

Landform Conservation Area (Category 1):

- i) the net developable area of the site that is disturbed shall not exceed 25 per cent of the total site area; and
- ii) the net developable area of the site that has impervious surfaces shall not exceed 15 per cent of the total site area.

Landform Conservation Area (Category 2):

- i) The net developable area of the site that is disturbed shall not exceed 50 per cent of the total site area; and
- ii) The net developable area of the site that has impervious surfaces shall not exceed 20 per cent of the total site area.

Within the "Oak Ridges Moraine Settlement Area", the Landform Conservation Area provisions shall only apply to lands zoned Rural (RU) Zone, Rural (RU-ORM) Zone, Rural Residential (RR) Zone, Rural Residential (RR-ORM) Zone, Estate Residential (ER) Zone, Estate Residential (ER-ORM) Zone, Major Open Space (O) Zone, Major Open Space Zone (O-ORM) Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) Zone, and Oak Ridges Moraine Natural Core Area (NC-ORM) Zone and including any exception zone to the foregoing.

Disturbance to Landform Character

Any development or site alterations that would result in change to the slope, elevation, grade or composition of the landform including the introduction of impervious cover, soil compaction, grading, and filling or topsoil removal (includes septic bed areas).

It does not include normal farm practices as defined by the Ontario Ministry of Agriculture and Food or a change in vegetation cover including removal or addition of sod, trees or shrubs, tillage of the soil or application of materials to amend or improve the growing capacity of the soil layer. Fairways and roughs associated with golf courses are not considered disturbance if grading of the land is not required.

Impervious Surfaces

Means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

EXAMPLE

Statistics	Square metres	%	Comments
Total Lot Area	8,000	100%	
Impervious Areas			
House Footprint	140	1.75	
Garage Footprint	75	0.93	
Driveway Area	175	2.19	
Walkway and interlocking patios	50	0.63	Wood Decks are exempt
Sheds and Gazebos	10	0.13	
Pool and Pool Deck	100	1.25	
Other			
Total Impervious	550	6.88%	Category 1 - 15% permitted
Disturbed areas			
Impervious Areas	550	6.88	
Septic Bed	400	5.0	
Re-graded Area	200	2.5	Only where grades are altered
Filled Area	100	1.25	Not including sod and other landscaping
Other disturbed			
Total Disturbed	1250	15.63	Category 1 - 25 % permitted

CATEGORY 1 – COMPLEX LANDFORM

Statistics	Square metres	%	Comments
Total Lot Area			
Impervious Areas			
House Footprint			
Garage Footprint			
Driveway Area			
Walkway and interlocking patios			Wood Decks are exempt
Sheds and Gazebos			
Pool and Pool Deck			
Other			
Total Impervious			Category 1 - 15% permitted
Disturbed areas			
Impervious Areas			
Septic Bed			
Re-graded Area			Only where grades are altered
Filled Area			Not including sod and other landscaping
Other disturbed			
Total Disturbed			Category 1 – 25 % permitted

CATEGORY 2 – MODERATELY COMPLEX LANDFORM

Statistics	Square metres	%	Comments
Total Lot Area			
Impervious Areas			
House Footprint			
Garage Footprint			
Driveway Area			
Walkway and interlocking patios			Wood Decks are exempt
Sheds and Gazebos			
Pool and Pool Deck			
Other			
Total Impervious			Category 2 - 20% permitted
Disturbed areas			
Impervious Areas			
Septic Bed			
Re-graded Area			Only where grades are altered
Filled Area			Not including sod and other landscaping
Other disturbed			
Total Disturbed			Category 2 – 50 % permitted