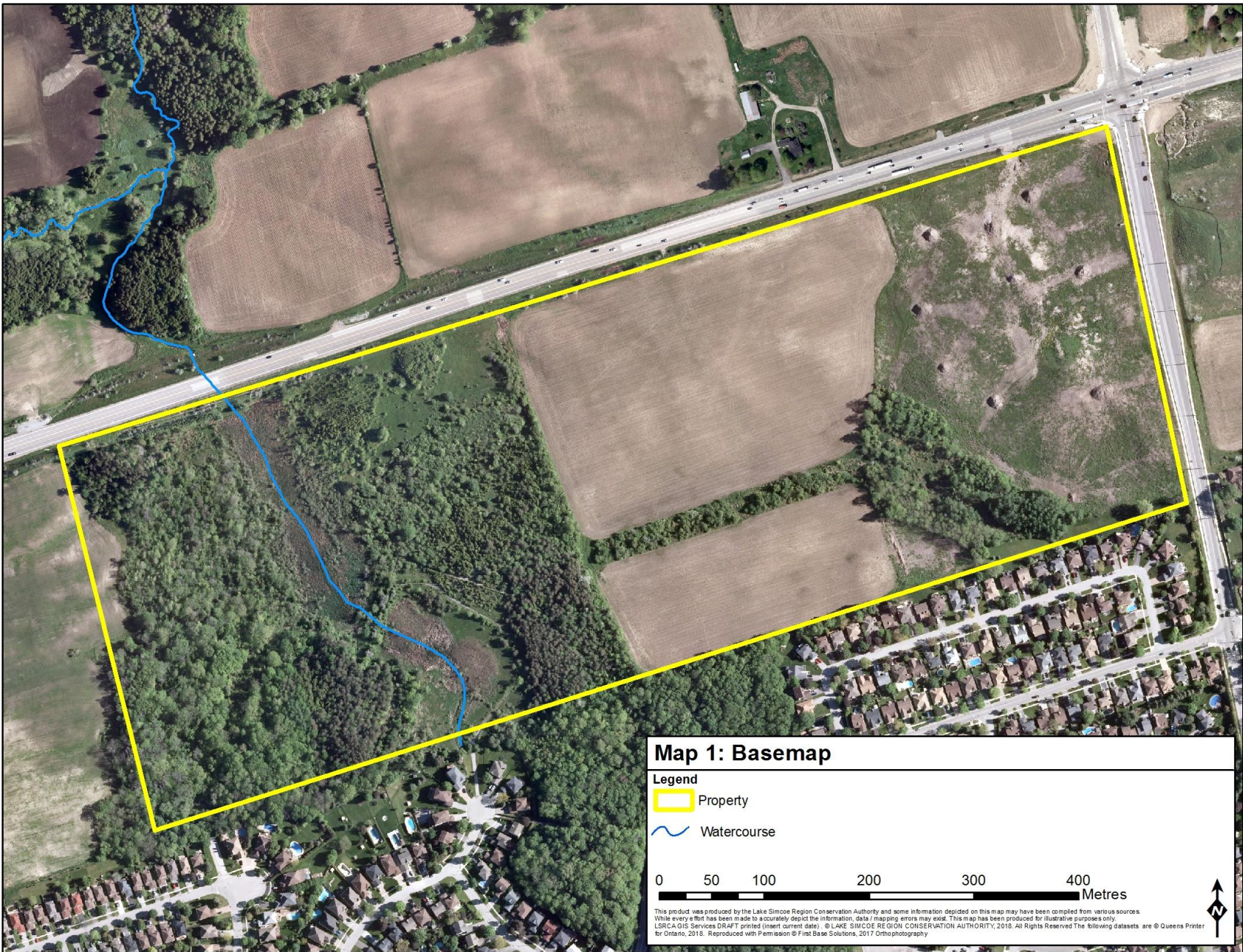


Greenfield Scenario

Green Infrastructure: Building a Community of Practice Workshop



Lake Simcoe Region
conservation authority



Development Overview

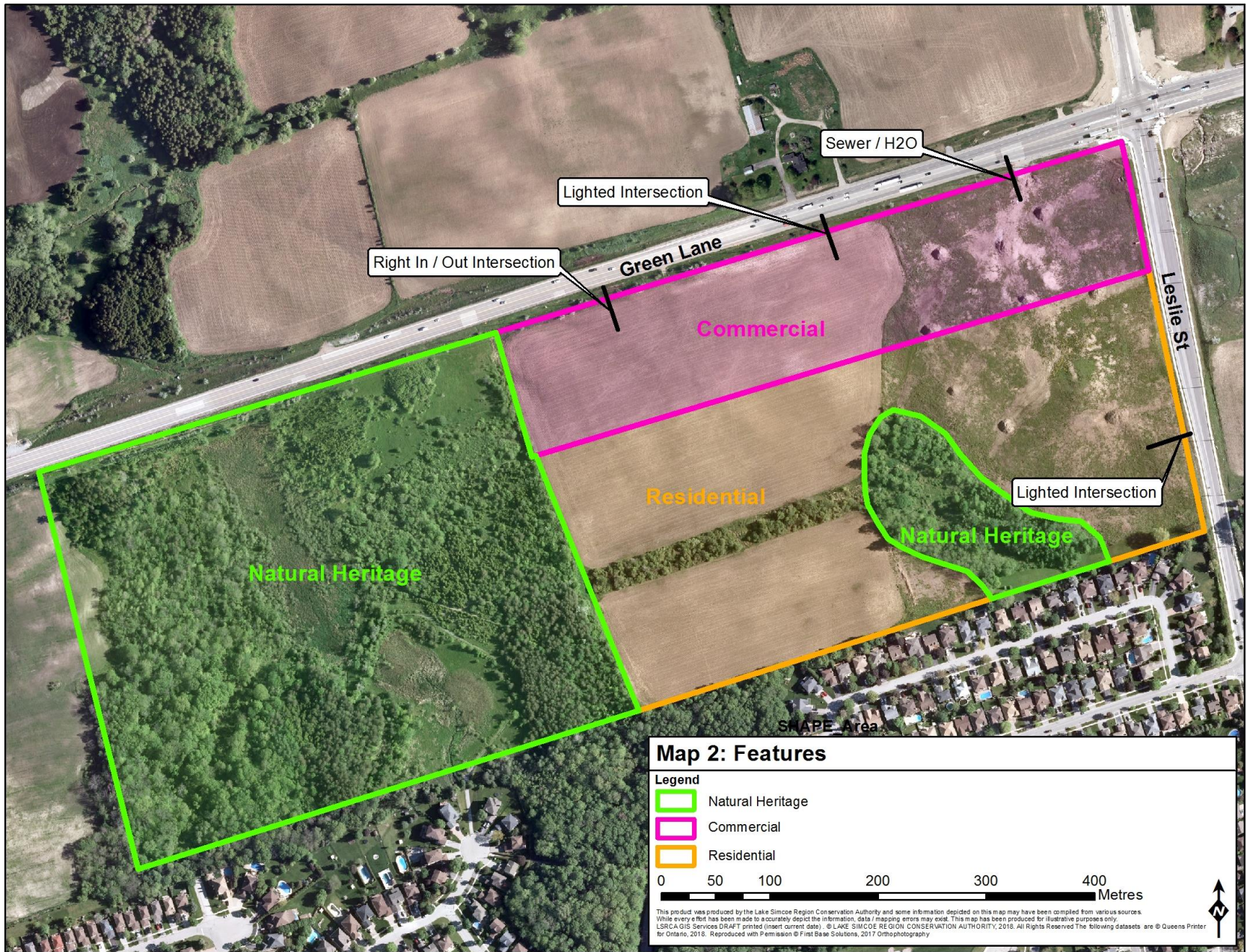
- Located in East Gwillimbury, ON
- Fronts primary arterial road – Green Lane – York Region Road
- Full sewer and water services with fixed service points (refer to figures)
- Secondary Plan approved – all higher level planning aspects confirmed
- Primary planning instrument will be draft plan of subdivision for the entire site

Development Aspects:

- Property being developed will contain a mix of commercial and residential for remainder
- Commercial to be developed as four separate blocks
 - subject to future site plan approval / design
- Residential is to be traditional mix with following breakdown:
 - 40% Singles
 - 40% Towns / Semis
 - 20% Medium Intensity (i.e. stacked towns or similar)

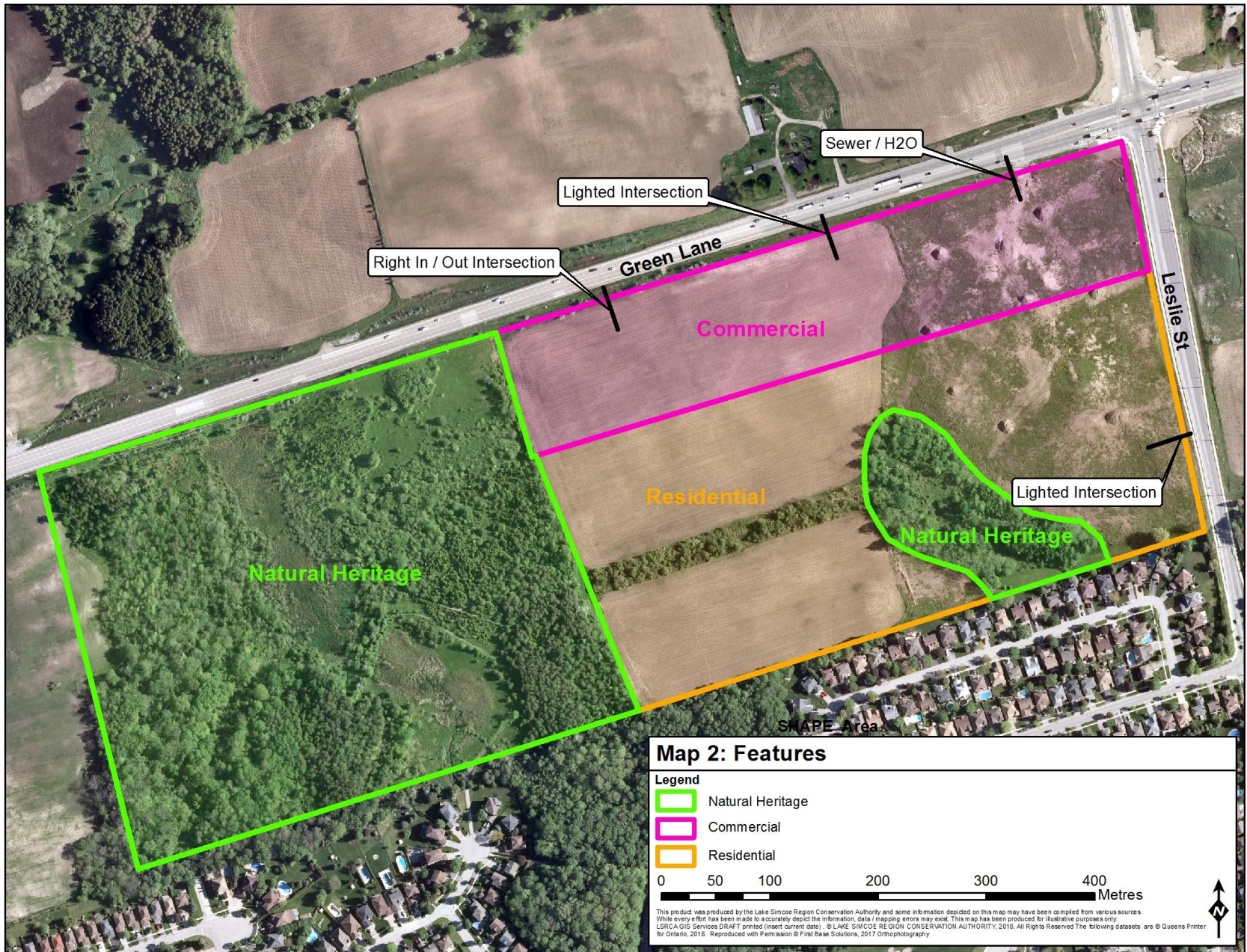
Development Aspects:

- All internal roads in residential to be assumed and maintained by municipality
- 4% of developable lands to be developed / transferred into park/s
- Sidewalks only allowed on one side of all residential streets



Property Constraints / Applicable Requirements:

- Property falls in the WHPA-Q2 and therefore must maintain post to pre water budget
- VPZ is 30 meters from significant features (wetlands, woodlands, top of bank, etc.)
- 4% of developable lands to be developed / transferred into park/s
- Must include minor stormwater flows originating from subdivision at southern boundary which is presently uncontrolled
- Fixed intersections and water / wastewater points of access



Stormwater Guidelines:

- First 25mm of rainfall must be captured and treated on site
- Must control peak flow conditions from site
- Post to pre water budget must be maintained
- No “wet” stormwater pond will be allowed
- Private property may be utilised for stormwater but must include mechanisms / legal requirements for protection and maintenance
- Stormwater features may be included in park/s and VPZ's