and must be securely anchored to the ground and subject to Township approval.
- 10.2.5.3. Townhouse, semi-detached and similar forms of medium density housing may be permitted.
- 10.2.5.4. Low rise apartments, retirement homes, nursing homes and extended care facilities may be permitted.
- 10.2.5.5. In any housing form the Township will want demonstrated that design elements including consideration for handicapped and aged persons has been well considered and integrated in an appropriate manner and distribution.
- 10.2.5.6. For health and safety reasons unit identification, street names and such other features which can be implemented will be provided to assist emergency personnel in locating units throughout the development.
- 10.2.6. Ownership of the adult lifestyle community will be either by way of an owner/manager relationship or condominium corporation ownership. Ownership of the individual units can be through various methods including condominium, individual and rental. The site upon which the unit is located will be the property of the owner/manager or the condominium corporation. The maintenance of this property will form part of any agreements of lease or purchase between the owner and resident.
- 10.2.7. The financial ability and feasibility of any proposed lifestyle community must be carefully considered. The cost of development, projected income, ongoing operational costs, market demand and financial impact on the Township must be reviewed and understood. In this regard the following will need to be addressed to the Township's satisfaction prior to any approval:
 - 10.2.7.1. A market feasibility report, prepared by a qualified professional, will be required. Such a report should address such factors as site selection, site analysis evaluation, market area analysis, analysis of existing supply, demand analysis and correlation of supply/demand research and determination of market penetration.
 - 10.2.7.2. A project feasibility report, prepared by a qualified professional, will be required to review infrastructure and facilities to be offered in relationship to market demands as well as the financial feasibility of these facilities in

terms of the project. This review typically centres on living arrangements to be utilized in the development process and as such should be carried out early in the process.

- 10.2.7.3. A financial feasibility report, prepared by a qualified professional, will be required to review and analyze the capital cost and operational financial viability of the project. It is most important in terms of both the long and short term financial aspects of the development to ensure that the project can be successfully built, that the envisioned product can be produced and that the long term maintenance and upkeep matters can be accomplished successfully within the range and cost that the market place will likely demand.
- 10.2.8. Servicing and the design, installation and maintenance of the infrastructure elements of the development shall be the responsibility of the developer. All designs concerning water, sewer, electrical, stormwater and other such services and features will require the approval of the Township and the appropriate Government agencies. In particular the following will need to be addressed prior to any approval:
 - 10.2.8.1. A report by a qualified engineer will be required to substantiate the availability of sufficient potable water to provide for the needs of the proposed development. Any such study shall also take into consideration the impact, if any, on surrounding or nearby properties and uses. In the case of a phased development, a water monitoring program may be required to ensure the availability of sufficient water for subsequent phases.
 - 10.2.8.2. Municipal or communal sewage treatment will be a requirement for the development of any lifestyle community. The design and construction of any communal treatment facility will be the responsibility of the developer. The approval of the system design and construction will rest with the Township and those Government agencies which may have an interest. The treatment facility or plant may be owned and operated by the developer/owner of the lifestyle community or the Township. The location and access to the facility should permit Municipal access. The long term operation maintenance and ultimate replacement of the facility is considered to be an important matter. Agreements must be entered into and provisions made to ensure that sufficient funds are available to address the above issues so as to provide protection for both the residents and the Township and that there should be no cost to the Township regarding any involvement with this aspect of the development.
 - 10.2.8.3. Agreements should also be entered into to ensure that all other servicing features such as electrical and stormwater management are properly provided for, maintained, repaired and replaced as required.

- 10.2.9. Transportation and ease of access to surrounding community facilities should be an important consideration in the location and development of any lifestyle community. In this regard the following policies shall apply.
- 10.2.9.1. Adult lifestyle community development shall have frontage onto an existing public road which is paved and maintained year around and is of a reasonable standard of construction as may be defined by the Township. Access to main roads directly from individual dwellings shall not be permitted. Lifestyle community development should not be permitted where it will have an adverse effect on traffic movement on main traffic routes.
- 10.2.9.2. A review of the impact of the proposed development on adjacent public roads will be required to address the effect of the anticipated increase of traffic on current traffic patterns, road standards and the need and cost of any required improvements. Should improvements and upgrades be required, the developer shall enter into an appropriate agreement with the Township concerning the cost and timing of these improvements. Should the development include phasing, traffic issues and associated costs should also be reviewed or revisited in light of this circumstance.
- 10.2.9.3. Lifestyle community development should be permitted only in areas where there is easy and economic access to community facilities. The need for public transportation or transportation services provided by and for the lifestyle community shall be addressed in any development proposal.
- 10.2.9.4. The main entrance to the development shall be designed and appropriately illuminated to provide safe and easy access to and from the site. Adequate road site lines will be an important consideration. A secondary access would normally be preferred however consideration may be given to single access proposals where the design is such that adequate access can be maintained at all times.
- 10.2.9.5. The location, width and standard of construction of proposed internal road systems will be subject to the approval of the Township. Internal roads and public parking areas shall be paved.
- 10.2.10. Access to the wider community, health care and emergency facilities should be a consideration in the location of any lifestyle community. These aspects are not only important for the convenience and safety of the residents but may play an important role in the marketability and feasibility of the project. In this regard the following will need to be addressed:
- 10.2.10.1. It is considered important both for the convenience of residents and the viability of the project that ease of access to the wider community be considered in regard to daily needs such as shopping, entertainment,

health care, recreational and personal business reasons. Given the particular type of resident, this aspect will be addressed in any development proposal.

10.2.10.2. Emergency services and response time of fire, ambulance, police and security must be considered to ensure appropriate coverage is available.

10.2.10.3. On site or nearby health care services should be considered and addressed.

10.2.11. An environmental review which considers the impact of any proposed lifestyle community will be conducted. Due to the typical size and location of retirement communities such a review is deemed necessary to ensure the compatibility of the proposed development with the natural environment. Such a review is expected to identify opportunities to mitigate any adverse impact and also any possible opportunities to enhance the natural ecosystem as a benefit to the development.

10.2.12. A heritage review of the proposed development site, conducted by a qualified consultant, will be required to identify any heritage features or issues concerning the property and will recommend mitigation measures in regard to any findings.

10.2.13. In order to regulate the amount of adult lifestyle community development and to ensure the prevention of an oversupply, no more than two lifestyle community developments will be approved during the planning period of this plan. Council may review this restriction however in doing so and on the presumption that two lifestyle communities have been approved and are being developed, the existing developments must be substantially complete. Furthermore a market analysis will be required in order to substantiate the need and impact of additional development. Due to the limitation placed upon these developments, the Municipality will monitor the activity of each development. Should, in Council's opinion, approved development become inactive, dormant or abandoned, Council reserves the right to, after appropriate notice, amend the Official Plan to remove the "Adult Lifestyle Community" designation to permit the consideration of other proposals. In this regard Council should review each Development on an annual basis to ensure that the project remains active. This review procedure and any associated criteria will be addressed in more detail through the implementing Official Plan Amendment. The items to be considered in this regard should include general adherence to any agreement to the phasing of the project, the planned and timely extension and assumption of services, the continuance of Letters of Credit, the continuance of the financial support of the project and fulfillment and maintenance of any other agreements pertaining to the development proposal.

- 10.2.14. Zoning of the subject lands containing a lifestyle community shall be on a site specific basis. This site specific zoning in the implementing Zoning By-law shall identify the specific permitted uses and establish regulations for such matters as minimum setback distances, minimum dwelling unit size, site size, separation distances between separate and/or blocks of dwelling units, on site commercial and recreational uses, minimum parking and open space requirements and other matters deemed necessary by Council. In developments where phasing of construction is involved, Council may, through the Zoning By-law employ holding zones, pursuant to the Planning Act, to control and ensure the appropriate development of the property,
- 10.2.15. All areas or lots designated “Adult Lifestyle Community” on Schedule “A” or any other schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on but are currently used for another purpose may be subject to site plan control pursuant to Section 29, Implementation.

10.3. .Special Policy Area

10.3.1. OPA # 8 – Spring Lakes Adult Lifestyle Community (6 Nov. 2000) S. Pt. Lot 2, Concession 3, Lot 37 & West Half Lot 38, Concession

- 10.3.1.1. In accordance with Policy 10.2.1, lands located within the boundary of the area designated Adult Lifestyle Community - Spring Lakes on Schedule A-2 of the Official Plan for the Township of Springwater shall be permitted to develop in accordance with the policies of the Official Plan of the Township of Springwater and Official Plan Amendment No. 8.

Schedule A-2 of the Official Plan for the Township of Springwater is hereby amended as follows:

- by adding a boundary around lands described as the south part of Lot 2, Concession 3, the west half of Lot 38, Concession 2, and all of Lot 37, Concession 2 (formerly Township of Vespra), now Township of Springwater, as shown on Schedule “A-2” to the Amendment and naming the area, “Adult Lifestyle Community - Spring Lakes, Official Plan Amendment No. 8”.

10.3.1.2. Land Use Plan and Text Changes

Within the area delineated on Schedule “A-2” as the boundary of the Adult Lifestyle Community - Spring Lakes area, the land use designations and text of the Official Plan for the Township of Springwater, as amended, are hereby further amended as is necessary to give effect to this Amendment. Lands shown on Schedule A-2 are redesignated from “Rural” and “Natural Heritage (Environmental Protection) - Category 1” lands to:

- Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands
- Adult Lifestyle Community - Open Space
- Adult Lifestyle Community - Residential Low Density [**OPA No. 18**] Residential Low Density (linked)
- Adult Lifestyle Community - Residential Medium Density (Apartments)
- Adult Lifestyle Community - Community Commercial
- Adult Lifestyle Community - Community Institutional and Recreation

10.3.2. **Basis of the Amendment**

Section 10. Adult Lifestyle Communities of the Township of Springwater Official Plan provides for Township Council to consider applications for amendment to the Official Plan for Adult Lifestyle Community designation, subject to criteria and goals set out in Section 10.

The lands proposed to be redesignated by this Amendment for Adult Lifestyle Community use are considered appropriate by the Township for the development of an Adult Lifestyle Community.

The subject lands (approximately 119.25 ha (294.6 acres)) comprise an irregular shaped parcel of land located approximately 2 kilometres southwest of the intersection of Highway No. 400 and County Road 22 (Horseshoe Valley Road) being situated immediately west of the Old Second South and south of Fox Farm Road. The Amendment area is adjacent to and in close proximity to extensive Simcoe County forests. The City of Barrie is about 15 kilometres away via Highway No. 400.

Generally, this Amendment is in compliance with or will comply with all of the provisions of Section 10 of the Township's Official Plan, with the exception of Sections 10.2.7.2 and 10.2.7.3 which require the preparation of a financial feasibility report pertaining to an analysis of capital costs and operational financial viability of the project as well as financial feasibility of infrastructure and facilities in terms of the project. Since the entire Adult Lifestyle Community development is intended to proceed by way of plan(s) of condominium (and site plan control), financial responsibility for all services and facilities will fall within the purview of condominium corporation(s) and/or developer/land owner and not the municipality.

10.3.3. **General Policies**

- 10.3.3.1. All lands, works, uses, development and redevelopment thereon or division thereof by consent or plan of condominium shall be in accordance with the appropriate provisions of this Amendment and the following:

- i) Zoning By-laws of the Township of Springwater;
- ii) Provisions of and regulations made under the Conservation Authorities Act;
- iii) Requirements and regulations under the Planning Act, Municipal Act, Public Health Act, Ontario Heritage Act or any other applicable legislation;
- iv) Policies and guidelines of the Federal, Provincial, and Municipal (County and Township) governments, departments, Ministries, agencies or otherwise; and
- v) Any agreement in respect of a plan of condominium, site plan or any other matter that is registered against the title of the subject lands.

10.3.3.2. The mitigation section of any Environmental Impact Study must show how potential impacts to the environment may be overcome through accepted Best Management Practices of engineering and resource management.

10.3.3.3. It is the policy of this Amendment to ensure that land use planning promotes water conservation and supports the efficient use of water resources on a watershed and sub-watershed basis. Water quality and quantity will be maintained and enhanced, where possible, through well-planned sustainable and environmentally responsible development, and the environmental monitoring program.

10.3.3.4. All development, including sewage disposal systems, shall be set back a minimum of 30 metres from all natural water courses. The setback distance shall be measured from the top-of-bank of slopes (<33%) or high water mark, whichever is greater. The setback distance for natural watercourses in association with slopes that are greater than 33% shall be determined on site. The Township shall consult with the Nottawasaga Valley Conservation Authority (NVCA) regarding the satisfactory implementation of this policy. **[OPA No. 18]**

10.3.3.5. All phases of development including any site alterations must conform to any policies and provisions of the Willow Creek Subwatershed Plan. In the absence of such policies and provisions, the watershed regulations and guidelines of the NVCA shall govern in addition to Ministry of Environment requirements. **[OPA 18, Mod. 11]**

10.3.3.6. All future residents of the Adult Lifestyle Community must be advised of the potential of hunting and forest management practices taking place in

the County forests abutting the Amendment area subject to the satisfaction of the County of Simcoe.

10.3.4. **Land Use Designations**

Schedule “A13-A” Land Use and Roads Plan and associated policies, establishes the land use pattern of future development for the area within the Amendment boundary. Policies are outlined in this Amendment relate to the following land use designations: **[OPA No. 18**

- i) Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands
- ii) Adult Lifestyle Community - Open Space
- iii) Adult Lifestyle Community - Residential Low Density **[OPA No. 18]** Residential Low Density (linked)
- iv) Adult Lifestyle Community - Residential Medium Density (Apartments)
- v) Adult Lifestyle Community - Community Commercial
- vi) Adult Lifestyle Community - Community Institutional and Recreation

10.3.5. **Adult Lifestyle-Community – Natural Heritage (Environmental Protection) – Category 1 lands**

10.3.5.1. Section 16 - Natural Heritage (Environmental Protection) Policies of the Official Plan for the Township of Springwater shall apply subject to the following:

- i) In addition to those uses permitted under Section 16.2.1.2, buildings or structures associated with water supply, constructed wetland and wastewater treatment facilities (including parking and outdoor storage areas) and a constructed wetland will be permitted within Natural Heritage (Environmental Protection) - Category 1 lands, within the limits of the constructed wetland as denoted on Schedule “A-2” and Schedule “A-13-A”. A 20 metre setback shall be required from adjacent designated land use areas, and the boundary of the Amendment area (the boundary of the Adult Lifestyle Community.) This 20 metre buffer area shall be landscaped and graded in accordance with approved site plans. In addition, a 30 metre setback shall be required from all watercourses in accordance with Section 3.4 of this Amendment. **[OPA No. 18]**

- ii) The environmental Monitoring Program (EMP) will proceed in association with the four proposed phases of development. Initially, with Phase One of development, the EMP will include Stormwater Management works and sewage infrastructure, both of which may have water quality implications for Matheson Creek Tributaries draining development areas. Additional or subsequent phases of development will involve the implementation of additional Stormwater Management facilities ultimately discharging to the Matheson Creek Tributary at the southwest end of the property. **[OPA No. 18]**

Environmental monitoring will be undertaken by the NVCA unless otherwise delegated. **[OPA No. 18]**

10.3.5.2. **Environmental Monitoring**

10.3.5.2.1. **Definition**

It is the objective of the Township of Springwater and the Nottawasaga Valley Conservation Authority to ensure that a healthy ecosystem is maintained within the Willow Creek subwatershed. Monitoring of key ecosystem indicators shall be undertaken prior to phased development taking place in the future, in accordance with Schedule "A-13-C"- Phasing Plan, and Figure 1: Adult Lifestyle Community Plan Area and BioMAP monitoring stations. **[OPA 18, Mod. 8]**

For the purposes of this Amendment, environmental monitoring involving periodic or continuous testing, shall be defined as the collection of data and evaluation of environmental parameters or processes for the purpose of:

- determining the efficiency of environmental protection measures;
- reporting on the adequacy of development impact prediction methods and mitigation measures;
- developing capability for future growth and development; and
- improving on management and planning and related programs to better protect the natural environment.

Figure 1

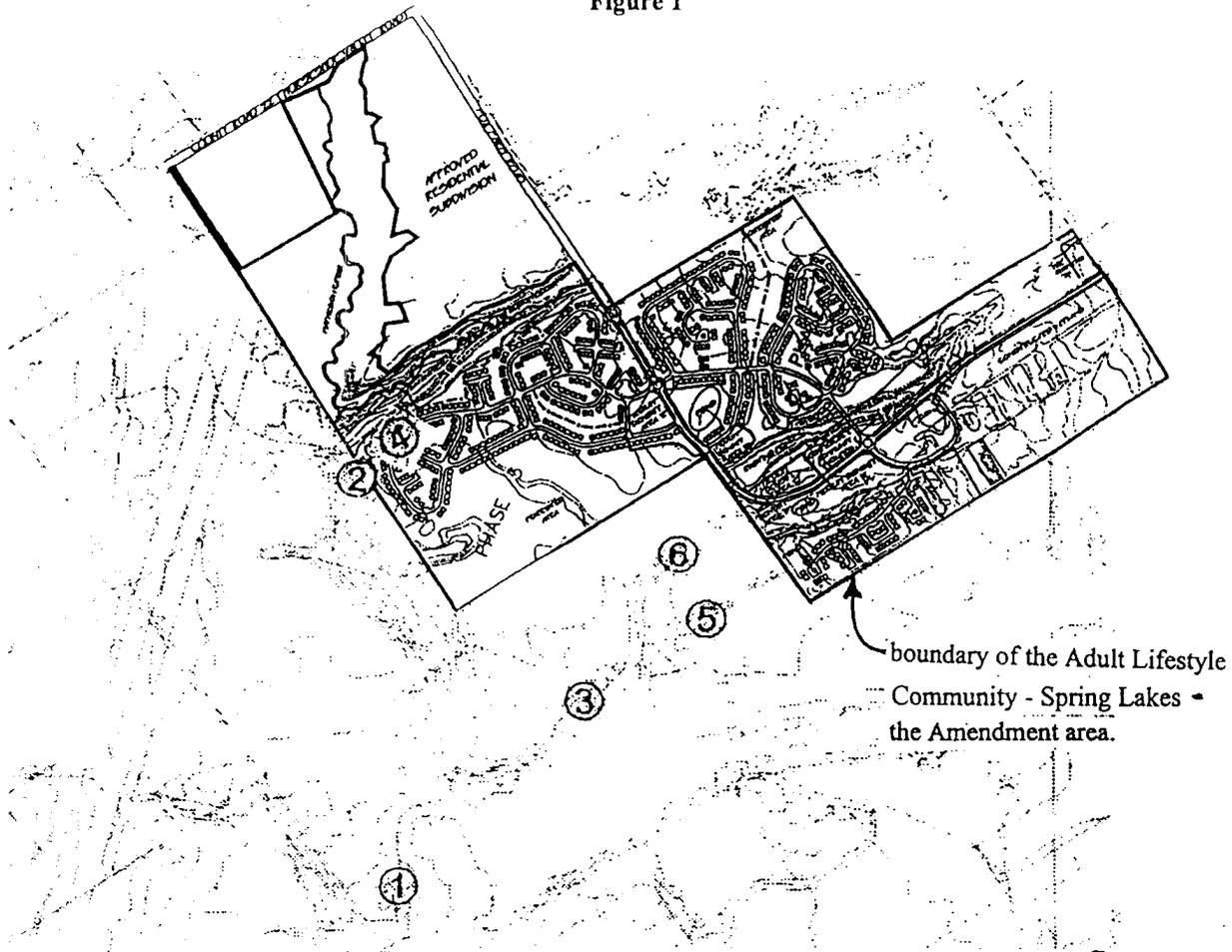


Figure 1: Adult Lifestyle Community Plan Area and BioMAP monitoring stations. ① denotes BioMAP station location.



10.3.5.2.2. Policies

- i) The Township of Springwater recognizes the environmental significance associated with the Amendment area in relation to Matheson Creek within the Willow Creek subwatershed. As such, it is the policy of Council to support the continued evaluation of the impacts of development on the natural environment by establishing an environmental monitoring program.

- ii) The Environmental Monitoring Program (EMP) will be established and undertaken by a governing agency and/or a qualified professional to the satisfaction of the Township of Springwater in consultation with the Nottawasaga Valley Conservation Authority (NVCA). The EMP shall primarily involve the monitoring of the aquatic environment and its interrelationship with the terrestrial environment. **[OPA No. 18]**

For the purposes of this Adult Lifestyle Community, the Environmental Monitoring Program shall be as follows:

- a) The EMP will be primarily based on the Biological Monitoring and Assessment Program of "BIOMAP" (1993), as prepared by the Ministry of Environment and Energy (Southwestern Region) and implemented by the NVCA. BIOMAP is a means of assessing the health of Matheson Creek and its tributaries based on the living community it supports. It measures stream health, which is a combination of water and habitat quality. Due to the inseparable link between stream health and the health of the adjoining terrestrial environment, this is an effective overall tool for measuring sensitive parts of the ecosystem. Two years of baseline data shall be collected prior to development.
- b) Long term stations will be established on Matheson Creek and its tributaries. A minimum of three (3) stations will be maintained through the life of the development of the Adult Lifestyle Community. The location of 6 stations shown on Figure 1 may vary somewhat to reflect any extenuating circumstances or may be rotated to allow appropriate sampling in areas where impairments are detected. The stations shall be established and all necessary agreements ratified between the Township and the developer prior to any grading on-site or to add stations upstream and downstream of the development site. **[OPA No. 18]**
- c) At each station, qualitative (number of different animals present) and quantitative (densities of animals) samples will be collected. Sampling will occur at a minimum of twice a year in the spring and fall. If the stream community differs significantly from the "expected" and that established as an acceptable benchmark based on parameters such as stream size and substrata type, then various mitigative measures will be employed. Mitigative measures shall include, but not be limited to:

- the establishment of increased development setbacks from watercourses;
 - the restoration of riparian areas adjacent to watercourses;
 - the reforestation of areas within the subwatershed;
 - the establishment of increased development setbacks from discharge areas;
 - the protection of additional forest cover; and
 - the implementation of improved storm water management techniques;
 - the termination of development activity until the quality and quantity of the stream community are acceptable to the Township of Springwater.
- d) The approximate location of six (6) monitoring stations have been identified on Figure 1. entitled “Adult Lifestyle Community - Spring Lakes and BIOMAP monitoring stations”. These monitoring locations relate to four (4) phases for future development as illustrated in Schedule A-13C – Phasing Plan. **[OPA No. 18]**

10.3.5.2.3. **Implementation**

For the purposes of this Amendment, the following implementation provisions shall apply:

- i) Council will enact a zoning by-law under Section 34 of the Planning Act consistent with the policies of this Official Plan amendment. With the exception of those lands generally shown as Phase 1 on Schedule “A-13-C” to this Amendment, the zoning by-law will also use the “holding provision” symbolized by the letter “h”, as provided for under Section 36 of the Act. **[OPA 18, Mod. 9]**
- ii) Council shall not remove the “holding zone provision” from Phases 2,3, and 4 unless satisfied that the development of Phase 1 has not decreased the quality of the environment to unacceptable levels in accordance with provincial and conservation authority criteria, based on the results of the Environmental Monitoring Program. The removal of the “holding provision” shall only occur upon consultation with the Nottawasaga Valley Conservation Authority and other governing regulatory agencies. **[OPA No. 18]**
- iii) Council will only remove the “holding provision” for Phase 2 after satisfactory monitoring results for the first Phase. Further, the “holding provision” shall not be removed from Phase 2 until 80% of the homes have been completed in Phase 1. Final approval for the

removal of the “holding provision” on Phase 3 will be dependent upon satisfactory monitoring results and shall only occur upon 80% of the homes being completed in Phase 2. Subsequently 90% of the homes of Phase 1 will have to be completed. Final approval for the removal of the “holding provision” on Phase 4 will be dependent upon satisfactory monitoring results and shall only occur upon 80% of the homes being completed in Phase 3. In addition, 90% of the homes of Phase 2 will have to be complete, as well as 100% completion of the homes in Phase 1.

- iv) The approximate location and geographic boundary of the four Phases for this Adult Lifestyle Community have been outlined on Schedule “A-13C” - Phasing Plan. **[OPA No. 18]**
- v) The reports prepared as part of the EMP shall be made available by the Township and the NVCA to interested groups and individuals and any variation of the EMP will require written confirmation from the Township of Springwater in consultation with the N.V.C.A.
- vi) The development agreements shall outline the developer’s responsibilities for maintaining certain securities in the development of the Environmental Monitoring Program. If the monitoring results indicate impairment to water and habitat quality, the remedial action will be undertaken immediately. The provisions and regulations of federal and provincial statutes, such as the Fisheries Act and the Conservation Authorities Act respectfully shall be enforced if significant environmental degradation occurs.
- vii) **[OPA 18, deleted by Mod. 12]**

10.3.6. **Adult Lifestyle Community – Open Space**

10.3.6.1. **Objectives**

- 10.3.6.1.1. To preserve and improve the natural features of the Township.
- 10.3.6.1.2. To maintain and enhance scenic vistas.
- 10.3.6.1.3. To conserve wooded lands and other distinctive topographical features.
- 10.3.6.1.4. To encourage the incorporation of a linked and integrated system of walkways and trails throughout the open spaces and elsewhere within the Amendment area.
- 10.3.6.1.5. To provide controlled access to adjacent Simcoe County forest lands in accordance with appropriate agreements made with Simcoe County

regarding access and egress and subject to ratification by the Township of Springwater. In addition, a 20 metre (minimum) wide buffer area around the perimeter of the Adult Lifestyle Community shall be established in order to buffer Adult Lifestyle Community uses from adjacent areas. This buffer area may be designated either Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands (if lands designated for this use about the perimeter or boundary of the Amendment area) or Adult Lifestyle Community - Open Space (if lands designated for this use about the perimeter or boundary of the Amendment area). The specific area to serve this buffer function will be defined in the zoning by-law.

10.3.6.1.6. To have regard for and maintain the Ganaraska Trail through the Amendment area.

10.3.6.2. **Permitted Uses**

The Adult Lifestyle Community - Open Space designation shall mean that the use of land in the areas so designated shall generally be for active and passive recreational and conservation uses within the Amendment area. This designation also includes lands which are to be included in park systems

Unless limited by the other provisions of this Amendment, the uses permitted on lands having an Adult Lifestyle Community - Open Space designation shall be forest management, fish habitat, wildlife habitat, or other environmental management, recreational uses, community access and private parks.

In addition to those uses listed above, buildings, structures and associated infrastructure related to water supply, storm water management, constructed wetlands and waste water treatment will also be permitted in land designated as Open Space. **[OPA No. 18, Mod. 2]**

10.3.6.3. **Policies**

- i) Trails/pathways and corridors within the Amendment area allow access to open spaces for community residents, encourage outdoor learning, preserve and protect natural features and provide safe recreational corridors.
- ii) A variety of recreational activities may be permitted on the trails/pathways and corridors including walking/hiking, cycling, cross country skiing, nature studies and education, jogging, and bird and nature watching.

- iii) The specific design and location of walkways, trails and pathways will be subject to site plan approval and established as a condition of development approval. A continuous parkland system will be developed through the integration of walkways, bicycle paths and linked trails and pathways within the Amendment area. As a condition of development approval, condominium association(s) will be required to facilitate and maintain walking trails and pathways.
- iv) Lands designated as Adult Lifestyle Community - Open Space shall be kept substantially free of buildings except for structures of a recreational nature or buildings complementary and accessory to a recreational activity. The scale, bulk and design of all buildings and structures in open space areas shall be compatible and in harmony with adjacent uses and the aesthetic quality of the natural landscape and environment.
- v) Access to open space areas shall be by means of pedestrian walkways and bicycle paths that minimize road crossings and link the open space areas into an integrated community - wide network.

10.3.7. **Adult Lifestyle Community – Residential Low Density [OPA No. 18]**

10.3.7.1. **Objectives**

- 10.3.7.1.1. To provide a high standard of community design and minimize any negative impacts on the natural environment.

When considering future residential development within the Amendment area, clustering or grouping of residential units on continuous local roads shall be the predominant form. Such clustering will accommodate residential development while respecting the natural environment of the area.

- 10.3.7.1.2. When considering future residential development within the Amendment area, clustering or grouping of residential units on continuous local roads shall be the predominant form. Such clustering will accommodate residential development while respecting the natural environment of the area

10.3.7.2. **Permitted Uses**

- i) Adult Lifestyle Community - Residential Low Density – Condominium Tenure
- ii) Adult Lifestyle Community – Condominium Tenure

- iii) Adult Lifestyle Community - Residential Low Density (linked) – Condominium Tenure

The Adult Lifestyle Community Residential Low Density designations for this Amendment area shall mean that the predominant use of land in areas so designated shall be for low density residential uses including single detached units, semi-detached and linked townhouse units.

Within the plans of condominium for lands designated as Adult Lifestyle Community Residential Low Density, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.7.3. Adult Lifestyle Community – Residential Low Density Policies – Single Detached Dwellings

- i) Dwelling units shall be one storey, single or semi-detached units of approximately 80 sq. metres to 170 sq. metres in ground floor area. In addition, a one car garage, two car garage or one car garage with/without a car-port shall be provided with each unit. The ground floor is intended to be the primary focus living area in detached and semi-detached dwellings. Dwellings are permitted to have a cellar for storage purposes only and its ceiling height shall be limited in the implementing zoning by-law so as to limit its use as habitable area. **[OPA No. 18]**
- ii) Within plans of condominium, each parcel of land accommodating a specific dwelling unit shall have direct frontage on an internal street. **[OPA No. 18]**
- iii) All areas proposed for Adult Lifestyle Community - Residential Low Density development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- iv) Of the maximum number of 800 dwelling units proposed within the Amendment area, Residential Low Density should represent approximately 50-55% of the total units in the community. **[OPA No. 18]**

10.3.7.4. Adult Lifestyle Community – Policies – Single Detached Dwellings **[deleted by OPA No. 18]**

10.3.7.5. Adult Lifestyle Community - Residential Low Density (linked) Policies – Townhouse Units

- i) Dwelling units shall be one storey linked townhouse units of approximately 115 square metres in ground floor area. In addition, a one or two-car or one-car garage with or without a car-port may be provided with each unit. Dwellings are permitted to have a cellar for storage purposes only. **[OPA No. 18]**
- ii) Within plans of condominium, all units shall have direct frontage on an internal street. Further, the minimum frontage of development parcels for individual townhouse dwellings shall be 5 metres.
- iii) A minimum of 60 square metres of landscaped outdoor amenity area (at grade) is to be provided per individual linked townhouse unit for the private usage of the residents of the unit.
- iv) All areas proposed for Adult Lifestyle Community - Residential Low Density (linked) development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- v) Of the 800 dwelling units proposed within the Amendment area, Residential Low Density (linked) should represent approximately 10-20% of the total units in the community. **[OPA No. 18]**

10.3.8. **Adult Lifestyle Community – Residential Medium Density (Apartments)**

10.3.8.1. **Objectives**

- 10.3.8.1.1. To provide a high standard of community design and minimize any negative impacts on the natural environment.

10.3.8.2. **Permitted Uses**

The Adult Lifestyle Community - Residential Medium Density (Apartments) designation for this Amendment area shall mean that the predominant use of land in areas so designated shall be for medium density residential units (condominium tenure) including apartments, retirement homes and nursing homes

Up to a maximum of 70% of the permitted number of apartment units may be substituted with retirement home and/or nursing home accommodation. Both retirement home and nursing home accommodation may incorporate single, semi and/or ward accommodation. Two “beds” of either retirement home or nursing home accommodation will be considered equivalent to one apartment unit for

establishing maximum “bed” numbers if other than apartment units are proposed to be provided within this land use designation.

Within the plans of condominium for lands designated as Adult Lifestyle Community-Residential Medium Density, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan

10.3.8.3. **Adult Lifestyle Community – Residential Medium Density (Apartments) Policies**

- i) Apartment Buildings shall be maximum three and a half storeys in height (excluding any proposed basement car parking features due to site topography). **[OPA No. 18]**
- ii) Within plans of condominium, all apartment buildings shall have direct frontage on an internal street.
- iii) **[deleted by OPA No. 18] [Figure 2 deleted by OPA No. 18]**
- iv) All areas proposed for Adult Lifestyle Community - Residential Medium Density (Apartments) development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- v) Of the 800 dwelling units proposed within the Amendment area, Residential Medium Density (Apartments) should represent approximately 25-40% of the total units in the community. **[OPA No. 18]**

10.3.9. **Adult Lifestyle Community – Community Commercial**

10.3.9.1. **Objective**

To provide for commercial land uses which typically provide goods and services to meet the needs of the residents of the Adult Lifestyle Community. The development of commercial land uses shall be provided with due regard for existing and proposed residential uses and the natural characteristics of the Amendment area.

10.3.9.2. **Permitted Uses**

The uses permitted in areas designated Adult Lifestyle Community - Community Commercial shall include such uses as a small scale convenience (food) store, insta-teller banking facility, pharmacy outlet, barber shop/beauty parlour and other personal service shops,

laundromat, gift shop, medical/dental offices, cafeteria or restaurant, administration and temporary sales office. The area designated for these potential uses is depicted in Schedule A-13A. **[OPA No. 18]**

Within the plans of condominium for lands designated as Adult Lifestyle Community - Community Commercial, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.9.3. **Adult Lifestyle Community – Community Commercial Policies**

Buildings accommodating community commercial uses shall be a maximum of two storeys in height.

Within plans of condominium, all community commercial land use areas shall have direct frontage on local roads. No direct access to frontage on an external municipal road will be permitted.

Community commercial uses should be grouped in a readily accessible location with adequate on-site parking to accommodate the residents of the Adult Lifestyle Community.

Community commercial uses should be well buffered and separated from any existing and proposed residential uses.

All areas proposed for Adult Lifestyle Community - Community Commercial development shall be serviced by means of a communal water system and a communal sewage system.

10.3.10. **Adult Lifestyle Community – Community Institutional and Recreation**

10.3.10.1. **Objective**

To provide community institutional and recreation land uses to meet the needs of the residents of the Adult Lifestyle Community. The development of these uses shall be provided with due regard for existing and proposed residential uses and the natural characteristics of the Amendment area. It is not intended that community institutional and recreation facilities serve the general public. These facilities are primarily for the use of the residents of the Adult Lifestyle Community.

10.3.10.2. **Permitted Uses**

- i) The uses permitted in areas designated Adult Lifestyle Community-Community Institutional and Recreation shall include

community institutional uses such as places of worship, government and support agency facilities, maintenance, utility and outdoor storage areas to provide for the needs of the residents of the community.

Specifically, an area (0.4 ha) will be designated on the approved site plan to accommodate fire and emergency service facilities with frontage on the Old Second South.

- ii) In addition, the uses permitted within the Adult Lifestyle Community Institutional and Recreation designation shall include both indoor and outdoor recreation uses. Indoor recreation uses include a community and recreation centre, multipurpose hall, meeting rooms, games and hobby areas, court sports (tennis, squash, racquetball, etc.), health and fitness facilities and a swimming pool.

Outdoor recreation uses include shuffleboard, tennis courts, bowling greens, a chipping green, a swimming pool, gardening, and croquet areas.

Within the plans of condominium for lands designated as Adult Lifestyle Community - Community Institutional and Recreation, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.10.3. **Adult Lifestyle Community – Community Institutional and Recreation Policies**

- i) Buildings accommodating community institutional and recreation uses shall be a maximum of two storeys in height.
- ii) Within plans of condominium, all community institutional and recreation uses areas shall have direct frontage on local roads, with the exception of fire and emergency service facilities (Section 10.2 i) above).
- iii) Community institutional and recreation uses should be grouped in readily accessible locations with adequate on-site parking to accommodate the residents of the Adult Lifestyle Community. Maintenance, utility and outdoor storage areas, fire and emergency service facilities will not require on-site parking for the residents of the community.

- iv) The indoor recreation area shall be developed in phases according to the following:

Phase	Minimum indoor recreation space to be provided as part of development phase*
Phase One	235 sq. metres
Phase Two	385 sq. metres
Phase Three	375 sq. metres
Phase Four	280 sq. metres
Total (minimum)	1265 sq. metres

*excludes area to accommodate indoor swimming pool and ancillary change areas, shower rooms etc.

With the completion of Phase Four of the Adult Lifestyle Community, it is the intent that a large enclosed space or sequence of spaces for community meetings, assemblies or gatherings be provided to accommodate at least 60% of the anticipated total community population (i.e., 950 persons in approximately 1070 sq. metres area). The remaining 195 sq metres of required indoor recreation space may accommodate games and hobby areas, etc.

- v) A minimum of 1 ha. of outdoor recreation space shall be provided on the site accommodating indoor recreation facilities. In addition adequate on-site parking shall be provided.
- vi) Community institutional and recreation areas should be well buffered and separated from any existing and proposed residential uses.
- vii) All areas proposed for Adult Lifestyle Community - Community Institutional and Recreation development shall be serviced by means of a communal water system and a communal sewage system with the exception of outdoor storage areas.

10.3.11. **Servicing Policies**

10.3.11.1. **Objectives**

- i) To identify viable and environmentally sound servicing alternatives in order to accommodate new development within the Amendment area.
- ii) To provide a communal water supply system within the Amendment area.

- iii) To ensure the operation of communal sewage systems including the deposition of their waste products in an economically efficient and environmentally sound manner.
- iv) To ensure that the quality and quantity of ground water and surface water will be maintained through effective and innovative stormwater management.

10.3.11.2. The development area has been designated in the absence of reports that demonstrate the ability of the site to sustain the level of development proposed in terms of water supply. The applicant has one year from the date of approval of this plan to demonstrate that the 800 unit development can be accommodated with a water supply that does not impact on existing and approved water users. In the event that the developer is not able to demonstrate the availability of a potable water supply of adequate volume in a sustainable manner for all water users in the area, the designation of the subject lands returns to the designation to which it was subject on the day before the approval of this amendment.

Prior to development of the subject lands, the owner agrees to execute such documents as may be necessary to irrevocably grant its consent to any action taken by the Township or other regulatory authority which might initiate the necessary application under the Planning Act to revert this land to its original designation if the development triggers are not met according to the time frames in this amendment.

10.3.11.3. **General Servicing Policies**

- i) Prior to development of any of the four (4) Phases as identified on Schedule "A-13C" - Phasing Plan, a Servicing Strategy shall be prepared for the proposed development area and approved by Council. This Servicing Strategy will be based on the servicing catchment area of the proposed development and the provision of one sewage treatment facility for the entire development. (Sections 10.2.8, 10.2.8.1, 10.2.8.2 and 10.2.8.3 of the Township of Springwater Official Plan shall also apply).
- ii) The Servicing Strategy shall address detailed design requirements, phasing and costs for the following:
 - a) Water supply and distribution
 - b) Sanitary Sewerage
 - c) Stormwater management; and
 - d) Other utilities (Section 10.2.4.6 of the Township of Springwater Official Plan shall also apply.)

The Servicing Strategy will require review and approval of the Township in consultation with the Nottawasaga Valley Conservation Authority, and the Ministry of the Environment. It is intended that a Master Servicing Plan comprehensively address water, sewage and storm water services for the entire development (Amendment area) prior to any phase of development proceeding.

- iii) Council shall enter into agreements with the developer as a condition to the approval whereby such internal and external services as may be deemed necessary by Council to service the proposed development shall be provided by the developer to specifications set from time to time by Council. Compliance with Section 10.2.4.1 of the Township's Official Plan is also required.
- iv) In the design of the water and sewer system extensions to serve the areas for development designated within the Amendment area, Council shall have regard for the Phasing as identified on Schedule "A-13C"- Phasing Plan when considering future extensions to servicing systems from Phase to Phase.
- v) Internal garbage collection within the Amendment area shall be private unless otherwise agreed to by Township and County Council. **[OPA 18, Mod. 3]**
- vi) The Township will be entering into responsibility agreements with the Ministry of the Environment for the water and sewer and stormwater facilities that are to be privately owned.

10.3.11.4. **Water Supply Policies**

- i) A private communal water supply system within the Amendment area shall be constructed by the developer.
- ii) Water storage tank(s) are to be constructed to ensure adequate future water pressure and fire flows within the Amendment area.
- iii) Prior to the development, the developer shall undertake the studies necessary to determine the most feasible method of supplying future development areas with water distribution facilities. Consideration shall be given to the phases identified on Schedule "**A-13C**" - Phasing Plan.
- iv) A wellhead protection zone should be established to the satisfaction of the Council of the Township. The preliminary hydrogeological investigation concluded that the native soils were

not sufficiently permeable to infiltrate all of the treated effluent which would be generated by the development. Consequently the installation of a series of sub-drains in the constructed wetland to promote infiltration was recommended. The sub-drains would transport the infiltrated water to the adjacent watercourses. The thermal implications of this process must be presented in more detail and this must necessarily involve consideration of comparative travel times throughout the year. The volumes of treated effluent which must be processed by this method must be substantiated.

- a) Provide information on the direction of the shallow groundwater flow and the movement of treated effluent;
- b) Establish a groundwater monitoring program to demonstrate the performance of the constructed wetland treatment system; and
- c) Provide a “Reasonable Use” assessment.

10.3.11.5. Community Sanitary Sewage Disposal Policies

- i) A Communal Sanitary Sewage Disposal System is to be constructed to accommodate future development, in accordance with the Master Servicing Strategy. A Servicing Strategy for each proposed phase of development shall be prepared by the developer and approved by Council. **[OPA No. 18]**
- ii) The Servicing Strategy will require review and approval of the Township in consultation with the Nottawasaga Valley Conservation Authority, and the Ministry of the Environment.
- iii) Communal sanitary sewage disposal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Township of Springwater and the Ministry of the Environment.
- iv) The policies of the Township of Springwater Official Plan Section 22, Wastewater Treatment Policies, specifically Sections 22.2.1 to 22.2.7 shall apply to the construction of communal sanitary sewage disposal system(s) within the Amendment area.
- v) Minimum effluent criteria for the sewage treatment system are to be met. These are as follows:

Parameter	Month Average Objective	Monthly Average Non-Compliance
BOD5	5mg/litre	10mt/litre

Parameter	Month Average Objective	Monthly Average Non-Compliance
Total Suspended Solids	5mg/litre	10mg/litre
Total Phosphorous	0.1mg/litre	0.3mg/litre
Ammonia		
Summer (<5°C)	1mg/litre	2mg/litre
Winter (>5°C)	4mg/litre	6mg/litre
E. coli	100/100ml	200/100ml
Dissolved Oxygen	>4mg.litre	>4mg/litre

The effluent criteria stipulated by the Ministry of the Environment must be met prior to discharge to the constructed wetland.

- vi) In accordance with the guidelines and requirements of the Ministry of the Environment, separation distances between future residential development and adjacent properties and the proposed sewage treatment facilities shall be provided prior to the approval of any development.
- vii) A hydrogeological investigation demonstrating the environmental efficiency of the sewage treatment system shall be prepared to the satisfaction of Council of the Township in consultation with the Ministry of the Environment. The investigation be completed prior to development of the site and shall:
 - a) Demonstrate how the discharge to the constructed wetland “will improve the base flows in the creek and south tributary and minimize thermal impact on Matheson Creek”; **[OPA 18, Mod. 4]**
 - b) Provide information on the direction of the constructed wetland flow and the movement of treated effluent; **[OPA No. 18, Mod. 4]**
 - c) Establish a groundwater monitoring program to demonstrate the performance of the constructed wetland treatment system; and
 - d) Provide a “Reasonable Use” assessment.

10.3.11.6. **Stormwater Management Policies [OPA 18, Mod. 6]**

- i) All plans of condominium shall be accompanied by a Stormwater Management Plan (SWM Plan) prepared by a professional engineer. The SWM shall fulfill the following:
 - a) identify all of the drainage area affected by the development;

- b) indicate the methods of draining individual parcels, lots or blocks;
 - c) identify the methods of controlling on-site and in-stream erosion and sedimentation during and after construction;
 - d) identify the methods of minimizing the impacts on water quality and quantity as it relates to fish, fish habitat, wetland areas, and overall stream health.
- ii) Methods of Stormwater Management will be designed to preserve and enhance the hydrologic balance, minimize the need for on-site and downstream remedial work, and have no negative impact on any provincially significant wetlands, fish habitat, and other wetlands, streams and riparian zones. All storm drainage works should be consistent with state-of-the-art stormwater management and should consider the following guidelines:
 - a) the Stormwater Management Planning and Design Manual by the Ministry of the Environment, March 2003, or its successor; and
 - b) the final report titled “An Evaluation of Roadside Ditches and Other Related Stormwater Management Practices”, prepared for the Metro Toronto and Region Conservation Authority (April 1997). **[OPA 18, Mod. 5]**
- iii) If required, stormwater management facilities should, wherever possible, be located adjacent to areas of open space or parkland. In addition, the placement of stormwater management facilities shall, unless otherwise authorized, adhere to the following locational criteria: **[OPA No. 18]**
 - a) above the defined top-of-bank;
 - b) outside the designated erosion and access and slope stability setback;
 - c) outside the development setback from watercourses; and
 - d) outside environmentally significant areas and lands designated Natural Heritage (EP).
- iv) Stormwater management will be addressed through the following means: **[OPA No. 18]**
 - a) Preliminary Stormwater Management Reports, in conformity with the approved Stormwater Management Strategy (a part of the Servicing Strategy), shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies; and

- b) Detailed Stormwater Management Reports, in conformity with the Preliminary Stormwater Management Reports, shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to final approval and registration of any plan of condominium.

- v) Development shall be contingent upon the provision of methods of handling stormwater within the development in a manner that will ensure that the rate of run-off will not exceed predevelopment levels and volumetric controls will be applied.

- vi) Stormwater management planning shall take into account the necessity for control of the quality and quantity of runoff, so that damage to habitats is avoided, in accordance with the policies of this Amendment and in consideration of the following criteria:
 - a) The retention of existing tree cover or natural vegetation and the provision of significant grassed or natural areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. Clearing for roads and grading to the house envelope shall be limited to encourage natural tree cover and vegetation.
 - b) Lot levels and swales on parcels or lots shall be controlled to achieve, where possible, 1% grades to promote infiltration.
 - c) Shallow, grassed swales for roadside drainage shall be utilized to reduce runoff and lessen erosion.
 - d) Existing drainage patterns shall be maintained.
 - e) Existing cold water streams will be managed and protected from extended duration flows and thermal impacts. **[OPA No. 18]**
 - f) Source controls will be fully utilized.
 - g) Comprehensive erosion sediment control plans shall be developed for all phases of construction.

- vii) Appropriate storm drainage facilities shall be installed and maintained to serve development within the Amendment area. Detailed Storm Water Management Reports will include a comprehensive maintenance plan.

10.3.12. **Transportation Policies**

10.3.12.1. **Objectives**

It is the objective of this Amendment to provide, with a minimum of negative economic, environmental and social impacts, an integrated road network that offers the safest and most efficient flow of traffic within and through the Amendment area, in a manner that is compatible with the existing and proposed transportation systems,

10.3.12.2. **Transportation Policies**

- i) Collector road alignments reflected on Schedule “**A-13A**” - Land Use and Roads Plan are approximate. Minor variations in the location of intersections, in road right-of-ways widths and sight triangles, or in the alignments of any new facilities may be permitted without amendment to the Official Plan provided: **[OPA No. 18]**
 - a) Other provisions of this Amendment are complied with; and,
 - b) Detailed engineering, planning, environmental, and other studies have been carried out which document to the satisfaction of the Authority having jurisdiction, the rationale for making the variations.
- ii) Prior to any development taking place, a traffic impact study for the proposed development shall be undertaken by the proponent for review by the Ministry of Transportation in accordance with the M.T.O. guideline outlining the requirements for submission of such a traffic impact study. The study shall identify the impact the development will have on the Highway 400 and Horseshoe Valley Road interchange. Findings and recommendations of various studies will be considered by Council of the Township and implemented to the satisfaction of Council. **[OPA No. 18]**
- iii) All new roads being developed and all existing roads being reconstructed shall be in accordance with Township of Springwater standards, with the exception of condominium roadways.
- iv) A future turning circle at the southern extremity of Fox Farm Road will be planned, developed and dedicated to the Township through the development approval process. In addition, the development will provide for the provision of a network of local condominium roads, walkways and paths throughout the development areas in order to improve the interconnections and linkages within the Adult Lifestyle Community. **[OPA No. 18]**

- v) County access to its reforestation lands can be provided as part of site plan approval.

Agreement(s) are to be entered into and easements to be registered on title to provide for access to County forest lands across the Amendment area by the County of Simcoe. **[OPA No.18]**

- vi) The Township of Springwater, as a condition of development or redevelopment, may require lands for the purposes of road widening (specified elsewhere in this Amendment), to be dedicated to the appropriate authority having jurisdiction. Additional lands in excess of the typical rights-of-way widths may also be required to be conveyed for works related to but not limited to, pavement, intersection, sight triangle, drainage and buffering improvements.
- vii) Access to roads shall not be permitted where a traffic hazard would be created due to inappropriate sight distances, curves or grades.
- viii) Roads proposed to cross watercourses shall require the approval of the Township, the Nottawasaga Valley Conservation Authority, Ministry of Natural Resources and any other authority having jurisdiction prior to the commencement of any construction.
- ix) New municipal roads and additional rights-of-way required to improve the transportation network shall normally be acquired as a condition of the approval of plans of subdivision and plans of condominium, site plans and consents.
- x) In order to minimize any adverse impacts on the natural environment, the Township of Springwater shall consult, when appropriate, with the Ministry of the Environment, the Ministry of Natural Resources, the County of Simcoe and the Nottawasaga Valley Conservation or any other concerned public agency in the final definition of any road alignments.
- xi) Although roads are shown on Schedule "A-13A" - Land Use and Roads Plan which are not under the jurisdiction of the Municipality, this Plan does not imply that the Township of Springwater is assuming the authority for such roads. **[OPA No. 18]**
- xii) Approval under the Environmental Assessment Act may be required for road construction.

10.3.12.3. **Infrastructure Requirements**

- i) New infrastructure and improvements are required in accordance with the following:

Phase One

Prior to Building Permits being issued for Phase One, the County will require a detailed Traffic Impact Study to address the intersections of County Road 22 at Fox Farm Road and Old Second Road South, to determine the extent of improvements required. Any costs related to road improvements required are to be borne by the developer. The developer may also be required to enter into financial agreements with the County of Simcoe for the required road improvements. The intersection of County Road 22 (Horseshoe Valley Road) and Fox Farm Road must be fully upgraded, including the installation of traffic signals, and improvements are to be made to County Road 22 to ensure a safe approach and adequate sight distances at the intersection, to the satisfaction of the Township of Springwater and the County of Simcoe. Fox Farm Road must be improved or built to municipal standards for its entire length from County Road 22 to the Old Second Road South. A turning circle is to be constructed at the intersection of the road and the proponent's lands (located on the proponent's lands), and the road will then continue through the development as a private collector road with or without gates at either end. The Old Second Road South must be upgraded to municipal standards for a distance of 150 metres to the north and south of the intersection of the Old Second Road South and the private collector road. Municipal access over the private collector road is to be available at any time, and **[OPA No. 18]**

Also, prior to Building Permits being issued for Phase One, the required intersection improvements of County Road 22 (Horseshoe Valley Road) and the Old Second Road South shall be constructed to the satisfaction of the Township of Springwater and the County of Simcoe.

Phase Two

Prior to Building Permits being issued for Phase Two, the Old Second Road South shall be upgraded from the intersection with the private collector road section of Fox Farm Road, north to the intersection with County Road 22 (Horseshoe Valley Road) to the satisfaction of the Township and County of Simcoe. Intersection

improvements shall be constructed to the satisfaction of the Township of Springwater and the County of Simcoe. **[OPA No. 18]**

Phase Three

Prior to Building Permits being issued for Phase Three, the Old Second Road South shall be upgraded, from the intersection with the private section of Fox Farm Road (the private collector road) south to Forbes Road (if not already completed by others, in which case pro rata contributions may be assessed to this development) to the satisfaction of the Township and the County of Simcoe. Or, alternatively, securities may be placed with the municipality for the value of this work, to the satisfaction of the Township of Springwater and the County of Simcoe. **[OPA No. 18]**

10.3.12.4. Condominium Roadways

Internal road access for future development is proposed through condominium roadways. The primary function of condominium roadways is to link abutting development with the private collector road through the Amendment area. **[OPA No. 18]**

- i) There shall be allowances for two way roadways in proposed condominium blocks as generally outlined in the approved site plan. These allowances could accommodate sidewalks or bicycle lanes which are to be considered at the time of the approval of site plans. **[OPA No. 18]**
- ii) The sight triangles where condominium roadways intersect shall be 5.0 metres.
- iii) The ultimate pavement width shall be 8 metres for two way roadways, subject to the Township being satisfied that adequate snow removal and storage can be accommodated. This determination shall be made during the review of site plans for residential, commercial, institutional and recreational development. In addition, adequate parking on-street or as otherwise provided, is necessary.
- iv) Condominium roadways shall be designed to discourage through traffic by a low speed design that incorporates road patterns such as loops and crescents and other appropriate design details. A minimum number of cul de sacs may be permitted but generally “dead end” roadways will be discouraged. One way streets will be permitted.

- v) When designing condominium roads, consideration should be given to innovative stormwater management techniques such as roadside swales or infiltration facilities to help maintain the natural water balance of the area.

10.3.12.5. **Pedestrian Policies**

The following policies apply to walking trails and pathways sited, and developed through the development process.

- i) The Township of Springwater shall encourage the development of a continuous walking trail/pathway system that links various development areas and features within the Amendment area.
- ii) The exact location of the walking trails/pathways shall be established through the development approval process.
- iii) Consideration should be given to the following in designing and developing walking trails/pathways:
 - a) grade separations at appropriate points in the roadway system;
 - b) design measures such as signage;
 - c) additional road rights-of-way widths.
- iv) Consideration shall be given to requiring walking trails/pathways as part of any development to provide access to existing and/or proposed land uses within the Amendment area and to ensure continued linkage of such walking trails/pathways from one development area to another.

10.3.13. **Phasing and Monitoring Review and Amendment**

10.3.13.1. **Phasing and Monitoring Policies**

- i) Development permitted by this Amendment shall only proceed when the water supply and distribution facilities, storm drainage facilities and communal sewage disposal system(s) required by this Amendment are available in sufficient capacity to serve the proposed development and when the environmental monitoring policies of Section 5.2 have been fulfilled.
- ii) Four (4) Phases of future development throughout the Amendment area have been identified on Schedule "A-13C". **[OPA No. 18]**

- iii) Phase 1 includes the community commercial, community institutional and recreation uses but the timing of development of these lands depends on the needs of the community subject to the provisions of Section 10.3.10.3. Notwithstanding this flexibility, it is anticipated that the community amenity areas (such as outdoor recreation facilities) will be developed in the early phases of future growth.
- iv) It is anticipated that the Servicing Strategy required for each phase of development, prior to approval of a plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.
- v) It is anticipated that the Servicing Strategy required for each phase of development, prior to approval of a plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.
- vi) It is intended that the Amendment area be used to accommodate a self-contained Adult Lifestyle Community with a maximum of 800 dwelling units. The community shall be marketed and developed as an Adult Lifestyle Community.

Further, the zoning by-law(s) implementing this Amendment will ensure that all common areas and facilities will be designed and planned to accommodate adult activities and recreational interests.

This Amendment is based on the assumption that there will be a maximum of two persons per unit. As development proceeds, the Township will monitor the numbers of persons per unit within the existing development to ensure that servicing (water and sewer) capacity is adequate. No subsequent phase of development may proceed unless it is demonstrated to the satisfaction of the Township that the servicing capacity will be adequate for future development.

Any Condominium Agreements and Offers of Purchase and Sale shall characterize the nature of the development as an “Adult Lifestyle Community” and state that residential occupancy is intended for a maximum of two full-time residents per unit.

Any offers of Purchase and Sale shall characterize the nature of the development as an “Adult Lifestyle Community” and state that residential occupancy is intended for a maximum of two full-time residents per unit. **[OPA No. 18]**

Further, in recognition of the school boards' responsibilities, if monitoring indicates that there are a significant number of school age children living within this Adult Lifestyle Community, Council will not permit any subsequent phases of development to proceed and the removal of the "Holding Zone Provision" will be withheld. No further development will be approved.

- vii) In addition to and in accordance with Section 10.2.13 of the Township's Official Plan, Council shall review the Adult Lifestyle Community - Spring Lakes on an annual basis to ascertain whether approved development has become inactive, dormant or abandoned. In undertaking this monitoring activity, Council shall have regard to Schedule A-13C – Phasing Plan", in addition to overall residential development type percentages outlined in Sections 10.3.7.3, 10.3.7.5 and 10.3.8.3. If the rate of development falls below 30 housing units per year, on average, over a five year period, Council will address amending the Official Plan for the Township by reconsidering land use designated and associated phasing. Phase(s) may be reduced in size to more reasonably reflect expectations for future development and land use designations may be changed in response to lower rates of development. **[OPA No. 18]**

10.3.13.2. **Amendment Policies**

In addition to amendments initiated by Council in accordance with the above noted provisions, Council shall consider requests for amendment to the Official Plan in accordance with the relevant policies and criteria for the particular use or issue affected. In considering the merits of an amendment to the land use designations shown on Schedule "A-13A" or to the policies or other provisions of this Amendment, Council shall have regard for the following: **[OPA No. 18]**

- i) The need for the proposed change in use;
- ii) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- iii) The physical suitability of the land for such proposed use;
- iv) The location of the areas under consideration with respect to:
 - a) The adequacy of the existing and proposed roadway system in relation to the development of such proposed areas;

- b) The convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; and,
 - c) The adequacy of all applicable municipal services in view of the policies contained in this Amendment, and in accordance with technical reports or recommendations which the Council shall request from the Ministry of the Environment, the County of Simcoe and any other appropriate authority deemed advisable.
- v) The compatibility of such proposed use with uses in the surrounding area.
 - vi) The potential effect of the proposed use on the financial position of the Township;
 - vii) The effect of the proposed use on the population level and the social character of the Adult Lifestyle Community;
 - viii) The potential effect the proposed amendment may have on the environmental significance of the area.
 - ix) Compliance with the County Official Plan and the Provincial Policy Statement; and
 - x) Other matters considered appropriate by the municipality or approval authority.

10.3.14. **Development Policies**

10.3.14.1. **General Policies**

- i) It is the policy of this Amendment to ensure environmentally sound and orderly growth in the Amendment area by establishing development policies under which the development of lands, buildings and structures should properly proceed. These policies apply to all development within the Amendment area as outlined in Schedule "A-13A". **[OPA No. 18]**
- ii) The boundaries of the developable areas shown on Schedule "A-13A" are approximate. Where the general intent of this Amendment is maintained as determined by the Township of Springwater, minor adjustments to such boundaries will not require amendments to the Official Plan, as determined by the Township of Springwater. **[OPA No. 18]**

- iii) All development (with the exception of the fire and emergency service facilities) shall be setback a minimum of 20 metres from external boundaries. This 20 metre buffer area shall be landscaped and graded in accordance with approved site plans.
- iv) Council of the Township of Springwater recognizes that a number of areas within the Official Plan Amendment area may have high archeological potential due to the close proximity of other known significant archaeological sites and favourable physiographical features such as the Matheson Creek and its tributaries within the amendment area. Council will, therefore, as part of any further development application (Draft Plan of Subdivision or Condominium Plan, Zoning Amendment, Removal of the “Holding Zone Provision” from any subsequent phase of development, site plan control application or other) require that an Archeological Heritage Impact Assessment be undertaken. Significant archeological sites and resources that may be identified will either be preserved on site or carefully removed and documented by a licensed archeologist. Any archeological impact assessments conducted are to be prepared and approved in accordance with the guidelines and requirements of the Ministry of Citizenship, Culture and Recreation (MCZCR). A copy of the assessment and any further reports shall be submitted to the County of Simcoe.
- v) It is the policy of the Nottawasaga Valley Conservation Authority (NVCA) to encourage the acquisition of lands for conservation purposes in the vicinity of Matheson Creek. On this basis, lands located north of the top of bank along the northern tributary of Matheson Creek shall be conveyed to the NVCA for conservation purposes and public access. In addition, the lands designated “Natural Heritage” in the western part of the plan Area will be subject to conservation easements or restrictive covenants in favour of the NVCA, under the Conservation Land Act.

10.3.15. **Implementation**

10.3.15.1. **General Policies**

This Amendment will be implemented in accordance with the provisions of the Planning Act, Municipal Act, Fisheries Act and other provincial and federal legislation that may affect planning and development with the Amendment area.

This Amendment will be implemented through a by-law passed under Section 34 of the Planning Act and a Site Plan Control Agreement

passed under Section 41 of the Planning Act, R.S.O. 1990, c.P13, as amended. **[OPA No. 18, Mod. 7]**

Township Council will enact a zoning by-law under Section 34 of the Planning Act consistent with the policies of this Official Plan Amendment. Zoning by-law approval by Council will be based upon the satisfactory preparation, acceptance and approval by the Township Council of the master site plan (used as the basis of Schedule "A-13A)". Further, with the exception of those lands generally shown as Phase 1 on Schedule "A-13C" to this amendment, the zoning by-law will also use the "holding zone provision" as symbolized by the letter "h" as provided for under Section 36 of the Planning Act. Council shall not remove the "holding zone provision" from subsequent Phases 2, 3 and 4 until it is satisfied that the development of Phase 1 has satisfactorily complied with the various monitoring criteria and processes outlined and described in this Official Plan Amendment. Similarly, each phase has an approved site plan and the removal of the "holding zone provision" from Phase 2 and subsequent phases shall not occur until each phase has an approved site plan and monitoring has been completed with the results being satisfactory and acceptable to Township Council. **[OPA No. 18, Mod. 7]**

- 10.3.15.2. A number of road improvements identified and required in Section 10.3.12 of this Plan have already been completed by 1522491 Ontario Inc., the developer of the Pine Hill Subdivision Plan 51M-793, located On Part of Lots 1 and 2, Concession 3, in the Township of Springwater.

Prior to any final approval for a Site Plan, Plan of Subdivision or a Condominium Plan being granted for the Adult Lifestyle Community of Spring Lakes, the Township shall require the developer to provide evidence that it has entered into a Cost Sharing Agreement with 1522491 Ontario Inc. and that it has reimbursed 1522491 Ontario Inc. for its proportionate share of the road improvements completed by 1522491 Ontario Inc. for the upgrade of Fox Farm Road between and including its intersections with Maltman Court and Horseshoe Valley Road. **[OPA 18, Mod. 10]**

10.3.16. **Public Information/Public Meetings**

10.3.16.1. **Public Information**

In order to adequately inform the general public as to the policies and proposals contained herein, Council shall upon receiving approval of this Amendment, reproduce this Amendment and make it available to the public.

10.3.16.2. **Public Meetings**

Council shall actively seek the view and participation of the public prior to making any decisions regarding the amendment or review of the Official Plan as it relates to this Amendment area, the enactment or amendment of Zoning By-laws, the removal of “holding zone provisions” and shall hold public meetings for this purpose.

Notice of Public Meetings shall be given in accordance with the requirements of The Planning Act.

Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which facilitates the following:

- i) Changes the number of sections or the order of sections in this Amendment but does not add or delete sections;
- ii) Consolidates previously approved Official Plan Amendments in the new document without altering any approved policies or maps; and/or;
- iii) Corrects grammatical or typographical errors in the Amendment which do not affect the intent of affect the policies or schedules.

10.3.17. **Interpretation**

10.3.17.1. **General Policies**

The provisions of the Official Plan for the Township of Springwater, as amended from time to time, particularly regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment. In addition, the provisions set forth in this Amendment regarding the interpretation of the Adult Lifestyle Community - Spring Lakes Amendment shall apply in regard to this Amendment. In the event of any conflict between this Amendment and any previously approved Official Plan, this Amendment shall govern.

10.3.17.2. **External Boundaries**

The outer limit of the area subject to this Amendment is shown on Schedule “A-13A” and is fixed and inflexible and can be changed only by an amendment to this Plan.

10.3.17.3. **Internal Boundaries**

It is intended that the internal boundaries between designations within this Amendment as shown on Schedule “A-13A” shall be considered as

general only, except in the case of property boundaries, lot lines, topographic features and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to the Official Plan subject to acceptance by the Township of Springwater. Other than such minor adjustments, no areas or zones, except as provided in this Amendment, shall be created that do not conform with this Amendment. **[OPA No. 18]**

It is recognized that the boundaries of the “Natural Heritage (Environmental Protection) - Category 1 lands” on Schedule “A-13A” to this Plan may be imprecise and subject to minor changes. The Township of Springwater shall determine the extent of these environmental areas on a site-by-site basis when considering development proposals, in consultation with the Nottawasaga Valley Conservation Authority. Any refinement of the “Natural Heritage (Environmental Protection) - Category 1 lands” designation may be permitted without necessitating an amendment to the Official Plan provided written approval is obtained from the Nottawasaga Valley Conservation Authority and accepted by the Township for interpretation purposes. **[OPA No. 18]**

10.3.17.4. **Schematic or Symbolic Designations**

The designations of proposed open space locations are intended to represent a general schematic location only, and are not indicative of a specific size, shape or location of the area. Nevertheless, where open space locations are shown in close proximity, it is intended that they will be planned for adjoining lands where certain open space and recreation facilities may be provided and utilized in common.

10.3.17.5. **Road Locations**

The collector road locations as indicated in Schedule “A-13C” shall be considered as approximate only. Changes to this Amendment therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Amendment is maintained. **[OPA No. 18, Mod. 9]**

10.3.17.6. **Uses**

Except where stated restrictively, the permitted uses identified for each land use designation are intended to illustrate the range of activities in that designation and allow for uses which, in the opinion of the Council, are similar in all relevant particulars to named uses.

Wherever a use is permitted, it is intended that uses, building or structures normally incidental, accessory and essential to that use shall also be permitted.

Specific uses and related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

10.3.17.7. **Numerical Provisions**

Minor variations in the required width of rights-of-way for the road classifications according to Section 10.3.12 and Section 12 of this Amendment including the required dimensions of sight triangles, may be permitted without amendment to the Official Plan provided: **[OPA No. 18]**

- i) All other provisions of the Amendment are complied with; and,
- ii) Detailed engineering, planning, environmental and other studies have been carried out which document the rationale for making the variations, to the satisfaction of the authority having jurisdiction.