

## 3.2 REGIONAL GREENLANDS SYSTEM

3.2.3 That *development* and *site alteration* be prohibited within the Regional Greenlands System.

3.2.4 That *development* and *site alteration* applications within 120 metres of the Regional Greenlands System shall be accompanied by an *environmental impact study*.

The requirement for, content and scope of the *environmental impact study* will be determined through the pre-consultation meeting. The *environmental impact study* shall also address any requirements of the local municipality and all applicable Provincial plans.

3.2.5 That notwithstanding policy 3.2.3, within the Regional Greenlands System, some uses may be permitted subject to meeting requirements of the applicable Provincial plans such as:

- a. Legally existing or permitted land uses, that conform with in-force local official plans, zoning by-laws and *Ministerial Zoning Orders*, at the time the Plan is approved, may be permitted to continue to the extent provided for in local official plans, zoning by-laws and *Ministerial Zoning Orders*;
- b. New buildings or structures and the full range of uses for existing and new *agricultural, agricultural-related* and *on-farm diversified uses* and *normal farm practices*, subject to Section 3.4 of the Plan, are permitted;
- c. *Passive recreational uses*, such as trails in accordance with an approved *environmental impact study* which demonstrates that they can be constructed without negative impact;
- d. New *infrastructure* required to service the community including water and wastewater systems, stormwater management systems/facilities and streets if:
  - i. no other reasonable alternative location exists and if an approved *environmental impact study* demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the relevant Provincial plan, where applicable; or
  - ii. authorized through an *Environmental Assessment*;
- e. *Urban agriculture*, recreational and parkland uses on rural lands within the linear river valleys identified in policy 5.3.7, which may include serviced playing field and golf courses. The location, range and types of parkland and recreational uses permitted will be determined by the local municipality through its official plan and/or *secondary plans*.

3.2.6 That *infrastructure* planning, design and construction be sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. *Infrastructure* within the system should avoid *key natural heritage features* and *key hydrologic features* where possible and shall be subject to the policies of applicable Provincial plans, including providing *passive recreational* amenities and environmental restoration where appropriate.

3.2.7 That where lands within the Regional Greenlands System are held in private ownership, nothing in the Plan requires that these lands be free and available for public use. Similarly, there is no obligation for a public agency to purchase lands identified as part of the Regional Greenlands System.

3.2.8 To work with local municipalities, conservation authorities and trail organizations on initiatives that contribute to, or complement, the creation of a regional trails network and where appropriate, include pedestrian accessible green spaces, *passive recreational uses* and connections to the Regional Cycling network shown on *Maps 9A* and *9B*.

3.2.9 Notwithstanding any policies to the contrary, active parkland and recreational uses are permitted within the lands identified as subject to this site-specific policy on Map 1A, which may include serviced playing fields and golf courses. The location, range and type of parkland uses permitted in the Rural Area will be determined by the local municipality through its official plan and/or approval of site-specific development applications. Golf course use and reconfigurations by Angus Glen Golf Courses is permitted within the Bruce Creek Greenbelt lands in the City of Markham.

## 5.3 RURAL AREA

**5.3.3** That *major recreational uses*, such as golf courses and outdoor playing fields, or expansion to these uses, may be permitted in the *Rural Area* subject to an amendment to the local official plan and/or zoning by-law as required, where the following provisions are met to the satisfaction of York Region and local municipality:

- a. The size of the use is appropriate for the area and will not further fragment the *Rural Area*;
- b. The proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas subject to an *Agricultural Impact Assessment*;
- c. To maintain, restore or enhance the amount of natural self-sustaining vegetation on the site and improve connections between *key natural heritage features* and *key hydrologic features* through submission of an *environmental impact study*;
- d. There is an integrated pesticide and fertilizer management plan that minimizes or excludes applications;
- e. Ensure adequate water quality and quantity through submission of water conservation, wastewater and stormwater management plans;
- f. The provisions of the Provincial plans are met, where applicable; and
- g. Notwithstanding Policy 5.3.2 a), small-scale structures for recreational uses (such as boardwalks, footbridges, fences, and docks) may be permitted within *key natural heritage features* and *key hydrologic features* subject to the provisions of the Regional Greenlands System in Chapter 3 and shall be limited in number to minimize *negative impacts* on these features.

**5.3.4** Special Provisions for the lands municipally known as 11333 Dufferin Street, 11641 Dufferin Street and 11490 Bathurst Street. Notwithstanding the policies of this Plan, the lands described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PL LT 30 Con 2 Vaughan PTS 1-8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan, 11641 Dufferin St and 11490 Bathurst St and Part 2 Plan 65R-31874. the lands are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.

**5.3.5** That rural lands within the linear river valleys of the Greenbelt Protected Countryside shown on *Map 1C*, that are surrounded by the urbanizing *Designated Greenfield Areas* of Vaughan and Markham, per *Map 1B*, shall be identified in local official plans and protected for natural heritage restoration and *urban agriculture*.

**5.3.6** That, notwithstanding policy 5.3.2, permitted uses within the rural lands identified in policy 5.3.5 are limited to the following:

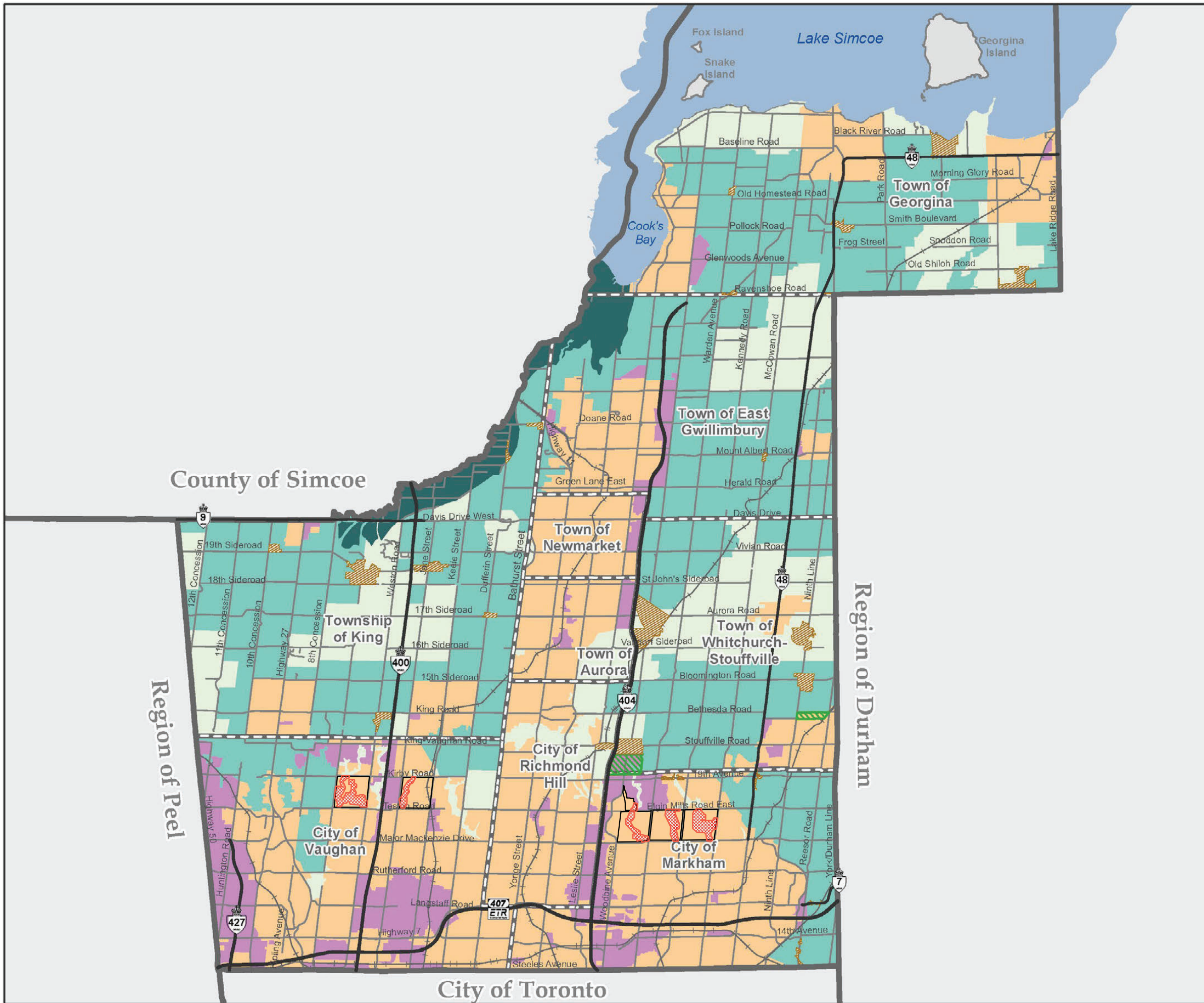
- a. *Passive recreation*;
- b. Environmental management, restoration, and enhancement; and
- c. Compatible urban *agricultural uses*;
- d. Recreational and parklands in accordance with the Greenbelt Plan and local municipal *secondary plans* on the basis of appropriate technical studies and natural systems planning.

**5.3.7** Notwithstanding any policies to the contrary, active parkland and recreational uses are permitted within the lands identified as subject to this site-specific policy on Map 1A, which may include serviced playing fields and golf courses. The location, range and type of parkland uses permitted in the Rural Area will be determined by the local municipality through its official plan and/or approval of site-specific development applications. Golf course use and reconfigurations by Angus Glen Golf Courses is permitted within the Bruce Creek Greenbelt lands in the City of Markham.



# MAP 1A

## LAND USE DESIGNATIONS



### Urban System

- Community Area
- Employment Area

### Agricultural System

- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

### Provincial Highways

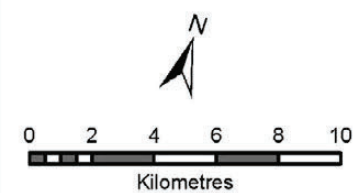
- Existing

### Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary
- Area within ORMCP conditional upon amendments to Ontario Regulation 140/02<sup>1</sup>

<sup>1</sup>Urban designations are conditional upon amendments to the ORM designations prior to adoption of the ROP.

- Lands Subject to Policy 3.2.9 and 5.3.7



Produced by: The Regional Municipality of York  
 Planning and Economic Development Branch, Corporate Services Department, 2022  
 Data: The Regional Municipality of York, The Regional Municipalities of Durham and Peel,  
 County of Simcoe, City of Toronto  
 Queen's Printer for Ontario 2003-2022. Includes Greenbelt and Oak Ridges Moraine  
 Boundaries and Water Features  
 Based on best available data and may contain minor errors or omissions.