

**Provincial Plan Policy – Conformity Analysis for Amendment No. 24 to the
City of Markham Official Plan
Berczy Glen Secondary Plan**

Preamble

Policies included in this Table only reflect the policies applicable to this Secondary Plan and do not include policies already addressed by the City of Markham Official Plan, 2014 and/or the York Region Official Plan, 2010, or those that are not applicable.

Section/ Policy	Section Title/ Policy Outline	Regional Staff Comments on OPA Conformity
Provincial Policy Statement, 2014		
1.0	Building Strong Healthy Communities	
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.1 a) - h)	<p>Policies of this section promote healthy, livable and safe communities through:</p> <ul style="list-style-type: none"> - Efficient development and land use patterns; - Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other use, avoiding development and land use patterns which may cause environmental or public health and safety concerns; - Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; - Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society; - Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution 	<p>The Berczy Glen Secondary Plan (BGSP) Area is located within the ‘Urban Area’ of the York Region Official Plan (ROP) and the City of Markham Official Plan, 2014 (MOP, 2014). The Secondary Plan provides specific policies guiding future development in the Secondary Plan Area.</p> <p>These policies are designed to achieve a planned compact community which includes the following:</p> <ul style="list-style-type: none"> - Healthy neighbourhoods with diverse housing types, a range of parks and open space and required community facilities such as schools. - A range of land use designations will ensure a diverse mix of land uses and an efficient and compact urban form to promote efficient development and land use patterns that minimize land consumption and servicing costs. - Planned to support an overall density of 70 residents and jobs per hectare and 20 units per hectare (Section 5.1 of the Secondary Plan). - Provides for a range of housing choices by type, tenure and affordability level, as well as shared housing for seniors or those persons with special needs. - Ensures accessibility by all, regardless of age or physical ability

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	<p>systems, and public service facilities are or will be available to meet current and projected needs; and</p> <ul style="list-style-type: none"> - Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate. 	<ul style="list-style-type: none"> - Includes neighbourhood parks/community parks and elementary/secondary schools to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails. - To achieve sustainable development by providing direction on conserving environmental resources, energy efficiency and the reduction of greenhouse gas emissions (Section 6.0 of the Secondary Plan).
1.1.2	<p>Policy direction for sufficient land to be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.</p>	<p>The Berczy Glen block forms part of the lands identified in the ROP as a 'New Community Area'. These lands were brought into the York Region 'Urban Area' through Regional Official Plan Amendment #3 (ROPA 3). ROPA 3 expanded the 'Urban Area' of the City of Markham to provide opportunities for urban growth to the year 2031.</p> <p>The lands within the New Community Area, including the BGSP, are being planned to support an overall density of 70 residents and jobs per hectare and 20 units per hectare, which is consistent with the ROP. A population of approximately 45,000 residents is to be accommodated through full build out of this New Community Area.</p>
1.1.3	<p>Policy direction in this section relates to land use patterns, densities and land use mix with the focus on efficient use of land and development patterns, protection of resources, promotion of green space, and effective use of infrastructure and public service facilities within Settlement Areas. Specific policy focus includes minimizing negative impact to air quality and climate change and promotion of energy efficiency, supporting active transportation and transit-supportive development, and opportunities for intensification and redevelopment, as well as implementation/ phasing.</p>	<p>The Secondary Plan is planned to contribute to an overall minimum density of 70 residents and jobs per hectare across the developable Area of the New Community Area. This density will support land use patterns to minimize land consumption and servicing costs for a well-integrated network of infrastructure and public service facilities, including open spaces, parks, and schools (Section 5.3.5 of the Secondary Plan).</p> <p>Policies in the Secondary Plan support the establishment of efficient urban land uses outside of natural heritage features and natural hazards.</p> <p>A Community Energy Plan will be developed for the 'Future Urban Area' ('FUA') to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options (Section 7.2.3 of the Secondary Plan).</p>

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1.2	Directs planning authorities to take a coordinated, integrated and comprehensive approach to planning within municipalities, across lower, single and/or upper- tier municipal boundaries, and with other orders of government, agencies and boards.	<p>The Secondary Plan has been prepared through a coordinated and comprehensive approach. A Conceptual Master Plan (CMP) for the north Markham ‘FUA’ lands was endorsed by Markham Council on October 17, 2017 as the basis for the preparation and adoption of secondary plans within the New Community Area. As directed by the MOP, 2014, the development of the CMP was based on a number of concurrent and coordinated City-led supporting studies including a subwatershed study, transportation study, water and wastewater servicing studies, and planning and urban design studies. The Secondary Plan is consistent with the CMP.</p> <p>York Region and the Toronto and Region Conservation Authority (TRCA) were heavily involved in reviewing and comments on the CMP and its supporting studies.</p>
1.4	Housing	
	Policies in this section direct municipalities to provide for an appropriate mix of housing types and densities for current and future residents. Specific policy focus includes establishing minimum targets for affordable housing, facilitating all forms of housing for residents of all ages and abilities, residential intensification housing forms such as second units, and directing new housing and density to areas with appropriate levels of infrastructure and public service facilities, supporting the use of active transportation and transit.	<p>The Berczy Glen community is being planned to meet or exceed a minimum density of 20 residential units per developable hectare through an appropriate mix of housing types and range of low-rise and mid-rise residential units. Within each residential land use designation, a density range is specified to ensure appropriate densities are met throughout the Secondary Plan Area to support an overall density of 70 residents and jobs per hectare in the entire New Community Area (Sections 5.1 and 8.2 of the Secondary Plan).</p> <p>The Secondary Plan identifies a target of 25 percent of the new housing units to be affordable to low and moderate income households (Section 5.1.7 of the Secondary Plan).</p> <p>There is a clear emphasis on designing the Berczy Glen block as a pedestrian, cycling and transit-friendly compact community that promotes a shift from automobile use to other modes of transportation.</p>

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1.5	Public Spaces, Recreation, Parks, Trails and Open Space	
	<p>This section promotes the creation of healthy, active communities through planning public streets, spaces and facilities in a safe manner for pedestrians that fosters social interaction and facilitates active transportation and community connectivity. It also directs the provision of public recreation opportunities.</p>	<p>The Secondary Plan promotes healthy and active communities through the delivery of a transportation system that provides a convenient range of travel choices, such as walking and cycling, as well as a range of public facilities, open spaces, and trails. It provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen Area to other new community areas. Neighbourhood/community parks and elementary/secondary schools are to be co-located, where possible, with connections provided between parks, the Greenway System, streets, and pedestrian and cycling trails (Section 5.3.5 of the Secondary Plan).</p>
1.6	Infrastructure and Public Service Facilities	
	<p>Policies of this section direct planning of infrastructure and public service facilities to be planned in a coordinated, efficient, cost effective manner with consideration to climate change impacts and promotion of green infrastructure. Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. Promotion of water conservation and water use efficiency is also specified. Specific policies related to stormwater management, transportation systems, waste management, and energy supply are also outlined in this section.</p>	<p>The Secondary Plan includes policies that encourage the provision of infrastructure and public service facilities in a coordinated, efficient and cost- effective manner. Planning for the provision of community infrastructure and services will be coordinated by the City of Markham, York Region and the private sector in a manner consistent with Section 4.2 of the MOP, 2014.</p> <p>Section 7.2.2 of the Secondary Plan outlines that utilities “to the greatest extent possible, should be planned and constructed in a coordinated manner.” Furthermore, policy 2.1.6 outlines policy direction to “identify best management practices for green buildings to reduce demands on energy, water and waste systems”.</p> <p>Section 6.2.2 of the Secondary Plan outlines that a Community Design Plan will address the use of Low Impact Development (LID) best practices and green infrastructure to be applied through appropriate community and site planning and building design and other sustainability initiatives.</p> <p>No emergency management service facilities are located within the boundary of the Berczy Glen Secondary Plan; however, a Fire Station is proposed in the Angus Glen block, which abuts the Secondary Plan Area</p>

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		<p>to the east.</p> <p>To facilitate service integration, access to transit and active transportation and to promote cost-effectiveness, policy 5.3.5 of the Secondary Plan encourages parks and schools to be co-located.</p> <p>New developments in the Secondary Plan Area will be serviced with municipal water and wastewater infrastructure.</p> <p>Stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the MOP, 2014 and based on the recommendations and findings of the Subwatershed Study and the Master Environmental Servicing Plan (MESP).</p> <p>The Berczy Glen transportation system “establishes a framework to guide the development of a well-defined street hierarchy, streets and blocks layout, and the design of complete streets for all ages, abilities and modes of travel within the Berczy Glen community, with the objective of reducing reliance on the automobile by providing opportunities for active transportation (walking and cycling) and transit”.</p> <p>The Secondary Plan details the requirement for a Transportation Demand Management (TDM) Strategy to be prepared by development proponents.</p> <p>The active transportation network is to provide an interconnected system of boulevard multi-use paths linking pedestrians and cyclists within Berczy Glen Secondary Plan Area with other pathway systems in the City and the New Community Area.</p> <p>A Community Energy Plan is to be developed for the ‘FUA’ District, in accordance with Section 5.6.10 of the ROP.</p>
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1.7	<p>Policy direction for long-term economic prosperity to be supported by promoting opportunities for economic development, optimizing the use of land, encouraging a sense of place, providing a multi-modal transportation system, promoting energy conservation and minimizing impacts of climate change.</p>	<p>The Secondary Plan identifies that approximately 16,000-18,000 jobs will be provided within the entire new community area, including the future employment block to the north. Furthermore, the Secondary Plan is being planned to support an overall density of 70 residents and jobs per hectare across the developable area of the entire new community area and encourages compact, mixed use development.</p> <p>The Berczy Glen transportation system is designed to improve road and transit network connectivity by providing a convenient range of travel choices, such as walking, cycling and taking transit.</p> <p>As outlined in Section 7.2.3 of the Secondary Plan, a Community Energy Plan is to be developed for the New Community Area, in accordance with Section 5.6.10 of the ROP, to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options including but not limited to solar, wind, water, biomass and geothermal energy.</p>
1.8	<p>Energy Conservation, Air Quality and Climate Change</p>	
	<p>Policy direction of this section focuses on supporting energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns. This is achieved specifically through the promotion of compact form and a structure of nodes and corridors, the use of active transportation and transit, focus of land use in areas serviced by existing and future transit, improving the mix of employment and residential uses to shorten commute times and decrease transportation congestion, promotes the design and orientation energy efficiency and conservation, maximizes opportunities for renewable/ alternative energy systems, and vegetation within settlement areas.</p>	<p>A range of land use designations will ensure a diverse mix of land uses and an efficient and compact urban form. Within each residential land use designation, a density range is specified to promote efficient development and land use patterns that minimize land consumption and promote a shift from automobile use to other modes of transportation.</p> <p>The Community Energy Plan will inform the City’s evaluation process of any proposed development within the Berczy Glen district as it relates to strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas (GHG) emissions in the New Community Area.</p>

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2.0	Wise Use and Management of Resources	
2.1	Natural Heritage	
	<p>The protection of natural features is described in this section.</p>	<p>Background work for the Secondary Plan included extensive natural heritage analysis and mapping.</p> <p>Similar to the MOP, 2014, the BGSP identifies and protects a Natural Heritage System within the ‘Greenway’ designation as shown on the mapping and appendices. The Greenway designation is comprised of the Natural Heritage Network, the Rouge Watershed Protection Area, the Greenbelt Plan Area and certain proposed naturalized stormwater management facilities (Policy 4.1.2 of the BGSP).</p> <p>The Greenway System within the BGSP has been refined based on the Subwatershed Study and the master environmental servicing plan (Section 4.1 of the BGSP).</p> <p>The BGSP protects natural heritage and hydrologic features and their associated vegetation protection zones through inclusion in the Greenway System land use designation. The lands within the BGSP Area designated ‘Greenway’ are subject to the provisions of Sections 3.1 and 8.6 of the MOP, 2014.</p> <p>Policy 4.1.10 of the BGSP outlines the requirement for the development proponents to prepare a Natural Heritage Restoration Plan for the entire Greenway System within the Secondary Plan Area.</p> <p>Policy 4.1.1 of the BGSP states that the identification, protection and enhancement of the Greenway System in the Berczy Glen Secondary Plan Area is to be done in a manner consistent with Section 3.1 of the MOP, 2014, the policies of the Secondary Plan, the Subwatershed Study and MESP prepared in support of the BGSP.</p>

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2.2	Water	
	This section focuses on the protection, improvement and restoration of the quality and quantity of water and includes guidance related to groundwater and surface water features, the hydrologic function of natural heritage features, and the protection of municipal drinking water supplies.	<p>The BGSP was informed by the preparation of the Berczy, Bruce, Eckardt and Robinson Subwatershed Study which identified and assessed the water resource system including groundwater features, hydrologic functions, natural heritage features and Areas, and surface water features. Section 4.3 and 4.4 of the BGSP provide policies for the protection of water resources including the management of headwater drainage features, groundwater recharge, and stormwater run-off.</p> <p>Section 4.3 and 4.4 of the BGSP provides direction on the appropriate management of sensitive surface water and ground water resources and their hydrologic functions. These resources been identified in the mapping and appendices.</p>
2.3	Agriculture	
	Policy Sections 2.3.1 through 2.3.6 outline regulations for lands identified as prime agricultural Areas.	The MOP, 2014 identifies prime agricultural areas of the ‘Protected Countryside’ in the BGSP with a ‘Greenway’ designation. This agricultural classification prevails on the Berczy Creek valley corridor, which is also identified as ‘Natural Heritage System’ in the Greenbelt Plan, 2017. As residential and mixed use development occurs within the developable areas of the Secondary Plan Area, agricultural operations may no longer be viable within the Greenbelt Plan Area. Policy 4.1.10 of the BGSP identifies these lands – lands which will no longer be in agriculture use – as a restoration priority with the intent that they be restored to a natural self-sustaining vegetation that contributes to the ecological function of the Natural Heritage System of the Greenbelt Plan.
2.6	Cultural Heritage and Archaeology	
	The protection of Cultural Heritage and Archaeology resources are described in this section.	<p>Policy 5.4.1 of the BGSP states that conservation of cultural heritage resources will be consistent with Section 4.5 of the MOP, 2014 and the policies of the Secondary Plan.</p> <p>Section 5.5 of the BGSP details how lands containing archaeological resources or Areas of archaeological potential are to be treated.</p>

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		Section 5.5 of the BGSP articulates the City’s commitment to conserving First Nations and Métis archaeological resources.
3.0	Protecting Public Health and Safety	
3.1	Natural Hazards	
	Policies of this section direct development away from natural hazard areas where there is an unacceptable risk to public health or safety or of property damage.	<p>Section 4.5 of the BGSP addresses hazardous sites and reducing risks to human health and safety.</p> <p>As per Policy 4.5.2 of the BGSP, the limits of hazardous lands and hazardous sites are to be delineated to the satisfaction of the City of Markham and the Toronto and Region Conservation Authority. Hazardous lands and hazardous sites will be designated ‘Greenway’ and conveyed into public ownership and prohibits all development including those listed in Section 3.1.5 of the PPS, 2014.</p> <p>Section 4.5 of the BGSP includes policies related to environmental hazards, including natural hazards such as floodplain lands and erosion sites, as well as human environmental hazards resulting from soil contamination and air and noise pollution which can pose a threat to public health and safety.</p> <p>Policy 4.5.1 outlines that development, redevelopment and site alteration should be designed to protect the health and safety of the public in a manner consistent with Section 3.4 of the MOP, 2014.</p>
Growth Plan for the Greater Golden Horseshoe, 2017, as amended 2019		
2.2	Policies for Where and How to Grow	
2.2.1	Managing Growth	
	Policies of this section outlines where growth should be directed and generally direct the majority of the growth to Settlement Areas, away from hazardous lands. Policy guidance supporting the achievement of complete communities through the provision of a diverse mix of land uses, improvement of quality of life and social equity for all ages, abilities and incomes, provision of a diverse range of housing options, including	The New Community Area, including the Berczy Glen block, were designated ‘Urban Area’ through ROPA 3 and as such, are included within the settlement area boundary, but outside the built-up area boundary. The MOP, 2014 designates the lands subject to the BGSP ‘Future Neighbourhood Area’ and ‘Greenway’. Lands designated ‘Future Neighbourhood Area’ is identified as an area appropriate to accommodate forecasted growth.

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	<p>affordable housing, improved access to transportation options, public service facilities, public open spaces, park trails and other recreational facilities, healthy local food options (including through urban agriculture) is provided. A focus on development of high quality built form through urban design guidelines, mitigation/ adaptation to climate change impacts, building resilience, reducing greenhouse gas emissions, contribute towards the achievement of low-carbon communities, integrate green infrastructure and low impact development.</p>	<p>The lands within the New Community Area, including the BGSP, are being planned to support an overall density of 70 residents and jobs per hectare (Policy 5.1.5) and 20 units per hectare (Policy 5.1.2), which is consistent with the ROP. A total population of approximately 45,000 residents is to be accommodated across the entire New Community Area.</p> <p>As detailed in Section 7.2.1.5, the BGSP requires the completion of a MESP prior to the issuance of any development approvals.</p> <p>As detailed in Section 5.0 of the Secondary Plan, Berczy Glen is to be planned and designed as a compact community of healthy neighbourhoods with diverse housing types, community infrastructure and parks and open space, and protected cultural heritage resources.</p> <p>The Secondary Plan directs development away from hazardous lands. Hazardous lands are included within the protected ‘Greenway’ designation.</p> <p>A Community Design Plan was prepared to address the urban design and sustainable development policies of the MOP, 2014. Policies within the Secondary Plan demonstrate a commitment to achieving sustainable development by providing direction on conserving environmental resources, energy efficiency and the reduction of greenhouse gas emissions (Section 6.0 of the Secondary Plan).</p>
2.2.7	Designated Greenfield Areas (DGA)	
	<p>Policies of this section require new development taking place with a DGA to be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, active transportation, and encourages the integration and sustained viability of transit services. This section also establishes minimum density targets within a DGA.</p>	<p>Policy 5.1.5 of the Secondary Plan outlines that the Berczy Glen community will be planned to “contribute to an overall minimum density of 70 residents and jobs per hectare across the developable area of the ‘FUA’ Planning District”. This density target conforms to the Growth Plan and the ROP.</p> <p>The BGSP includes policies that provide direction for the development of a complete and compact community (Section 3.0). The Secondary Plan</p>

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		promotes a diverse mix of land uses (Section 8.0), allows for and encourages a range and mix of housing types (Policy 5.1.1 and Section 8.2), facilitates the establishment of a well-integrated active transportation network (Section 7.1.3) and supports transit (Section 7.1.3).
3.2	Policies for Infrastructure to Support Growth	
3.2.1	Integrated Planning	
	This section provides direction for integrating land use planning to be coordinated with infrastructure planning and investment.	The BGSP calls for the “integration of land use, transportation and infrastructure planning at the community level” (Policy 6.1.3). Section 9.1.4 of the Secondary Plan outlines that a phasing plan must be prepared which establishes a development schedule and identifies the infrastructure required to support the development.
3.2.2	Transportation - General	
	This section requires that transportation systems be planned to provide connectivity amongst transportation modes, promotion of active transportation and transit use, supporting the use of zero- and low-emission vehicles, multimodal access to land uses, promotion of a complete streets approach, and implementation of TDM.	The transportation system included within the BGSP includes public roads and laneways, private roads, and pedestrian, bicycle and transit routes. Planning for the transportation system was integrated with land use planning to ensure connectivity throughout the New Community Area and convenient access to a range of land uses by walking, cycling, and taking transit (Section 7.1). Section 7.1.4 of the Secondary Plan details the requirement for a TDM Strategy to be prepared by development proponents.
3.2.6	Water and Wastewater Systems	
	This section pertains to water and wastewater systems focuses on optimization and efficiency in the existing system supported by strategies for energy and water conservation and demand management.	New developments in the Secondary Plan area will be serviced with municipal water and wastewater infrastructure in accordance with Section 7 of the MOP, 2014. As outlined in Policy 7.2.1 Secondary Plan, a Functional Servicing Report (FSR) is required in support of any development application. Policy 7.2.1.10 of the BGSP states that the FSR is to reflect the recommendations of the MESP and support the detailed design of water and wastewater infrastructure required to service development.

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3.2.7	Stormwater Management	
	Applicable policies of this section require that a stormwater management plan be prepared for large scale developments that address specific standards.	As per Section 4.4 of the BGSP, a Stormwater Management Report is to be prepared in a manner consistent with Section 3.3 of the MOP, 2014 and based on the recommendations and findings of the Subwatershed Study and the MESP.
3.2.8	Public Service Facilities	
	This section provides direction on planning for public service facilities. Priority should be given to adapting existing public service spaces, be located near strategic growth area and in settlement areas and easily accessible by active transportation and transit.	The proposed public service facilities within the Secondary Plan are strategically located to be easily accessible and evenly throughout the plan area. Policies and schedules of the Secondary Plan provide appropriate direction addressing this section of the Growth Plan. The location, size and configuration of public service facilities is to be further refined through the Community Design Plan and the development approval process.
4.2	Policies for Protecting What is Valuable	
4.2.1	Water Resource Systems	
	Similar to the PPS 2014, this section provides policies regarding the planning, identification, protection, enhancement and restoration of these water resource systems.	Section 4.3 of the BGSP includes policies that speak specifically to the protection of water resources. As part of the CMP process, a Subwatershed Study was completed to assess the potential impacts of development and provide recommendations to manage water resources.
4.2.2	Natural Heritage System	
	Policies for the planning, identification and protection of the Natural Heritage System are outlined in this section.	The BGSP protects natural heritage and hydrologic features and their associated vegetation protection zones through inclusion in the Greenway System land use designation, as shown in the mapping and appendices.
4.2.5	Public Open Space	
	Policy direction of this section encourages the development of a publicly accessible parkland, open space and trails system, particularly within the settlement area that may include opportunities for urban agriculture.	The BGSP provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen area to other 'FUA' communities, in a manner consistent with Section 4.3 of the MOP, 2014 (Section 5.3 of the Secondary Plan).
4.2.6	Agricultural System	
	This section speaks to identification and protection of the agricultural system.	The MOP, 2014 identifies prime agricultural areas of the Protected Countryside in the BGSP with a 'Greenway' designation. Policy 4.1.10 of

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		the BGSP identifies that these lands will no longer be in agriculture use, with the intent that they be restored to natural self-sustaining vegetation contributing to the ecological function of the Natural Heritage System of the Greenbelt Plan.
4.2.7	Cultural Heritage Resources	
	This section speaks to identification and protection of cultural heritage resources.	Policy 5.4.1 in the Secondary Plan specifies that conservation of cultural heritage resources will be consistent with Section 4.5 of the MOP, 2014. Section 5.5 of the Secondary Plan articulates the City’s commitment to conserving First Nations and Métis archaeological resources.
4.2.9	A Culture of Conservation	
	This section provides policy direction regarding policy development in their Official Plans for water conservation, energy conservation, air quality improvement and protection, integrated waste management, and soil reuse/ excess soil strategies.	The BGSP includes policies in support of water conservation, energy conservation, and air quality protection. As detailed in Section 7.2.3 of the Berczy Glen Secondary Plan, a Community Energy Plan is to be developed for the ‘FUA’ District, in accordance with Section 5.6.10 of the ROP.
4.2.10	Climate Change	
	This section provides direction on the development of OP policies that identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals/ strategies/ plans.	Section 6.1 of the Secondary Plan describes intent to plan the Berczy Glen community in a manner that achieves sustainable development practices. Sustainable building and site design within the Berczy Glen Secondary Plan Area will focus on “water efficiency, energy conservation and generation, ecological protection and enhancement, food production and active transportation at the site scale”.
Greenbelt Plan, 2017		
1.2	Vision and Goals	
	This section provides direction on protecting and enhancing quality of life in the ‘Protected Countryside’ of the Greenbelt.	Section 2.0 of the BGSP includes goals, objectives and principles that protect and enhance natural heritage features and functions and water resources. Section 2.1.3 includes policies that recognize, protect, conserve and incorporate cultural heritage resources into new development within the community. In addition, the BGSP includes policies that ensures

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		sufficient and meaningful parks and open space are available to its residents.
3.1	Agricultural System	
	This section provides direction on protecting and enhancing agricultural systems in the ‘Protected Countryside’ of the Greenbelt.	The MOP, 2014 identifies prime agricultural areas of the ‘Protected Countryside’ in the BGSP with a ‘Greenway’ designation. This agricultural classification prevails on the Berczy Creek valley corridor, which is also identified as ‘Natural Heritage System’ in the Greenbelt Plan, 2017. As residential and mixed use development occurs within the developable areas of the Secondary Plan Area, agricultural operations may no longer be viable within the Greenbelt Plan Area. Policy 4.1.10 of the BGSP identifies these lands – lands which will no longer be in agriculture use – as a restoration priority with the intent that they be restored to a natural self-sustaining vegetation that contributes to the ecological function of the Natural Heritage System of the Greenbelt Plan.
3.2	Natural System	
	This section provides direction on protecting and enhancing the natural system including natural heritage, water resources and hydrological features and systems within the ‘Protected Countryside’ of the Greenbelt.	<p>The Greenbelt lands within the Berczy Glen Secondary Plan Area generally reflect the alignment of the Berczy Creek which traverses the Secondary Plan Area in a north-south direction. These Greenbelt lands (‘finger’) connect to the larger Greenbelt Plan, 2017 lands north of the City limits.</p> <p>The Greenbelt lands comprise a large component of the protected Greenway System structural component and land use designation within this area in the MOP, 2014. The ‘Greenway’ designation is comprised of the Natural Heritage Network, the Rouge Watershed Protection Area, the Greenbelt Plan, 2017 Area and certain proposed naturalized stormwater management facilities.</p> <p>Section 4.1 of the Secondary Plan includes policies intended to “protect, identify and enhance the greenway system...”. Lands designated ‘Greenway’ in the BGSP are subject to the provisions of Sections 3.1 and 8.6 of the MOP, 2014. The BGSP requires a Natural Heritage Restoration Plan for the Greenway System lands.</p>

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		<p>Section 4.3 of the BGSP includes policies that speak specifically to managing water resources. A Subwatershed Study was completed to assess the potential impacts of development and provide recommendations to manage water resources.</p> <p>Section 3.3 of the MOP, 2014 includes policies that provide a framework for watershed planning, guide the delivery of safe and sustainable water and protect local surface water and groundwater resources.</p> <p>Section 4.3 and 4.4 of the BGSP provide policies for the management of key hydrologic areas. Key hydrologic areas are identified in the Appendices of the Secondary Plan.</p> <p>Section 4.1 of the Secondary Plan includes policies intended to “protect and enhance natural heritage and hydrologic features within a connected landscape”.</p> <p>The Secondary Plan outlines that the boundary of the Rouge Watershed Protection area shall be further refined through subsequent technical studies and in accordance with the MOP, 2014.</p>
3.3	Parkland, Open Space and Trails	
	<p>This section includes direction on providing and maintaining parkland, open space and trails to support environmental protection, health and economic benefits of the Greenbelt.</p>	<p>The BGSP provides for a connected Parks and Open Space System that links neighbourhoods within the Berczy Glen community, and links the Berczy Glen area to other parts of the New Community Area, in a manner consistent with Section 4.3 of the MOP, 2014 (Policy 5.3.1 of the Secondary Plan).</p> <p>The preparation of a Parks and Open Space Plan is a required component of the Community Design Plan (Policy 5.3.3 of the Secondary Plan).</p> <p>The CMP process ensured that the trail system is interconnected throughout the entire New Community Area.</p>

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4.1	Non-Agricultural Uses	
	<p>This section provides direction on rural lands within the ‘Protected Countryside’ of the Greenbelt. Besides supporting a range of commercial, industrial and institutional uses, non-agricultural uses can also support a range of recreation and tourism uses.</p>	<p>MOP, 2014 identifies prime agricultural areas of the ‘Protected Countryside’ in the BGSP with a ‘Greenway’ designation, which prohibits development and major recreational uses in accordance with the Greenbelt Plan, 2017.</p> <p>As detailed in Policy 4.1.14 of the BGSP, passive recreational trails are to generally be located outside of the Natural Heritage Network and at the outer edge of the Greenway System, where feasible. Where trail alignments may impact natural heritage and hydrologic features, the Secondary Plan requires the preparation of an environmental impact study.</p>
4.2	Infrastructure	
	<p>This section provides direction on infrastructure within the ‘Protected Countryside’ of the Greenbelt, which focuses on appropriate construction and location of sewage and water and stormwater infrastructure.</p>	<p>As outlined in Section 8.4 of the BGSP, the ‘Greenway’ designation permits the inclusion of certain naturalized stormwater management facilities. Policy 4.4.1 states that all stormwater management facilities are to be located and designed in a manner consistent with Section 3.3 of the MOP, 2014 and Section 7.2.1.12 of the BGSP and/or based on the recommendations and findings of the Subwatershed Study and Master Environmental Servicing Plan.</p> <p>As outlined in Policy 7.2.1.2 of the BGSP, “the design of the trunk water and wastewater infrastructure will generally follow the alignment of such infrastructure recommended in the Master Environmental Servicing Plans.</p> <p>Section 3.3.3.9 of the MOP, 2014 outlines the conditions under which a stormwater management facility will be considered within the Greenway System. Subsection a) vi. requires that Greenbelt Plan, 2017 requirements be met.</p> <p>Stormwater management systems are permitted within the ‘Protected Countryside’, subject to certain tests and criteria. Under the</p>

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		“Agricultural Area” designation of the ROP, Policy 6.1.6 states that infrastructure is permitted, subject to the provisions of the Greenbelt Plan.
4.4	Cultural Heritage Resources	
	This section provides direction on cultural heritage resources within the ‘Protected Countryside’ of the Greenbelt.	<p>Policy 5.4.1 of the BGSP specifies that “consideration of cultural heritage resources located within the Berczy Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan and the policies of this Secondary Plan.”</p> <p>Policy 5.5.1 outlines that conservation of archaeological resources is to be promoted in a manner consistent with Section 4.6 of the MOP, 2014.</p>