

SECTION 8 - INTERPRETATION

8.1 General

- a) The general intent of this Plan is that an amendment shall be required only when a principle or policy is added to, deleted from, or significantly altered in the text of this Plan, or an amendment, or when a designation or information on Schedules 'A' - LAND USE, 'B' - PLANNING DISTRICTS, 'C' - TRANSPORTATION, 'D' - URBAN SERVICE AREA, 'E' - HERITAGE CONSERVATION AREAS, 'F' - SPECIAL POLICY AREA, 'G' - SITE PLAN CONTROL, 'H' - COMMERCIAL /INDUSTRIAL CATEGORIES, * 'I' - ENVIRONMENTAL PROTECTION AREAS and 'J' - ROUGE NORTH MANAGEMENT AREA * to this Plan, or schedules to amendments, is added, deleted or significantly altered, except in accordance with Section 8.2b).
- b) In order to provide some flexibility in the interpretation of this Plan, all figures, numbers and quantities, except those pertaining to densities, road widening requirements, and flood elevations, shall be considered as approximate, and that minor changes (5% more or less) may be permitted without an amendment to this Plan as long as the intent of this Plan is maintained.
- c) The text of this Plan shall be used to interpret and clarify the schedules.
- d) As updated base mapping for newly developing areas becomes available, the information on Schedules 'A' - LAND USE, 'B' - PLANNING DISTRICTS, 'C' - TRANSPORTATION, 'D' - URBAN SERVICE AREA, 'E' - HERITAGE CONSERVATION AREAS, 'F' - SPECIAL POLICY AREA, 'G' - SITE PLAN CONTROL, 'H' - COMMERCIAL /INDUSTRIAL CATEGORIES, * 'I' - ENVIRONMENTAL PROTECTION AREAS and 'J' - ROUGE NORTH MANAGEMENT AREA * to this Plan, may be updated accordingly without further amendment to this Plan as long as the intent of this Plan is maintained.

* 103-116 APPEALED TO THE OMB

8.2 Schedule 'A'- LAND USE

- a) An amendment shall be required to Schedule 'A' - LAND USE, when a land use designation is added, deleted or altered.
- b) The land use designations on Schedule 'A' - LAND USE are the generalized designations and may be further elaborated and refined in Secondary Plans which shall be adopted as amendments to this Plan. In the case of the COMMERCIAL and INDUSTRIAL designations, further categories of designation are identified on Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES.
- c) It is intended that the boundaries of the land use designations shown on Schedule 'A' - LAND USE of this Plan, shall be considered as approximate, except where they coincide with roads, railways or other definite physical features. Where the general intent of this Plan is maintained, minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than such minor adjustments, no areas of designation or implementing zones shall be created that do not conform with this Plan with respect to land use.

8.3 *Schedule ‘B’- PLANNING DISTRICTS*

The boundaries of planning districts indicated on Schedule ‘B’ - PLANNING DISTRICTS may be adjusted in Secondary Plans without amendment to this Plan provided the general purpose and intent of the planning district limits are maintained. The boundaries of the Provincial Zoning Orders are included for information only and are subject to such amendments as may from time to time be approved by the Minister of Municipal Affairs and Housing.

8.4 Schedule 'C' - TRANSPORTATION

- a) The alignments of roads designated on Schedule 'C' - TRANSPORTATION are illustrative of their existing routes. Amendment to this Plan shall not be required for the realignment of roads provided the general purpose and intent of this Plan are maintained. The precise routes for such roads will be determined by future engineering studies.
- b) Minor boundary adjustments to Schedules 'A' - LAND USE, 'B' - PLANNING DISTRICTS, 'D' - URBAN SERVICE AREA and 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES of this Plan resulting from minor adjustments to road alignments shall not require an amendment to this Plan provided the general intent and purpose of this Plan are maintained.
- c) Certain roads are indicated on Schedule 'C' - TRANSPORTATION, as proposed roads and have a schematic alignment only. Such roads may be substantially realigned as a refinement to this Plan when incorporated in a Secondary Plan, or, in the case of a Provincial highway, when final plans are approved by the Province.
- d) Existing local and minor collector roads shown on Schedule 'C' - TRANSPORTATION are for location identification purposes only and shall not therefore require an amendment in respect to their delineation or realignment.

8.5 *Schedule 'D' - URBAN SERVICE AREA*

- a) Minor adjustments may be made to the boundaries of the Urban Service Area as shown on Schedule 'D' - URBAN SERVICE AREA within the context of the various Secondary Plans, provided the intent and purpose of this Plan are maintained.
- b) Major adjustments to the boundaries of the Urban Service Area as shown on Schedule 'D' - URBAN SERVICE AREA will require an amendment to this Plan.

8.6 *Schedule 'E' - HERITAGE CONSERVATION AREAS*

The limits of areas to be studied for future designation as heritage conservation districts may be adjusted in consultation with the Local Architectural Conservation Advisory Committee without an amendment to this Plan.

8.7 *Schedule ‘F’ - SPECIAL POLICY AREA*

The boundaries of the Special Policy Area on Schedule ‘F’ - SPECIAL POLICY AREA are approximate and subject to confirmation by the Toronto and Region Conservation Authority.

8.8 *Schedule 'G' - SITE PLAN CONTROL*

The boundaries of the areas where site plan control applies and where drawings showing plans, elevations and cross-section views may be required to be submitted for approval shall be considered approximate, except where they coincide with roads, railways or other definite physical features.

Provided that the general intent of this Plan is maintained, minor adjustments may be made in these boundaries in an implementing by-law without necessitating an amendment to this Plan.

8.9 Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES

- a) Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES identifies the detailed categorization of the COMMERCIAL and INDUSTRIAL designations shown on Schedule 'A' - LAND USE.
- b) An amendment shall be required to Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES, when a category of land use is added, deleted or altered, or when lands are proposed to be redesignated from one category to another.
- c) The land use categories on Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES may be further elaborated and refined in Secondary Plans which shall be adopted as amendments to this Plan.
- d) It is intended that the boundaries of the categories of land use shown on Schedule 'H' - COMMERCIAL/INDUSTRIAL CATEGORIES shall be considered as approximate, except where they coincide with roads, railways or other definite physical features. Where the general intent of this Plan is maintained, minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones shall be created that do not conform with this Plan with respect to land use.

8.10 Schedule 'I' - ENVIRONMENTAL PROTECTION AREAS

- a) Schedule 'I' - ENVIRONMENTAL PROTECTION AREAS identifies the boundaries of the Environmental Protection Area comprising Valleylands, Locally Significant Area Complexes, Woodlots and Other Significant Vegetation Communities and Hedgerows.
- b) The boundaries of the Environmental Protection Area are approximate and subject to confirmation through the preparation of an Environmental Impact Study or equivalent acceptable to the Town and/or by the Toronto and Region Conservation Authority with regard to matters within the jurisdiction of the Toronto and Region Conservation Authority. Minor adjustments to the boundary of the Environmental Protection Area may be made without an amendment to this Plan providing the intent of this Plan is maintained.
- c) Lands identified as Environmental Protection Area on Schedule 'I' - ENVIRONMENTAL PROTECTION AREAS may also be designated as ENVIRONMENTAL PROTECTION AREA on Schedule 'A' - LAND USE, through an amendment to this Plan.

8.11 Schedule 'J' - ROUGE NORTH MANAGEMENT AREA

- a) Schedule 'J' - ROUGE NORTH MANAGEMENT AREA identifies the *Rouge North* policy areas.

- b) The policy area boundaries are generally intended to follow the Rouge Watershed boundaries. Where the general intent of the *Rouge North Management Area* policies are maintained, minor adjustments to the policy area boundaries may be made in the context of a Secondary Plan. *

* 103-116 APPEALED TO THE OMB

8.12 * *References To Acts*

Where any Act or portion of an Act is referred to in this Plan, such references shall be interpreted to refer to any subsequent renumbering of sections in the Act and/or changes in the date of the Act.