



## **STRATEGIC PLAN (2020-2024)**

This Plan draws from *Mulmur's Thriving Future*, the first Mulmur Strategic Plan of 2013-2018, the *Mulmur Community Economic Development Strategic Plan* of 2016, and the *Imagine Mulmur in 3D* document of 2019.

This Plan identifies four priority paths, each having an array of subsets, and collectively are intended to provide both focus and guidance for Mulmur Council.

To enhance the community impact of these goals, and build on the Mayor's direction for participative leadership, it is recommended that members of Council will assume a championship role for one of the priority paths.

### **VISION STATEMENT**

The Township is committed to sustainable growth while protecting the environment, scenic beauty, natural resources and agriculture and rural and community character of the Township. The Township wishes to be a highly desirable, safe, prosperous, beautiful and natural community to live, work, learn and play.

# FOUR STRATEGIC PATHS

*Responsibly  
managing the  
fiscal resources  
of Mulmur and  
providing  
opportunities  
for success*

**Prosperous**

*Communication  
with and social  
connectivity  
within the  
Mulmur  
community*

**Connected**

*Providing local  
services to  
support the  
needs of  
Mulmur  
residents and  
businesses*

**Supportive**

*Being Proactive  
in Sustainable  
Initiatives to  
ensure the long  
term well being  
of Mulmur  
(includes  
Resources/Finan  
cial/People)*

**Sustainable**

## **Growing a Prosperous Mulmur**

***Responsibly managing the fiscal resources of Mulmur and providing opportunities for success***

- **Retain, enhance and attract businesses**

Action 1 – Help existing small businesses grow through awareness, red tape reduction, education  
Action 2 – Actively engage with county, provincial and federal agencies to obtain resources to support local initiatives  
Action 3 – Produce “Investing/Locating in Mulmur” promotional materials  
Action 4 – Develop Mulmur Business Directory and focus on Mulmur businesses  
Action 5 – Develop and Implement a Broadband Strategy so that Businesses have access to high quality internet services.

- **Pursue responsible growth in residential and employment areas**

Action 1 – Promote local employment opportunities and awareness  
Action 2 – Update On-Farm Diversification and Home Industry regulations in the Township’s Official Plan  
Action 3 – Encourage residential development in Mansfield and other Hamlets  
Action 4 – Implement Aging in Place policies in the Township’s Official Plan

- **Identify, research and plan for future fiscal pressures**

Action 1 – Implement recommended service efficiencies from County efficiency study  
Action 2 – Explore and identify financial opportunities for investment and income generation  
Action 3 – Ensure Asset Management Plans renew infrastructure as projected  
Action 4 – Track grant opportunities and increase grant writing capacity

## **Growing a Connected Mulmur**

### ***Communication with and social connectivity within the Mulmur community***

- **Inform and engage the community through a variety of communication tools and channels**

Action 1 – Develop and implement a communication strategy for the Township  
Action 2 – Identify and articulate Mulmur's key messages on a regular basis using effective channels  
Action 3 – Invest in communication resources, technology and tools  
Action 4 – Create "Go Local Package" for distribution to residents and newcomers

- **Support community events to bring residents together**

Action 1 – Provide a variety of events in Mulmur to enhance inclusiveness  
Action 2 – Publicize all events in Mulmur through available channels  
Action 3 – Pursue new opportunities identified in Recreation Efficiency Study  
Action 4 – Build a calendar of community/tourism events and link with high traffic community calendars in the region  
Action 5- Encourage the use of local businesses for community events and services

- **Actively seek better cellular and internet connectivity for residents and businesses**

Action 1 – Develop a Broadband Strategy and Seek Partnerships to build better connectivity and infrastructure.



## **Growing a Supportive Mulmur**

### ***Providing local services to support the needs of Mulmur residents and businesses***

- **Develop future plans for services and amenities in Mulmur.**

Action 1 – Identify lower tier and upper tier responsibilities and service gaps  
Action 2 – Determine key needs for community and medical services within Mulmur  
Action 3 – Streamline approvals for services by amending permitted uses where needed and expediting site plan approval process  
Action 4 – Encourage Enbridge Gas to support Mansfield extension

- **Facilitate education and training for Mulmur residents and entrepreneurs/businesses**

Action 1 – With input from organizations such as Dufferin Board of Trade, identify and support employment programs and opportunities for Mulmur residents and youth  
Action 2 – Recognize Youth Leadership efforts through awards at Primrose Elementary and Centre Dufferin Secondary School.  
Action 3 – Conduct sector round tables to support ongoing adaptive management

- **Identify and develop new leaders through civil engagement**

Action 1 – Identify and support succession in administrative team, community committees, boards and ad-hoc groups  
Action 2 – Encourage Mulmur residents to become involved in the decision making at Mulmur Township through participation in committees and ad-hoc groups.

- **Celebrate success of residents including students, volunteers, Mulmur team members and business achievements**

Action 1 – Recognize grand openings of new businesses  
Action 2 – Recognize individuals and groups leading community change and/or improvements in Mulmur  
Action 3 – Recognize leadership at Council meetings and/or Town Hall meetings  
Action 4 – Investigate a nomination portal for residents to identify changemakers and outstanding citizenship.  
Action 5 – Develop an employee recognition program

## **Growing a Sustainable Mulmur**

***Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People)***

- **Protect rural character**

Action 1 – Update policy and definition for “rural character”

Action 2 – Review changes to the Provincial Policy Statement to determine viewshed protection

Action 3 – Implement rural character through zoning

- **Be proactive in the sustainable use of non-renewable resources**

Action 1 – Adopt and implement recommendations from the Green Energy Plan

Action 2 – Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate

Action 3 – Monitor provincial decisions and implement single use plastics policy

Action 4– Protect agricultural land and water and forest resources

- **Explore opportunities to improve the protection of water and air quality, waste management and adaptations to climate change and extreme weather events**

Action 1 – Audit municipal activities with a focus on reducing energy consumption and environmental footprint

Action 2 – Partner with the citizens, organizations and other levels of government to promote grants and activities to mitigate contributions to and effects of climate change

Action 3 – Investigate waste management solutions that support enhanced environmental protection.

- **Promote and preserve Mulmur’s natural attractions to residents**

Action 1 – Post Bruce Trail “Loops of Mulmur” Map developed by Community Events Committee on Mulmur website

Action 2 – Support Cycling and Equestrian Activities in Dufferin Forest, on trails and on Mulmur roads

Action 3- Encourage development of the Pine River Fishing Area through the “Friends of Pine River” volunteers





**THE CORPORATION OF THE TOWNSHIP OF MULMUR**

**BY-LAW NO. \_\_\_\_-2022**

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF MULMUR  
TO ADOPT AMENDMENT FOUR (4) TO THE OFFICIAL PLAN.**

**(Community Engagement and Implementation Amendments)**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MULMUR, IN  
ACCORDANCE WITH THE PLANNING ACT, R.S.O. 1990, HEREBY ENACTS AS FOLLOWS:**

**THAT** Amendment No. 4 to the Official Plan for the Township of Mulmur is hereby adopted;

**AND THAT** the Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of the aforementioned Amendment No.4 to the Official Plan for the Township of Mulmur;

**AND THAT** this by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED on this 5th day of  
OCTOBER, 2022.

.....

JANET HORNER, MAYOR

.....

TRACEY ATKINSON, CAO/CLERK



OFFICIAL PLAN AMENDMENT NO. 4

TO THE

OFFICIAL PLAN

OF THE TOWNSHIP OF MULMUR

**(Community Engagement & Implementation Amendment)**

**October 5, 2022**

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**CONSTITUTIONAL STATEMENT**  
**OFFICIAL PLAN**  
**FOR THE**  
**TOWNSHIP OF MULMUR**  
**OFFICIAL PLAN AMENDMENT NO. 4**

Amendment No. 4 to the Official Plan for the Township of Mulmur was prepared and recommended to the Council of the Township of Mulmur under the provisions of the Planning Act, R.S.O. 1990, on the 5th day of October, 2022.

This Amendment was adopted by the Corporation of the Township of Mulmur by By-law No. \_\_\_\_-2022, in accordance with the provisions of the Planning Act R.S.O. 1990, on the 5th day of October, 2022.

\_\_\_\_\_  
Mayor – Janet Horner

\_\_\_\_\_  
Clerk – Tracey Atkinson

## **PART A - THE PREAMBLE**

### **1.0 Purpose**

The proposed Amendment would:

- Provide a new vision for Mulmur to become a Garden Township in section 3;
- Reorganization of sections 4 (Vision and Guiding Principles) and 5 (General Development Policies) to group similar subject matter;
- Update the definition of Rural Character to reflect community comments and Planning Advisory Committee input;
- Remove the Niagara Escarpment Plan policies and mapping and replace with a general over-arching policy;
- Update Scenic Resources and Features to a new viewshed policy that focuses on the lands outside of the Niagara Escarpment and also protect dark-sky to reflect community comments;
- Update the on-farm diversified policies to reflect the Ontario Implementation Guidelines and Planning Advisory Committee input;
- Update the requirements for a complete application to create a more usable format and more exhaustive list of possible study requirements
- Allow delegation of approval authority for minor zoning application to staff;
- Update Part C, Implementation and D, Interpretation to reflect current tools and legislation; and
- Remove duplication and simplify the policies.

### **2.0 Location**

This amendment applies to all lands within the Township of Mulmur. Specific mapping amendments include removing the Niagara Escarpment Plan area designations and the Scenic Resources mapping.

### **3.0 Basis**

The Township's Strategic Plan included actions that were implementable through the Official Plan. An Ad-Hoc Planning Committee was created to explore a number of strategic actions. A series of roundtables and an open house were organized to receive comments on the implementation of the actions, as well as to engage with the community with respect to the larger Official Plan project. A Planning Report was prepared on the proposed amendments. Applicable Ministries and Agencies were consulted as part of the communication and engagement process and formal statutory requirements.

## PART B - THE AMENDMENT

### 1.0 Introduction

This part of the document entitled Part B - The Amendment, which consists of the following text and Schedule “A”, constitute Amendment No. 4 to the Official Plan for the Township of Mulmur.

### 2.0 Details of the Amendment

The Official Plan of the Township of Mulmur, as amended, is hereby further amended as follows:

#### 2.1 Section 3.0 Basis of the Plan, is deleted in its entirety and replaced with the following:

##### 3.0 A GARDEN TOWNSHIP

The policies set out in this Plan have been established through a process of background review and public consultation. Throughout the development of this Plan, the public indicated a strong desire to maintain the Township’s rural character, open landscape and protect the significant environmental and agricultural areas, and natural and scenic resources that facilitate its’ unique environment of beauty and spirit.

The overarching vision of a *Garden Township* is derived from the origins of a garden as a guarded or protected place and incorporates the various definitions and perspectives of a garden including: farmland, natural areas, recreational and landscaped spaces, and limited built-up areas.

Creating Mulmur’s *Garden Township* requires land use policies and patterns that acknowledge, protect, and enhance the Township’s inherent beauty and the need to live in harmony with nature. Ultimately, this approach will protect Mulmur’s rural character and promote a serene lifestyle where people live, work, learn, and play.

Within the *Garden Township* there will be smaller, individual gardens, each with its own specific characteristics, and features. The combined garden network is intended to create a more defined sense of place and community, essential for a prosperous and sustainable society.

The greatest challenge for the Township over the next 30 years will be balancing the demands for resource use and growth and the global climate crisis with the need to preserve and protect all things that make Mulmur a *Garden Township*.

#### 2.2 Section 4.0 is amended by replacing the title with VISION STATEMENT and moving section 4.1 OVERALL VISION STATEMENT under 4.0, and replacing with the following:

## 4.0 VISION STATEMENT

Mulmur will be a *Garden Township*, committed to protecting the environment and agriculture, and providing for balanced and sustainable development while nurturing its rural character.

- 2.3 Section 4.2, GUIDING PRINCIPLES OF THIS PLAN is deleted.**
- 2.4 Sections 4.2.1 STRONG COMMUNITIES AND 4.2.2 GROWTH MANAGEMENT are hereby moved to the beginning of section 5.2 GROWTH MANAGEMENT**
- 2.5 Section 4.2.3 SERVICES is moved to section is moved to section 5.11 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES**
- 2.6 The first sentence in Section 4.2.4 CHARACTER is deleted. The remainder of the section is moved to section 7.0.4 GENERAL POLICIES**
- 2.7 Section 4.2.5 MUNICIPAL FINANCE is moved to the end of section 11.2 of PLANNING APPLICATIONS**
- 2.8 Section 4.2.6 LOCAL ECONOMY is moved to a new section under Section 5.0.**
- 2.9 Section 4.2.7 NON-RENEWABLE RESOURCES is moved to section 5.32 MINERAL AGGREGATE RESOURCE AREAS**
- 2.10 Section 4.2.8 AGRICULTURE is moved to section 5.9 AGRICULTURAL AREAS**
- 2.11 Section 4.2.9 RENEWABLE RESOURCES is moved to a new section under Section 5.0.**
- 2.12 Section 4.2.10 NIAGARA ESCARPMENT is deleted.**
- 2.13 Section 4.2.11 WATER RESOURCES is moved to section 5.19 WATER RESOURCES**
- 2.14 Section 4.2.12 ENERGY CONSERVATION is moved to section 5.15 ENERGY & AIR QUALITY**
- 2.15 Section 4.2.13 NATURAL HERITAGE is moved to section 5.18 NATURAL FEATURES, AREAS AND FUNCTIONS**
- 2.16 The first paragraph of Section 4.2.14 CULTURAL HERITAGE AND ARCHAEOLOGY is deleted. The remainder of the section is moved to section 5.6 ARCHAEOLOGICAL, BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPES**
- 2.17 Section 4.2.15 HEALTH AND SAFETY is moved to section 5.28 PROTECTING**



## **PUBLIC HEALTH AND SAFETY.**

**2.18 Section 5.1 CONSULTATION WITH MUNICIPALITIES AND COUNTY is moved to section 11.21 CONSULTATION WITH APPROVAL AUTHORITY AND OTHER AGENCIES, and the title replaced as “CONSULTATION WITH AUTHORITIES, AGENCIES AND JURISDICTIONS.**

**2.19 Section 5.2 is amended by adding the following at the beginning of the section:**

The Official Plan and Growth Management Strategies direct the majority of residential growth to the existing communities in the Township. Growth in the communities has always been, and remains dependent on, the ability to provide adequate services on a sustainable basis. The role of the Township in accommodating population growth, and employment over the planning period has been defined in relation to growth allocations established for the County of Dufferin in the Land Needs Analysis (2022)

**2.20 Section 5.4 HOUSING is amended by deleting the second paragraph and replacing it with the following:**

- c) accommodating an appropriate *affordable* and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)
- d) encouraging that a minimum of 25 percent of residential housing within settlement areas is affordable to low and moderate income households. This shall also be achieved by permitting forms of housing appropriate for each settlement area, to meet the social, health and well-being needs of current and future residents, including special needs requirements, housing geared to older persons and through residential intensification and redevelopment.

**2.21 Section 5.25 SCENIC RESOURCES AND FEATURES and 5.26 RURAL CHARACTER are deleted and replaced with the following:**

### **5.25 RURAL CHARACTER**

Mulmur will preserve the scenic resources and rural character of the Township. A visual impact assessment shall be required for any development proposals under the Planning Act where there is a potential for visual impacts, to ensure that the built form does not predominate over the natural environment. The Township will limit light pollution and conserve energy by protecting a dark sky. A lighting study shall be required for development proposals under the Planning Act where there is a potential for dark-sky infringement.

**2.22 Section 5.30 NIARGARA ESCARPTMENT DEVELOPMENT PERMITS is deleted in its entirety.**

**2.23 Section 6.1 AGRICULTURE, is further amended by replacing section 6.1.6 IDENTIFICATION AND USE OF SPECIALTY CROP AREAS with the following:**

**6.1.6 ON-FARM DIVERSIFIED USES**

All on-farm diversified uses shall be designed to not hinder surrounding agricultural operations and be appropriate to available rural servicing and infrastructure. They shall be located on a farm that has a farm dwelling, and either within the building cluster, on fallow lands or on the lowest quality of lands. The on-farm diversified use may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha, and the building shall be limited to 20% of the 2% of the lot area. The floor area of farm building that existed prior to 2012 may be used in the on-farm diversified use and calculated at 50% floor area towards the maximum 20% of the 2% lot area.

Site Plan approval shall be utilized to maintain *rural character*, buffering with a preference of utilizing topography and vegetation, hours of operation, signage, servicing, access, parking areas and ensure for the appropriate development of the lands.

On-farm diversified uses are subject to the study requirements and all other applicable policies of this plan.

**2.24 Section 6.1.3 PERMITTED USES in the Agricultural designation is amended by adding the following additional permitted use:**

m) on-farm diversified use

**2.25 Bullet point #2 of Section 6.2.5, NEW LOTS of the Rural Designation is deleted and replaced with the following:**

- Variations in the size and configuration of lots created within each original Township half-lot, and variations in lot frontages and front and side yard setbacks are encouraged. Clusters or rows of residences at a density that allow the built environment to dominate will be prohibited. Site plan control and or zoning provisions may be utilized to preserve rural character where new lots are proposed.

**2.26 Section 6.4, NIAGARA ESCARPMENT PLAN AREA is hereby deleted.**

**2.27 Section 11.1 CONSULTATION IN ADVANCE AND COST RECOVERY is amended by deleting “amount of a deposit to be provided to enable the Township to recover all such costs shall be calculated following the initial meeting and the”**

**2.28 Section 11.4 NIAGARA ESCARPMENT PLAN AND DEVELOPMENT CONTROL is deleted and replace with the following:**

The lands within the Niagara Escarpment Plan Area are protected through the Niagara Escarpment Plan and the Greenbelt Plan. The Township will ensure that future development in the vicinity of the Niagara Escarpment Plan Area will be compatible with the natural Escarpment environment and protect this important World Biosphere.

Lands within the Niagara Escarpment Plan Area are identified on Schedule A1 to the Official Plan. The NEC should be contacted to determine if a property is within the Niagara Escarpment Area of Development Control.

Where there is a conflict between the policies of this Plan and those of the Niagara Escarpment Plan, the policies of the Niagara Escarpment Plan shall prevail. Where this Plan contains policies that are considered to be more rigorous or restrictive than those of the Niagara Escarpment Plan, and are not considered to be in conflict with the Niagara Escarpment Plan, the more restrictive or rigorous policies of this Plan would then apply.

**2.29 Section 11.5 PUBLIC MEETING, OPEN HOUSE AND NOTICE PROVISIONS is amended by deleting the first two paragraphs and bullet points and moving the remainder of the section, starting at “No amendment to...” to the beginning of section 12.7 and renaming section 12.7 to FLEXIBILITY AND OFFICIAL PLAN AMENDMENTS**

**2.30 Section 11.6 OFFICIAL PLAN AMENDMENT is amended by adding the following:**

The Township shall weigh the impacts of a proposed development, including *rural character* against other impacts, including but not limited to social, economic and community benefits, and the policies of this Plan generally, in order to make a determination as to the desirability, and ultimately the appropriateness of any such development.

Developments and site alterations that have a substantial detrimental impact on *rural character*, that, in the opinion of the Township, outweigh the benefits of the proposal, shall not generally be approved.

**2.31 Section 11.14 DEVELOPMENT PERMIT SYSTEM AND BY-LAW is hereby deleted.**

**2.32 The following new section is added as section 11.14, MINOR ZONING AMENDMENT DELEGATION OF AUTHORITY**

#### 11.14 MINOR ZONING AMENDMENT DELGATION OF AUTHORITY

The Township may pass a by-law to delegate the approval authority for minor zoning amendments to a Committee of Council, or an individual who is an officer or employee of the Township. Such delegation may include:

- A temporary use by-law
- A by-law to remove a holding “H” symbols

- A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law
- A minor zoning amendment which meets the tests of section 45(1) of the Planning Act, R.S.O., 1990 for a minor variance, being that the building, structure or the use is (1) minor numerically or based impact (2) desirable for the appropriate development or use (3) meets the general intent and purpose of the by-law, and (4) meets the general intent and purpose of the Official Plan.
- A by-law that implements a related Official Plan amendment.
- A by-law that implements or satisfies a condition of Provisional Consent.

**2.33 Section 11.15 SITE PLAN CONTROL is amended by adding the following at the end of the section:**

All reasonable measures shall be implemented to mitigate and minimize impacts on *rural character*.

**2.34 Section 11.17 BUILDING REGULATIONS is hereby deleted.**

**2.35 Section 11.18 PROPERTY MAINTENANCE STANDARDS AND OCCUPANCY is hereby deleted.**

**2.36 Section 12.9 NIAGARA ESCARPMENT PLAN is deleted in its entirety.**

**2.37 Part E, DEFINITIONS is amended by adding and or replacing the following definitions:**

Garden Township means an area dominated by its natural landscape, with various focal points, settlement areas and cultivated lands. A garden township provides for a range of amenities to remain a desirable, safe, prosperous and natural place for its residents to live, work, learn, and play.

Rural Character means the landscape that is established through preferred patterns of land use that prioritize agriculture, natural environments, and low-density development to facilitate a serene lifestyle. Rural Character within settlement areas means establishing the perception of a natural landscape through the strategic preservation and placement of natural elements within the built environment.

**2.38 Part E, DEFINITIONS, is further amended by adding or replacing, as the case may be, (definitions as per the Provincial Policy Statement 2020 and A Place to Grow Growth Plan 2017) as follows:**

**Access Standards** means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards. (PPS 2020)

**Active Transportation** means Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (PPS 2020)

**Adjacent Lands** means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS 2020)

**Adverse Effects** as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business. (PPS 2020)

**Affordable** means

- 1) in the case of ownership housing, the least expensive of:
  - a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
  - b) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

- 2) in the case of rental housing, the least expensive of:
  - a) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
  - b) a unit for which the rent is at or below the average market rent of a unit in the regional market area the average market rent of a unit in the regional market area. (PPS 2020)

**Agricultural Condition** means

- a) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored. (Based on 2020, PPS)

**Agricultural System** means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
- b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector. (PPS 2020)

**Agricultural Uses** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (PPS 2020)

**Agri-food Network** means within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities. (PPS 2020)

**Agri-tourism Uses** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (PPS 2020)

**Agriculture-related Uses** means those farm- related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (PPS 2020)



**Airports** means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (PPS 2020)

**Alternative Energy System** means A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (PPS 2020)

**Archaeological Resources** includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (PPS 2020)

**Areas of Archaeological Potential** means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (PPS 2020)

**Areas of Mineral Potential** means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence. (PPS 2020)

**Areas of Natural and Scientific Interest (ANSI)** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (PPS 2020)

**Brownfield Sites** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (PPS 2020)

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. (PPS 2020)

**Compact Built Form** means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a

pedestrian-friendly environment along roads to encourage active transportation. (APTG2020)

**Complete Communities** means Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts. (APTG2020)

**Complete Streets** means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. (APTG2020)

**Cultural Heritage Resources** means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan) (APTG2020)

**Comprehensive Review** means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  - 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
  - 2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
  - 3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
  - 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
  - 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
  - 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, infrastructure requirements and related matters;
2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2; and
3. considers cross-jurisdictional issues.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS 2020)

**Cultural Heritage Landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS 2020)

**Delineated Built Boundary** means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan. (APTG2020)

**Delineated Built-up Area** means all land within the delineated built boundary. (APTG2020)

**Designated Greenfield Area** means lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands. (APTG2020)

**Drinking-water System** means a system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes:

- a) any thing used for the collection, production, treatment, storage, supply, or distribution of water;
- b) any thing related to the management of residue from the treatment process or the management of the discharge of a substance into the natural environment from the treatment system; and
- c) a well or intake that serves as the source or entry point of raw water supply for the system. (Safe Drinking Water Act, 2002)

**Deposits of Mineral Aggregate Resources** means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (PPS 2020)

**Designated and Available** means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition. (PPS 2020)

**Designated Growth Areas** means lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses. (PPS 2020)

**Designated Vulnerable Area** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (PPS 2020)

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a). (PPS2020)

**Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species,

ecosystems and landscapes. These may include biological, physical and socio-economic interactions. (PPS 2020)

**Employment Area** means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (PPS 2020)

**Endangered Species** means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time. (PPS 2020)

**Erosion Hazard** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (PPS 2020)

**Essential Emergency Service** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (PPS 2020)

**Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions. (Greenbelt Plan) (APTG2020)

**Ecological Integrity** which includes hydrological integrity, means the condition of ecosystems in which:

- a) the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- b) natural ecological processes are intact and self-sustaining; and
- c) the ecosystems evolve naturally. (Greenbelt Plan) (APTG2020)

**Ecological Value** means the value of vegetation in maintaining the health of the key natural heritage feature or key hydrologic feature and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for rare, threatened and endangered species. (Greenbelt Plan) (APTG2020)

**Fish** means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (PPS 2020)

**Fish Habitat** as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (PPS 2020)

**Flood Fringe** for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (PPS 2020)

**Flood Plain** for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (PPS 2020)

**Flooding Hazard** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water- related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
  - 1) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  - 2) the one hundred year flood; and
  - 3) a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;
- c) except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (PPS 2020)

**Floodproofing Standard** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water- related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (PPS 2020)

**Floodway** means for river, stream and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.



Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe. (PPS 2020)

**Freight-supportive** in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

**Great Lakes - St. Lawrence River System** means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario. (PPS 2020)

**Green Infrastructure** means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS 2020)

**Ground Water Feature** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (PPS 2020)

**Green Infrastructure** means natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS, 2020)

**Habitat of Endangered Species and Threatened Species** means habitat within the meaning of Section 2 of the Endangered Species Act, 2007. (PPS 2020)

**Hazardous Forest Types for Wildland Fire** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time. (PPS 2020)

**Hazardous Lands** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward

limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (PPS 2020)

Hazardous sites means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (PPS 2020)

**Hazardous Substances** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (PPS 2020)

**Heritage Attributes** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS 2020)

**High Quality** means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (PPS 2020)

**Housing Options** means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi- residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co- ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses. (PPS 2020)

**Hydrologic Function** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS 2020)

**Intermittent Streams** means stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year. (Greenbelt Plan) (APTG2020)

**Joint Development** means agreements entered into voluntarily between the public sector and property owners or third parties, whereby private entities share some of the costs of infrastructure improvements or contribute some benefits back to the public sector based on a mutual recognition of the benefits of such infrastructure improvements. Approaches to joint development may be recommended in guidelines developed by the Province. (APTG2020)

**Impacts of a Changing Climate** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (PPS 2020)

**Individual On-site Sewage Services** means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located. (PPS 2020)

**Individual On-site Water Services** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. (PPS 2020)

**Infrastructure** means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS 2020)

**Institutional Use** means for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion. (PPS 2020)

**Intensification** means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of
- b) brownfield sites;
- c) the development of vacant and/or underutilized lots within previously developed areas;
- d) infill development; and
- e) the expansion or conversion of existing buildings.

**Life Science Areas of Natural and Scientific Interest (ANSIs)** means an area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time. (Greenbelt Plan) (APTG2020)

**Low Impact Development** means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character. (APTG2020)

**Legal or Technical Reasons** means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. (PPS 2020)

**Low and Moderate Income Households** means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

**Major Facilities** means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (PPS 2020)

**Major Goods Movement Facilities and Corridors** means transportation facilities and corridors associated with the inter- and intra- provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight- supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

**Mine Hazard** means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated. (PPS 2020)

**Minerals** means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. (PPS 2020)

**Metallic Minerals** means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). (PPS 2020)

**Mineral Aggregate Operation** means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (PPS 2020)

**Mineral Aggregate Resources** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act. (PPS 2020)

**Mineral Aggregate Resource Conservation** means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring. (PPS 2020)

**Mineral Deposits** means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

**Mineral Mining Operation** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use. (PPS 2020)

**Minimum Distance Separation Formulae** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (PPS 2020)

**Multimodal transportation system** means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine. (PPS 2020)

**Municipal Sewage Services** means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems. (PPS 2020)

**Municipal Water Services** means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems. (PPS 2020)

**Municipal Comprehensive Review** means a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan. (APTG2020)

**Municipal Water and Wastewater Systems** means Municipal water systems are all or part of a drinking-water system:

- a) that is owned by a municipality or by a municipal service board established under section 195 of the Municipal Act, 2001;
- b) that is owned by a corporation established under section 203 of the Municipal Act, 2001;
- c) from which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- d) that is in a prescribed class of municipal drinking-water systems as defined in regulation under the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

And, municipal wastewater systems are any sewage works owned or operated by a municipality. (APTG2020)

**Natural Heritage Features and Areas** means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (PPS 2020)



**Natural Heritage System** means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (PPS 2020)

**Negative Impacts** means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- d) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities. (PPS 2020)

**Normal Farm Practices** means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act. (PPS 2020)

**Oil, Gas and Salt Hazards** means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated. (PPS 2020)

**On-farm Diversified Uses** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism

uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (PPS 2020)

**One Hundred Year Flood** means for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (PPS 2020)

- a) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups. (PPS 2020)

**Other Water-related Hazards** means water-associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming. (PPS 2020)

**Partial Services** means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services. (PPS 2020)

**Petroleum Resource Operations** means Oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons. (PPS 2020)

**Petroleum Resources** means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (PPS 2020)

**Planned Corridors** means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor.

Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province. (PPS 2020)

**Public Realm** means all spaces to which the public has unrestricted access, such as streets, parks, and sidewalks. (APTG2020)

**Portable Asphalt Plant** means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (PPS 2020)

**Portable Concrete Plant** means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (PPS 2020)

**Prime Agricultural Area** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (PPS 2020)

**Prime Agricultural Land** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (PPS 2020)

**Private Communal Water Services** means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences. (PPS 2020)

**Protected Heritage Property** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (PPS 2020)

**Protection Works Standards** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce

the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (PPS 2020)

**Provincial and Federal Requirements** means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat. (PPS 2020)

**Provincial Plan** means a provincial plan within the meaning of section 1 of the Planning Act. (PPS 2020)

**Public Service Facilities** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. (PPS 2020)

**Quality and Quantity of Water** means measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (PPS 2020)

**Recreation** means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential. (PPS 2020)

**Redevelopment** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS 2020)

**Regional Market Area** refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (PPS 2020)

**Renewable Energy Source** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (PPS 2020)

**Renewable Energy System** means a system that generates electricity, heat and/or cooling from a renewable energy source. (PPS 2020)

**Reserve Sewage System Capacity** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the Nutrient Management Act, or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage. (PPS 2020)

**Reserve Water System Capacity** means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. (PPS 2020)

**Residence Surplus to a Farming Operation** means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (PPS 2020)

**Residential Intensification** means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
  - b) the development of vacant or underutilized lots within previously developed areas;
  - c) infill development;
  - d) development and introduction of new housing options within previously developed areas;
  - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
  - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.
- (PPS 2020)

**River, Stream and Small Inland Lake Systems** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (PPS 2020)

**Rural Areas** means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. (PPS 2020)

**Rural Settlements** means existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for

development and are subject to official plan policies that limit growth. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes of this Plan, including those that would not otherwise meet this definition. (APTG2020)

**Rural Lands** means lands which are located outside settlement areas and which are outside prime agricultural areas. (PPS 2020)

**Sensitive** In regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants. (PPS 2020)

**Sensitive Land Uses** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (PPS 2020)

**Settlement Areas** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long- term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated. (PPS 2020)

**Sewage and Water Services** includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (PPS 2020)

**Significant Groundwater Recharge Area** means an area that has been identified:

- a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS, 2020;
- b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or
- c) as an ecologically significant groundwater recharge area delineated in a
- d) sub watershed plan or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands. (Greenbelt Plan) (APTG2020)

**Significant Surface Water Contribution Areas** means Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a watershed. (Greenbelt Plan) (APTG2020)

**Stormwater Master Plan** means A long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater infrastructure requirements for new and existing development within a settlement area. Stormwater master plans are informed by watershed planning and are completed in accordance with the Municipal Class Environmental Assessment. (APTG2020)

**Stormwater Management Plan** means A plan that provides direction to avoid or minimize and mitigate stormwater volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream baseflow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat. (APTG2020)

**Subwatershed Plan** means A plan that reflects and refines the goals, objectives, targets, and assessments of watershed planning, as available at the time a subwatershed plan is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

A subwatershed plan should: consider existing development and evaluate impacts of any potential or proposed land uses and development; identify hydrologic features, areas, linkages, and functions; identify natural features, areas, and related hydrologic functions; and provide for protecting, improving, or restoring the quality and quantity of water within a subwatershed.

A subwatershed plan is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs. (Greenbelt Plan) (APTG2020)

**Significant** means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
- d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (PPS 2020)

**Site Alteration** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.4(a), site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a). (PPS 2020)

**Special Needs** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (PPS 2020)

**Special Policy Area** means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the



Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (PPS 2020)

**Specialty Crop Area** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops. (PPS 2020)

**Surface Water Feature** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (PPS 2020)

**Threatened species** means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time. (PPS 2020)

**Total Developable Area** means the total area of the property less the area occupied by key natural heritage features, key hydrologic features and any related vegetation protection zone. (Greenbelt Plan) (APTG2020)

**Transit-supportive** in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

**Transportation Demand Management** means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (PPS 2020)

**Transportation System** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (PPS 2020)

**Two Zone Concept** means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (PPS 2020)

**Valleylands** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (PPS 2020)

**Vulnerable** means surface and/or ground water that can be easily changed or impacted. (PPS 2020)

**Waste Management System** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (PPS 2020)

**Watershed** means an area that is drained by a river and its tributaries. (PPS 2020)

**Water Resource System** means a system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas. (APTG2020)

**Wayside Pits and Quarries** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (PPS 2020)

**Wildland Fire Assessment and Mitigation Standards** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire. (PPS 2020)

**Watershed Planning** means planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. (PPS2020)

**Watershed Planning** typically includes watershed characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of the impacts of a changing climate and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of quality and quantity of water; the identification and protection of hydrologic features, areas, and functions and the inter- relationships between or among them; and targets for the protection and restoration of riparian areas.

Watershed planning is undertaken at many scales, and considers cross-jurisdictional and cross-watershed impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries. (Greenbelt Plan) (APTG2020)

**Wetlands** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wetlands are further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time. (Greenbelt Plan) (APTG2020) (PPS2020)

**Wildlife Habitat** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (PPS, 2020)

**Woodlands** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest." (PPS 2020)

- 2.39 Schedule A1 to the Official Plan – Land Use Designations is amended by removing all designations within the Niagara Escarpment Plan area, and as included in Schedule A to this Official Plan Amendment.**
- 2.40 Schedule B4 to the Official Plan is amended by removing the scenic resources, and as included in Schedule A to this Official Plan Amendment.**
- 2.41 Appendix A – COMPLETE APPLICATION is deleted and replaced with Appendix A included as Schedule A this Official Plan Amendment**
- 2.42 The Official Plan is further amended by italicizing any defined term where it appears through the entirety of the Official Plan.**
- 2.43 The Official Plan is renumbered and formatted accordingly.**

### **3.0 Implementation**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment

### **4.0 Interpretation**

The provisions of the Official Plan for the Township of Mulmur, as amended from time to time, shall apply to this Amendment.

## **SCHEDULE A TO OFFICIAL PLAN AMENDMENT #4**

Schedule A1 – Land Use Designations (removing NEC designations)

Schedule D – Natural Resources (removing Scenic Resources)

Appendix A – COMPLETE APPLICATION REQUIREMENTS

## **PART C - THE APPENDICES**

### **Appendix 1 - Reports & Background Materials**

- Strategic Plan 2020-2024 (Council approved)
- Recreation Master Plan, Sierra Planning and Management, February 2021 (Council approved Feb 2021)
- Energy Efficient Tools in Development Approvals, Council Report, April 7, 2021
- Mansfield North Recreation Area, Staff Memo, October 2021
- Official Plan Workplan, Council Report, February 2, 2022
- Official Plan Policy Direction Report, Council Report, March 2022
- Implementing Aging in Place, APAC Report, March 21, 2022
- Pursuing Responsible Growth: On-Farm Diversified Uses, APAC Report, March 21, 2022
- AdHoc On-Farm Diversified Use Tracking Table
- Pursuing Responsible Growth: Home Industry, APAC Report, March 21, 2022
- Land Needs Analysis and Settlement Expansion, Council Report, April 6, 2022

### **Appendix 2 - Notice of Public Meeting**

- Roundtable Notice, 2021
- Tax Insert, July 15, 2022
- Notice to Agencies, May 10, 2022
- Statutory Notice of Agencies, September 8, 2022

### **Appendix 3 – Minutes of Public Meeting**

- Statutory Public Meeting (September 7, 2022)
- Statutory Public Meeting (October 5, 2022)

### **Appendix 4 - Copies of Correspondence**

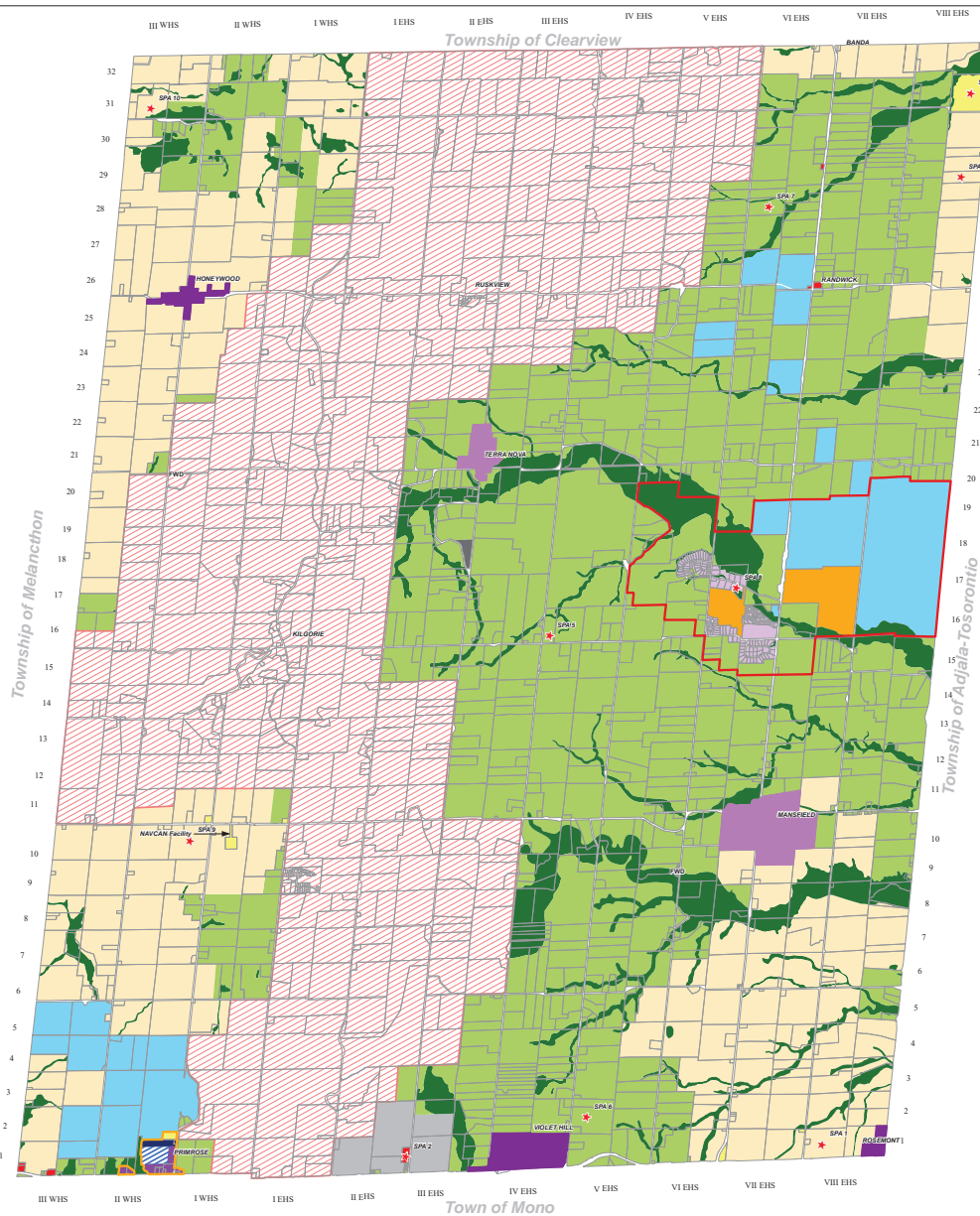
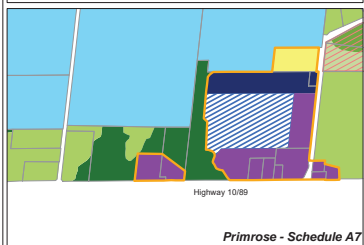
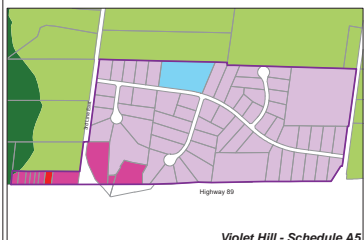
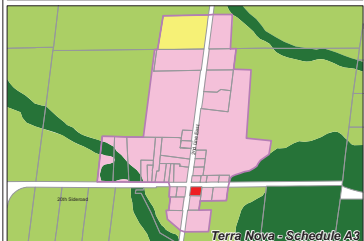
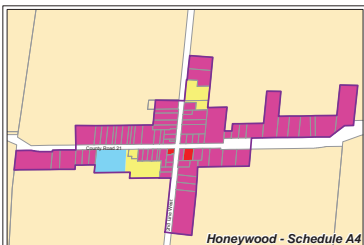
- November 4, 2021 – Letter from Jim MacDougall
- Correspondence with Niagara Escarpment Commission
- Roundtable Summary Table (2021)

## **SCHEDULE A TO OFFICIAL PLAN AMENDMENT #4**

Schedule A1 – Land Use Designations (removing NEC designations)

Schedule D – Natural Resources (removing Scenic Resources)

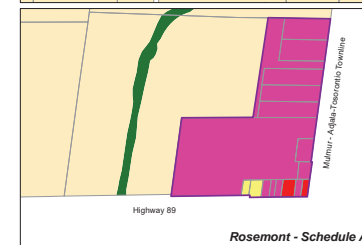
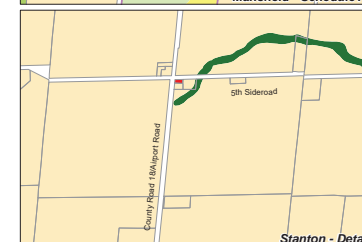
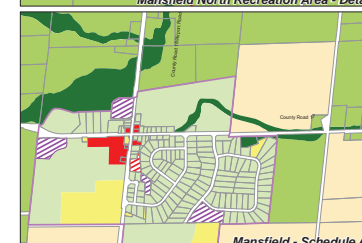
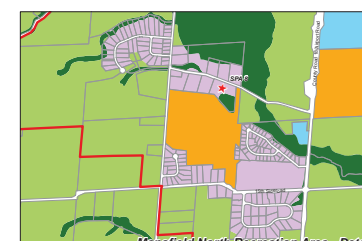
Appendix A – COMPLETE APPLICATION REQUIREMENTS



#### Specific Policy Areas (SPA):

Please see the following section(s) in the text documents for applicable policies.

1. SPA 1 - Sections 6.1.3(a) & 6.1.4
2. SPA 2 - Sections 8.1.3(a) & 8.1.4
3. SPA 3 - Sections 6.1.3(b) & 6.1.4
4. SPA 4 - Sections 8.3.3(a) & 8.3.4
5. SPA 5 - Sections 6.2.3(a) & 6.2.4
6. SPA 6 - Section 6.2.3(b)
7. SPA 7 - Section 6.2.3(c)
8. SPA 8 - Sections 7.3.3(a) & 7.3.4
9. SPA 9 - Section 6.1.7
10. SPA 10 - Section 6.1.7



#### Township of Mulmur

##### Official Plan

##### Schedule A1 - Land Use Designations



#### Legend

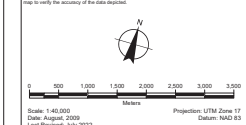
- ★ Property Subject to Specific Policy
- Mansfield North Recreation Area
- Primrose Settlement Area (Community Boundary)
- Settlement Area (Hamlet Boundary)
- Settlement Area (Community Boundary)
- EXI Extractive Industrial
- BPT Business Park Transition
- BPG Business Park Gateway
- BPC Business Park Core
- NA Natural Area
- FWD Former Waste Disposal Area (FWD)
- OSR Open Space Recreation
- OS Open Space
- RU Rural
- HM Hamlet
- ER Estate Residential
- C Commercial
- R Recreation
- A Agricultural
- I Institutional
- CH Highway Commercial
- CO Community
- WD Waste Disposal Industrial
- HR Hamlet Residential
- Parcels
- Major Easement Plan Area

NOTES:

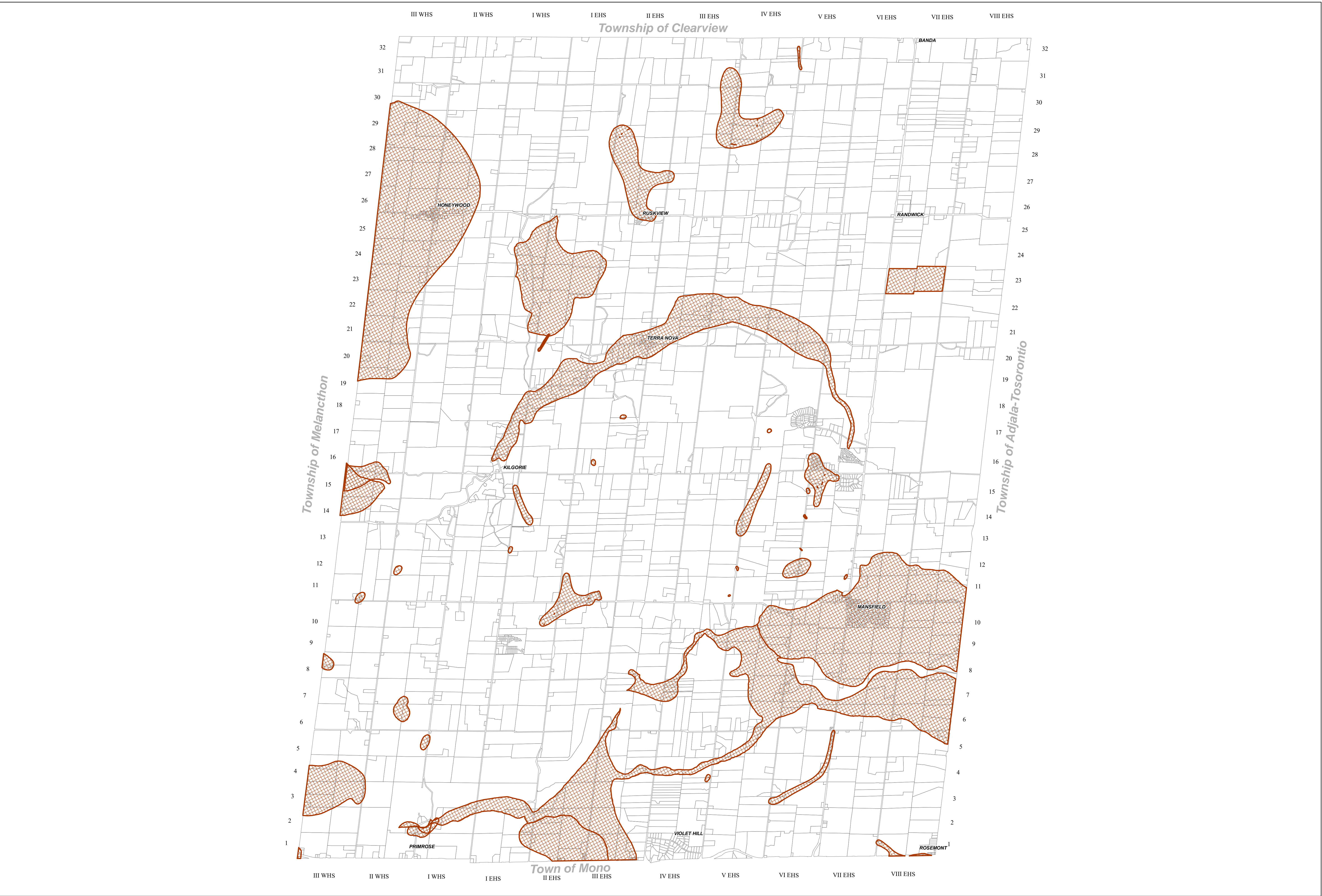
1. Schedule A - Official Plan Constitutive Information has not been approved by the Ontario Municipal Act and is subject to the approval of the Ministry of Municipal Affairs and Housing (MMAH) and therefore could be subject to change.
2. Land and Concession Data has been provided by the Ministry of Natural Resources (MNR) © 1997.
3. Parcel Data has been provided by the Township of Mulmur.
4. Official Plan has been provided by the Township of Mulmur.

DISCLAIMER:

© 2000 Mulmur and Associates and the above mentioned sources are not responsible for any errors, omissions or inaccuracies in the data depicted on this map. It is the responsibility of the user of this map to verify the accuracy of the data depicted.





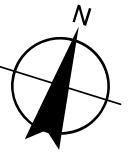
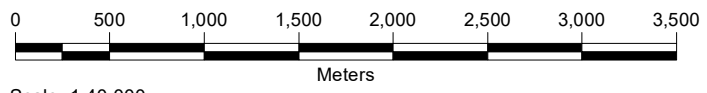


**Township of Mulmur**  
**Official Plan**  
**Schedule B4 - Natural Resources**



**Legend**  
Mineral Resource Areas

This Schedule shall be viewed and interpreted in conjunction with the text of this Official Plan.

**NOTES:**  
1. Schedule B4 - Natural Resources Information has not been approved by the Ontario Municipal Board (OMB) or the Ministry of Municipal Affairs and Housing (MMAH) and therefore could be subject to change.  
**SOURCES:**  
1. Lot and Concession and public lands Data has been provided by the Ministry of Natural Resources (MNR) & Her Majesty the Queen in Right of Ontario  
2. Parcel Fabric has been supplied under license by Teraset Inc.  
3. Well Head Protection Zones have been provided by the Nottawasaga Valley Conservation Authority (NVCA)  
4. Source: Sightline data has been provided by the Niagara Escarpment Commission (NEC) © Her Majesty the Queen in Right of Ontario  
**DISCLAIMER:**  
R.J. Burnside and Associates and the above mentioned sources are not responsible for any errors, omissions or inaccuracies in the data depicted on this map. It is the responsibility of the user of this map to verify the accuracy of the data depicted.  
  
  
Scale: 1:40,000  
Date: August, 2009  
Last Revised: July 2022  
Projection: UTM Zone 17  
Datum: NAD 83  
Project: MSO09635.4



**(TO BE COMPLETED AT PRE-CONSULTATION MEETING)**

**FILE NAME:**

**MEETING DATE:**

**OFFICIAL PLAN - POLICY APPLICABILITY TABLE**

Pre-consultation Meeting Attendance:

- |   |  |
|---|--|
| <input type="checkbox"/> Township Planner       | <input type="checkbox"/> NEC                       |
| <input type="checkbox"/> Township Engineer (\$) | <input type="checkbox"/> School Board              |
| <input type="checkbox"/> Township Public Works  | <input type="checkbox"/> Fire Chief                |
| <input type="checkbox"/> County Planner         | <input type="checkbox"/> Township Solicitor (\$)   |
| <input type="checkbox"/> County Engineering     | <input type="checkbox"/> Water Plant Operator (\$) |
| <input type="checkbox"/> NVCA                   | <input type="checkbox"/>                           |

Applicant

- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

Complete Application Requirement (OP policy direction, authority)	Notes
<input type="checkbox"/> Application Forms <ul style="list-style-type: none"><li><input type="checkbox"/> Official Plan Amendment</li><li><input type="checkbox"/> Zoning By-law Amendment</li><li><input type="checkbox"/> Site Plan Control</li><li><input type="checkbox"/> Plan of Subdivision</li><li><input type="checkbox"/> Condominium (standard, vacant land)</li><li><input type="checkbox"/> Consent</li><li><input type="checkbox"/> Dufferin County Official Plan Amendment</li><li><input type="checkbox"/> Entrance Permit</li><li><input type="checkbox"/> NVCA Permit</li><li><input type="checkbox"/> NEC Permit</li><li><input type="checkbox"/> Pre-Consultation Form</li><li><input type="checkbox"/> Other:</li></ul>	
<input type="checkbox"/> Fees (Tariff of Fees By-law)	
<input type="checkbox"/> Deposits (Tariff of Fees By-law)	
<input type="checkbox"/> Consultation <ul style="list-style-type: none"><li><input type="checkbox"/> NVCA</li><li><input type="checkbox"/> NEC</li><li><input type="checkbox"/> Ministry of Natural Resources</li><li><input type="checkbox"/> Ministry of Environment</li><li><input type="checkbox"/> Ministry of Transportation</li><li><input type="checkbox"/> Dufferin County</li><li><input type="checkbox"/> Ministry of Municipal Affairs/One Window</li></ul>	

<input type="checkbox"/> NAVCAN (s. 5.24: 8km of NAVCAN facility, Schedule C)	
<input type="checkbox"/> Planning Report	
<input type="checkbox"/> Growth Analysis (5.3) <input type="checkbox"/> Summary of proposed lots, density, intensification (s. 5.2) <input type="checkbox"/> 25% affordable housing (low to moderate) calculation (s. 5.4) <input type="checkbox"/> Employment Calculation, Work from Home Calculation	
<input type="checkbox"/> Archeological Assessment (s. 5.6) <input type="checkbox"/> Built Heritage Assessment (s. 5.6)	
<input type="checkbox"/> Minimum Distance Separation Calculation (s. 5.8, 5.9) <input type="checkbox"/> Agricultural Impact Assessment (5.9)	
<input type="checkbox"/> Servicing Options Report/ Servicing Feasibility (s. 5.3, 5.17) <input type="checkbox"/> Nitrate Loading Report <input type="checkbox"/> Septic System Design	
<input type="checkbox"/> Municipal Water Capacity Analysis <input type="checkbox"/> Water tower storage capacity <input type="checkbox"/> Well flow capacity	
<input type="checkbox"/> Fire Storage Calculation	
<input type="checkbox"/> Entrance permit / approval letter (Twp Policy, County BL)	
<input type="checkbox"/> Traffic Study <input type="checkbox"/> Sight Line Analysis <input type="checkbox"/> Road Widenings <input type="checkbox"/> Sidewalks <input type="checkbox"/> Road Design Templates/Standard Cross-section <input type="checkbox"/> Turning Templates <input type="checkbox"/> Parking / Loading Calculation	
<input type="checkbox"/> Municipal Comprehensive Review (s. 5.7, s. 5.3)	
<input type="checkbox"/> Impact Assessment <input type="checkbox"/> Noise, Dust, particulates (s. 5.16)	
<input type="checkbox"/> EIS (s 5.18) <input type="checkbox"/> Evaluation of ecological function <input type="checkbox"/> Impact assessment (s 5.13) <input type="checkbox"/> Cumulative impacts <input type="checkbox"/> Scoped/full EIS <input type="checkbox"/> Woodlands <input type="checkbox"/> Tree cover on slopes >30% (Schedule B3, s. 5.20)	

<input type="checkbox"/> Significant woodlots >1ha (5.20.1) <input type="checkbox"/> Tree cutting by-law exemption <input type="checkbox"/> significant valleylands (Schedule B1, B2, 5.24) <input type="checkbox"/> significant wildlife habitat or (s. 5.21.2, 120m) <input type="checkbox"/> species at risk, endangered or threatened species (s. 5.21.4, 5.21.5) <input type="checkbox"/> ANSIs (s. 5.3, 120m adjacent lands) <input type="checkbox"/> fish habitat (5.21.3, Schedule B1, B2, 120m) <input type="checkbox"/> best practises <input type="checkbox"/> species at risk (s. 5.21.4) <input type="checkbox"/> Consult with MNR and NVCA <input type="checkbox"/> Wetlands (s. 5.22, 5.22.1 30 - 120m)	
<input type="checkbox"/> Risk Management Plan/ WHPA (Source Water Protection Plan, OP s. 5.19) <input type="checkbox"/> Master Environmental Servicing Plan	
<input type="checkbox"/> Hydrology or hydrogeological study <input type="checkbox"/> Vulnerable aquifer and Recharge Areas (s. 5.19) <input type="checkbox"/> Sensitive Surface water (5.19) <input type="checkbox"/> Water Resource Management Report (s. 5.19) <input type="checkbox"/> Pine River Sub-Watershed (5.19.2) <input type="checkbox"/> Stress Test (s. 15.19.3) <input type="checkbox"/> Boyne River Sub-Watershed (s. 15.19.3) <input type="checkbox"/> MOE Permit to Take Water >50,000L (5.19)	
<input type="checkbox"/> Erosion and Sediment Control <input type="checkbox"/> Ground and surface water (s. 5.19)	
<input type="checkbox"/> Floodplain Hazard Assessment (s. 5.27, Schedule A3) <input type="checkbox"/> Meander Report <input type="checkbox"/> Organic Soil Analysis <input type="checkbox"/> Floodplain/floodway analysis	
<input type="checkbox"/> Slope stability assessment (Schedules B1, B2, s. 5.24, Boyne River, Rine River, Black Bank Creek, steep slope Schedule A3, s. 5,27)	
<input type="checkbox"/> Viewshed or Visual Impact Assessment (s. 5.25, Schedule B4 for major new development, s. 5.26 to protect rural character) <input type="checkbox"/> Lighting Plan / Study <input type="checkbox"/> Dark-Sky Study (s. 5.25)	
<input type="checkbox"/> Rehabilitation Plan (s. 5.28 – human made hazards, aggregate operations, waste disposal)	
<input type="checkbox"/> Stormwater Management Report (s. 5.31)	

<input type="checkbox"/> Mineral Aggregate Potential Assessment (s. 5.32, Schedule B4) <input type="checkbox"/> Aggregate Activity Impact Assessment (s. 5.33)	
<input type="checkbox"/> Sign By-law Exemption	
<input type="checkbox"/> Development/Subdivision/Consent Agreement <input type="checkbox"/> Template purchase agreement, condo agreement, maintenance agreement, protocols, operations and maintenance guidelines	
<input type="checkbox"/> Plans <ul style="list-style-type: none"> <li><input type="checkbox"/> Subdivision Plan</li> <li><input type="checkbox"/> Standard Engineering Drawing Set &amp; Details</li> <li><input type="checkbox"/> Site Plan</li> <li><input type="checkbox"/> Lighting Plan</li> <li><input type="checkbox"/> Grading Plan</li> <li><input type="checkbox"/> Drainage &amp; Stormwater Plan</li> <li><input type="checkbox"/> Signage Plan</li> <li><input type="checkbox"/> Landscaping Plan</li> <li><input type="checkbox"/> Parking Plan</li> <li><input type="checkbox"/> Hydrant Plan</li> <li><input type="checkbox"/> Existing Conditions, land uses &amp; environmental features mapping</li> <li><input type="checkbox"/> Servicing Plans</li> <li><input type="checkbox"/> Easement Plan</li> <li><input type="checkbox"/> Elevations &amp; Floor Plans</li> <li><input type="checkbox"/> Utility Plan</li> <li><input type="checkbox"/> Setbacks from NAVCAN, Communication Towers &amp; infrastructure</li> </ul>	



# TOWNSHIP OF MULMUR

## OFFICIAL PLAN REVIEW

Environmental, Hazard and Natural Resources Policies

June 2023

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# INTRODUCTION

NPG Planning Solutions Inc. (NPG) are consultants to the Township of Mulmur for the updating and creation of new policies in the Township's Official Plan (OP). The focus of this work is the Environmental, Natural Hazard, and Natural Resources policies in the Township OP. This report is an overview and analysis of a number of issues related to these areas of the Township OP policies and the mapping of Environmental, Natural Hazard and Natural Resource features and systems.

The Township Council adopted Official Plan Amendment No. 4 (OPA 4) in October 2022. This Amendment was completed to achieve a number of priorities for the Township that are important to this update. Examples include the definitions section of the Official Plan as well as the Niagara Escarpment Plan implementation. OPA 4 was approved by Dufferin County in November 2022 and is now in force and effect. This background report reflects the approval of OPA 4 as the revised basis of the Township's OP.

This report outlines a series of issues and the recommended approach to implementing policy updates to the Township OP. The report is intended for Township staff and Township Council so that direction can be provided on each policy area. An amendment to the Township OP will be drafted following Council's direction. The future amendment will be informed by public and agency review, a public meeting under the Planning Act, and a final decision by Township Council. Feedback from agencies, the public, and Township Council is valued and welcomed through this update to the Township OP.



# ISSUE 1:

## PROVINCIAL POLICY & PLANS

This section addresses the Provincial requirements relevant to the Township OP and the Environmental, Natural Hazard and Natural Resources Policies update. This section of this report is based on the in effect documents – the Provincial Policy Statement; the Growth Plan for the Greater Golden Horseshoe; and the Niagara Escarpment Plan. It is noted that on April 6, 2023, the Province released a proposed Provincial Planning Statement to replace the current Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). These proposed plans are not in effect as of the issuance of this report.

Until the proposed Provincial Planning Statement comes into effect the PPS and Growth Plan are applicable to the Township and they are discussed in this Policy Options Report. Mulmur is also within areas covered by other Provincial Land Use Plans. The following is a brief description of each Provincial Plan that applies to the Township, together with the implications for the OP related to Environmental, Natural Hazard and Natural Resources policies.

**a) Provincial Policy Statement (2020) (PPS 2020)** – The PPS is the guiding policy document for land use planning in Ontario. The PPS contains a broad range of policies to address how Ontario’s municipalities are to manage growth, protect agriculture and the environment, and address hazards. The Township’s current Official Plan was approved by the Ministry of Municipal Affairs and Housing in 2012 which means the 2005 PPS was used in the preparation and approval of the Official Plan.

The review of Environmental, Natural Hazard and Natural Resource policies includes a review of PPS 2020 requirements to ensure the policies and mapping reflect the requirements of the PPS 2020. Alignment with the PPS 2020 policies will be completed through updates to the policies, aligning with Section 2 of the PPS relative to Natural Heritage, and ensuring the policies impacting development and site alteration are consistent with the PPS 2020. The PPS 2020 has somewhat more flexibility in the policies related to Natural Heritage and how studies can demonstrate suitability for development and Natural Heritage. This will be reflected in the updated policies.

**b) Niagara Escarpment Plan** – the Niagara Escarpment Plan applies to a portion of the Township’s land base and has been identified in the Township OP Schedule A1 by delineating the Plan Area. Section 2.7 of the Niagara Escarpment Plan addresses the Natural Heritage System. Conformity to the Niagara Escarpment Plan is required and was completed by OPA 4 which addressed the Niagara Escarpment Plan within the Mulmur Official Plan.

**c) Greenbelt Plan** – the area in Mulmur that is within the Niagara Escarpment Plan is also part of the Greenbelt Plan. The policies of the Niagara Escarpment Plan are the applicable policies as the Greenbelt Plan defers to the Niagara Escarpment Plan.

**d) A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)** - The Growth Plan is applicable in Dufferin County. The Growth Plan is largely for urban growth in the Greater Golden Horseshoe but applies to Dufferin County and the Township of Mulmur. Under the subheading Relationship with Other Provincial Plans in Section 1.2.3 of the Growth Plan, it is stated:

*“Within the Greenbelt Area, policies of this Plan that address the same, similar, related, or overlapping matters as the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan do not apply within that part of the Greenbelt Area covered by the relevant plan except where the policies of this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan provide otherwise.”*

The Growth Plan includes policies regarding the Provincial Natural Heritage System that are to be incorporated into Official Plans. Please refer to the section of this report regarding the Provincial Natural Heritage System for the details on the requirements for this update to Mulmur’s Environmental, Natural Hazard and Natural Resource policies.

**NOTE:** the Province has indicated it is targeting fall 2023 for the final version of the Provincial Planning Statement to take effect. However, draft Natural Heritage policies and related definitions have not been released for review and comment. Without these policies and definitions, it is not possible to provide detailed comment or recommendations in relation to the proposed Provincial Planning Statement. It is likely that further changes will be required to update Environmental policies in the Mulmur Official Plan.

**RECOMMENDATION:** Extend the timeline for this update project to allow for review and implementation of the new Provincial Planning Statement when it takes effect (anticipated to be fall 2023).

## ISSUE 2:

# PROVINCIAL NATURAL HERITAGE SYSTEM

The Province has mapped two Provincial Natural Heritage Systems in Mulmur: a Greenbelt Plan Natural Heritage System and a Natural Heritage System for the Growth Plan. The Greenbelt Plan Natural Heritage System is mapped entirely within the Niagara Escarpment Plan Area and is subject to the policies of that Plan. As noted in Issue 1, OPA 4 addressed the Niagara Escarpment Plan. Specifically, the Township updated its OP to provide a general overarching policy in Part C (Implementation) indicating that lands within the Niagara Escarpment Plan Area are protected through the Niagara Escarpment Plan and Greenbelt Plan.

The Niagara Escarpment Plan addresses protection of natural heritage through designations – Escarpment Natural Area and Escarpment Protection Area – and a policy framework found in Part 2 where development affects key natural heritage features:

- Wetlands
- Habitat of endangered species and threatened species
- Fish habitat
- Life Science Areas of Natural and Scientific Interest
- Earth Science Areas of Natural and Scientific Interest
- Significant valleylands
- Significant woodlands
- Significant wildlife habitat
- Habitat of special concern species in Escarpment Natural and Escarpment Protection Areas

In 2017, the Province included a Natural Heritage System for the Growth Plan and new natural heritage policies to apply outside settlement areas when it updated the Places to Grow – Growth Plan for the Greater Golden Horseshoe. The new policy framework applies to the following key natural heritage features and areas and key hydrologic features areas:

- Habitat of endangered species and threatened species
- Fish habitat
- Wetlands
- Life science areas of natural and scientific interest (ANSIs)

- Significant valleylands
- Significant woodlands
- Significant wildlife habitat (including habitat of special concern species)
- Sand barrens, savannahs, and tallgrass prairies and alvars
- Permanent streams
- Intermittent streams
- Inland lakes and their littoral zones
- Seepage areas and springs
- Significant groundwater recharge areas
- Highly vulnerable aquifers
- Significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed

As discussed in Issue 9, the Province also mapped the Natural Heritage System for the Growth Plan to be implemented as an overlay in Official Plans. The Natural Heritage System for the Growth Plan does not map individual key natural heritage features and areas or key hydrologic features. The Growth Plan provides policies that apply where features and areas are identified and located within the Natural Heritage System for the Growth Plan overlay. As the Province has proposed to replace the PPS and Growth Plan with a new Provincial Planning Statement, it is recommended that the project be extended to allow for review and implementation of this new Provincial Planning Statement.

**Recommendation:** Extend the timeline for this update project to allow for review and implementation of the new Provincial Planning Statement when it takes effect (anticipated to be fall 2023).

# ISSUE 3:

## DUFFERIN COUNTY OFFICIAL PLAN

Dufferin County's Official Plan (Dufferin OP) contains a number of policies that will be implemented through the Mulmur OP update for Environmental, Natural Hazard and Natural Resource policies. The policies of the Dufferin OP have been reviewed, as well as the changes proposed by the Dufferin OP review, which is currently ongoing. Both the existing policies and the proposed policies will be incorporated into the Mulmur Official Plan through this Official Plan Amendment.

The Dufferin OP identifies specific natural heritage features and states that Provincially Significant Wetlands, Areas of Natural and Scientific Interest (ANSI), Woodlands, and Unevaluated Wetlands should form the basis for identification of the Dufferin County Natural Heritage System. Watercourses and associated flooding hazards, steep slopes, unstable soils and erosion hazards are included in the Dufferin County Natural Heritage System to establish linkages between the natural heritage features and areas. The Township's OP must implement the Natural Heritage Systems identified by the Province and County.

The Province is responsible for determining the significance of certain natural heritage features, such as Wetlands and ANSI, and maintains information on Species at Risk and the Habitat of Threatened Species and Endangered Species. Identification of individual natural heritage features and areas such as woodlands, wetlands, valleylands, and wildlife habitat is left to Official Plans. Guidance for identification and determining significance of natural heritage features and areas is provided by the Province's Natural Heritage Reference Manual, however. Mulmur must conform to the natural heritage policies and mapping of the Dufferin OP, including criteria for identification and determining the significance of natural heritage features and areas.

The Dufferin OP casts a wide net for the identification and evaluation of natural heritage features and areas where development or site alteration is proposed. The presence of natural vegetation and landscape features on site or nearby triggers the need for a review and potentially an Environmental Impact Statement (EIS). Given the extensiveness of natural vegetation and landscape features in Mulmur, except where natural heritage features and their significance is determined by the Province, the Dufferin OP approach effectively relies on development applications in the Township to identify natural heritage features such as Significant Woodlands, Significant Valleylands and Significant Wildlife Habitat.

This policy update is an opportunity to refine and clarify how the County's approach should be implemented in Mulmur's Official Plan. To the extent permitted by the Dufferin OP, clearer direction will be provided in draft policies regarding scoping or waiving the need for an EIS. Policies that allow the Township to scope or waive requirements are typically directed at applications where the scale of the proposed development and/or site alteration is small and no negative impacts on natural features or their ecological functions are foreseeable. This reduces or eliminates the cost burden on the applicant and streamlines the review process.

**Recommendation:** That this update implement the Dufferin OP policy direction on Environmental, Natural Hazard and Natural Resources policies and provide enhanced policy direction for scoping or waiving of EIS requirements.

## ISSUE 4:

# MAPPING DATA

Mapping for Township OP Schedules and Appendices will use existing GIS data available from the Province, County, Conservation Authority, and Township. Original field work will not be performed as part of this policy update. Where appropriate, such as in cases where an approved Environmental Impact Study (EIS) has provided new information about natural features or areas, existing data will be updated.

**Recommendation:** That this update prepare new or revised Township OP Schedules and Appendices using existing GIS data sources, and, where appropriate, information from an approved EIS.

# ISSUE 5:

## VISION STATEMENT

OPA 4 updated the Basis for the Plan and the Vision for the Township's future. This section is to review the new Basis and Vision for alignment with the Environment and Natural Resource Policies.

The Basis for the Mulmur Official Plan as a result of OPA 4 is:

### *"A GARDEN TOWNSHIP*

*The policies set out in this Plan have been established through a process of background review and public consultation. Throughout the development of this Plan, the public indicated a strong desire to maintain the Township's rural character, open landscape and protect the significant environmental and agricultural areas, and natural and scenic resources that facilitate its' unique environment of beauty and spirit. The overarching vision of a Garden Township is derived from the origins of a garden as a guarded or protected place and incorporates the various definitions and perspectives of a garden including: farmland, natural areas, recreational and landscaped spaces, and limited built-up areas. Creating Mulmur's Garden Township requires land use policies and patterns that acknowledge, protect, and enhance the Township's inherent beauty and the need to live in harmony with nature. Ultimately, this approach will protect Mulmur's rural character and promote a serene lifestyle where people live, work, learn, and play. Within the Garden Township there will be smaller, individual gardens, each with its own specific characteristics, and features. The combined garden network is intended to create a more defined sense of place and community, essential for a prosperous and sustainable society. The greatest challenge for the Township over the next 30 years will be balancing the demands for resource use and growth and the global climate crisis with the need to preserve and protect all things that make Mulmur a Garden Township."*

The Vision for Mulmur as written in OPA 4 is:

### *"VISION STATEMENT*

*Mulmur will be a Garden Township, committed to protecting the environment and agriculture, and providing for balanced and sustainable development while nurturing its rural character."*

OPA 4 was approved by Dufferin County in November 2022 and is now in force and effect.



## ANALYSIS AND COMMENTARY

OPA 4 was initiated by the Township to address key components and priorities for updating the Official Plan. The Ad Hoc Planning Advisory Committee of the Township was integral to several components of OPA 4, including the Basis of the Plan and the Vision Statement. Community workshops were held for members of the community to provide input. Township Council likewise provided feedback and input.

The Basis and Vision Statement are both current and identify the future of Mulmur Township. The key elements of the Basis and Vision are:

- A Garden Township – this will now be a defined term in the Official Plan
- Rural Character
- Open Landscape
- Small Town
- Importance of Agriculture
- Protecting and Enhancing Natural Heritage
- Addressing Climate Change

Generally, the Vision reflects the Basis of the Plan and the definition of Garden Township. One minor change to the Vision could include the addition of the words “and agricultural landscape” after the words “rural character”. This would tie the Basis and Vision together more closely and incorporate the elements of landscape and agriculture into the vision – key components of Mulmur’s future.

**Recommendation:** That this update amend the Township OP’s Vision Statement to add the words “and agricultural landscape” after the words “rural character”.

# ISSUE 6:

## GENERAL DEVELOPMENT POLICIES

Section 5 of the Township's OP contains General Development policies which address a number of development issues. For natural heritage, there are policies in Section 5 that address the natural heritage system and the various components of the system. Within the context of Section 5, these system/feature policies are reviewed below.

### **a) GREEN ENERGY POLICY (SECTION 5.15)**

In 2019, the Ontario government enacted Bill 34 which included changes to Ontario's Planning Act relating to green energy projects. Green energy projects are typically wind energy projects and solar energy projects. Decisions on green energy projects are now made locally with municipal Councils responsible for decisions. Green energy project decisions by a Council cannot be appealed to the Ontario Land Tribunal.

The Township's current OP policies reflect the previous provincial approval process. The existing text is to be deleted with policies added to reflect:

- 1) A rezoning is required for a green energy project (wind and/or solar) outside the settlement areas;
- 2) Large scale wind and/or solar projects are not permitted in the settlement areas;
- 3) Only small-scale wind and solar installations will be permitted in residential areas in the settlement areas;
- 4) Solar panels will be encouraged on buildings in industrial and commercial areas;
- 5) The Zoning By-law will establish distance separation from sensitive land uses;
- 6) Clarifying the decision-making process for the Township; and,
- 7) Criteria for Council to use in making decisions on green energy projects.

### **b) NATURAL HERITAGE SYSTEM FRAMEWORK**

The policy framework for the Township's Natural Heritage System is found in Section 5 and Section 6 of the OP. On the whole, the current policies focus on identifying and protecting natural heritage and hydrologic features and areas and their ecological functions. Policy direction with respect to the Natural Heritage System for Mulmur indicates a system will be established:

*“The Township will endeavour to develop and implement a natural heritage system within the Official Plan to assist with the identification and refinement of natural heritage features, functions and linkages within the Township.”*

Natural Heritage Systems developed and mapped by the Province and County apply to the Township. It is recommended that these Natural Heritage Systems be identified on an Appendix to the Township OP and be considered as overlays to land use designations provided on Schedule A1. This approach will ensure they are utilized to implement a Natural Heritage System for Mulmur but retain the administrative flexibility to keep the mapping of Provincial and County Natural Heritage Systems up-to-date without amendment to the Township OP.

It is recommended the natural heritage framework currently provided in Section 5 be replaced with an updated framework and moved to a new Section (equivalent to a chapter) in the Township’s OP located after General Development Policies. This new Section would also include policies for natural heritage features and areas, environmental impact studies and other related environmental policies such as Water Resources and Hazards.

The existing framework will be updated as needed to ensure consistency with the PPS and conformity to applicable Provincial Plans and the Dufferin OP.

To strengthen the framework, it is recommended the Township’s Natural Heritage System be organized into three categories of features that are grouped according to significance and/or the type of protection they are to be accorded. The reorganized framework would align more directly with the hierarchy of protection required by the Provincial Policy Statement, applicable Provincial Plans, and the Dufferin County OP. The following approach will provide a means for identifying other natural or hydrologic features that are subject to other policy requirements or municipal objectives/initiatives:

- Category One – development and site alteration are not generally permitted;

**Proposed Features:**

- Provincially Significant Wetlands
- Habitat of Endangered Species and Threatened Species
- Fish Habitat

- Category Two – development and site alteration require demonstrating no negative impacts on features and their associated ecological function; and,

**Proposed Features:**

- Significant Areas of Natural and Scientific Interest (ANSI)
- Significant Woodlands
- Significant Valleylands

- Significant Wildlife Habitat
- Other Wetlands (unevaluated or regionally or locally significant)
- Lands Adjacent to Category 1 features and adjacent to certain Category 2 features as noted in these policies
- Category Three – natural features and areas, including corridors and linkages, outside of protected features and areas included in Categories One and Two, where the Township may establish additional requirements or provide objectives and policy encouragement for restoration efforts and stewardship.

**Proposed Features:**

- Lands adjacent to other Category 2 features
- Corridors and Linkage Features
- Highly Vulnerable Aquifers
- Significant Groundwater Recharge Areas
- Other Surface Water Features
- Woodlands other than Significant Woodlands
- Other Locally Significant Natural Features, Areas or Landforms
- Other Wildlife Habitat, including core deer wintering yards

## **c) ENVIRONMENTAL IMPACT STATEMENT (EIS) REQUIREMENTS**

The main policy requirements for an EIS are found in Section 5.18 of the current Township OP. References to an EIS are also found throughout Sections 5.18 to 5.30. The policies within Section 5.18 are dated and do not fully reflect current EIS practice (example: scoping). A new section in the OP will be created to encompass all EIS policies, requirements, and update the policies to current practice. Associated wording clarity and updating in any existing policies that reference an EIS will also be made.

## **d) NATURAL HERITAGE FEATURES**

The PPS and Growth Plan, as well as the Dufferin OP direct that natural features must be protected for the long-term.

In the Township, the natural features requiring protection consistent with PPS direction include:

- i) Significant Wetlands;

- ii) Significant Woodlands;
- iii) Significant Valleylands;
- iv) Significant Wildlife Habitat;
- v) Significant Areas of Natural and Scientific Interest (ANSI);
- vi) Habitat of Endangered Species and Threatened Species; and,
- vii) Fish Habitat.

In addition, the Dufferin OP further identifies Woodlands and Unevaluated and Locally or Regionally Significant Wetlands as natural features included in the County's Natural Heritage System.

The Township OP should include policies for each of these natural heritage features to clarify how they should be identified, evaluated, protected, enhanced and/or restored. Generally, the Township's current OP provides requirements consistent with the PPS and in conformity with the applicable Provincial plans and the Dufferin OP. Contextual information and/or locally-specific requirements provided in current policies will be retained where there is no conflict with the Dufferin OP.

The Township OP states that criteria should be established to determine whether natural heritage features or areas may be considered significant. As noted in the Dufferin OP, the Province is responsible for determining the significance of Wetlands, Areas of Natural and Scientific Interest (ANSI) and Habitat of Endangered Species and Threatened Species. Recent changes to the Dufferin OP provide criteria for determining the significance of woodlands, valleylands, and wildlife habitat areas. It is recommended the Township OP be updated to reflect these changes to the Dufferin OP.

## **e) WATER RESOURCES, FOREST RESOURCES, AND FISH AND WILDLIFE RESOURCES**

Sections 5.19, 5.20 and 5.21 provide a descriptive overview of environmental/natural features present in the Township and provide general objectives and policy direction for them. These sections will be moved to the new section being created for natural heritage and related environmental policies. Aspects of these sections that address the natural environment and/or natural heritage features and areas as resources to be managed will be provided separately from natural heritage policies. The latter should be limited to policy direction for protecting, restoring, and/or enhancing natural features and areas where development and site alteration is proposed. Policies will also include requirements for tree planting, such as the use of native species, promoting species diversity, and specifying minimum sizes to increase tree survival rates.

## **f) NATURAL HAZARDS**

Sections 5.27 to 5.29 in the Township OP address Natural Hazards, Human-made Hazards and the role/jurisdiction of the local Conservation Authority within features they regulate as well as associated allowances around them (i.e. lands covered by their regulation limit). Given the overlap between natural hazards and natural features –natural heritage and hydrologic – policies for natural hazards should be moved to a section within the new Section 6A.0 added for natural heritage and related environmental policies. Minor updating of policies as part of moving them to a new Section in the Plan may be required. Otherwise, the main change envisioned is moving the mapping of natural hazards, currently on Schedule B3, to an Appendix. References to Schedule B3 in policy text will be updated to reflect this change.

Wildland Fire Hazard is a policy within the Dufferin OP related to areas in the County where there is a potential Wildland Fire Hazard. Policy will be added to the Township OP to recognize potential Wildland Fire Hazard and the need for an assessment. An Appendix to the Township OP will map the potential areas for Wildland Fire Hazard.

### **Recommendations:**

- Update the Township's OP to reflect the repeal of the Green Energy Act;
- Update Natural Heritage policy framework;
- Streamline policies on Water Resources, Forest Resources, and Fish and Wildlife Resources to separate policy direction for natural heritage from resource management considerations; and,
- Move Natural Heritage and Natural Hazards policies from General Development Policies to a new Section/Chapter in the Township OP with the new section created.

## ISSUE 7:

# NATURAL AREA DESIGNATION

The Natural Area designation in Section 6 will be retained with minor updating of policies. The objectives listed for the Natural Area designation speak to protecting natural heritage features and areas, while the designation (Section 6.3 in the Township's OP) principally identifies key hydrologic features and areas, adjacent hazardous lands, and/or associated buffers. Implementing the natural heritage system and its component features and areas identified on Schedules B1 and B2 as overlays to land use designations on Schedule A1 is recommended. The policy direction for the Natural Area designation indicates that the underlying lands should generally be maintained in an undisturbed and natural state. Given this direction and the criteria for designation – hazardous lands; all wetlands; streams; permanently flowing streams; intermittent watercourses with large drainage areas; ponds and waterbodies over 0.2 hectares in size; and, lands adjacent to rivers and streams – the Natural Area designation and policies should be retained. The Natural Area designation identifies lands that should receive strong protection as the natural features, hazards, and/or topography present individually or in combination either require development and site alteration not be permitted or be severely restricted. Section 6.3 achieves this greater protection with a clarity not possible using an overlay for the natural heritage system alone.

**Recommendation:** Retain the Natural Area designation in Section 6 of the Township OP with minor updating of policies.

## ISSUE 8:

# MAPPING OPTIONS

There are several options available to the Township regarding mapping of environmental and natural resource features. The following table identifies the option, when it would be typically used, and advantages to that option.

MAPPING OPTION	WHEN USED	ADVANTAGES
<b>Designation of Feature/Area on Schedule(s)</b>	For features/areas where higher protection is identified by the Township.	Provides the highest protection of the feature/area. Generally requires an Official Plan Amendment for changes to the designation.
<b>Overlay of Feature/Area on Schedule(s)</b>	Identifies features/areas where the Township wants protection and provides information to property owners.	Allows some flexibility in the feature/area delineation; does not require an Official Plan Amendment to change the feature/area.
<b>Appendix to the Official Plan</b>	Provides information to assist decision makers and members of the public.	An Appendix is not a statutory part of the OP so any changes to an Appendix would not require an Official Plan Amendment.

The main advantages of mapping of the Natural Heritage System and its component features and areas as overlays to land use designations on Schedule A1 are:

- 1) Features/areas have different requirements based on the PPS (2020), the Provincial Natural Heritage System in the Growth Plan, and the Dufferin OP. Ensuring that the appropriate requirements are translated to both policy and mapping is important in implementing the PPS (2020), the Provincial Natural Heritage System in the Growth Plan, and the Dufferin OP. This means that features that have lesser requirements (e.g. where development and/or site alteration may be permitted) are not categorized in mapping and policy with higher level requirements (e.g. features/areas where development and/or site alteration shall not be permitted).
- 2) In certain instances, the data on which the mapping is based is provided by other organizations such as the Conservation Authority regulated area. Use of either an overlay or an Appendix allows the Township to update the mapping when the Conservation Authority (for example) updates its mapping without an Amendment to the Official Plan being required.



**3)** The sources of data for natural heritage mapping come from a variety of organizations such as the Province, the County, and the Conservation Authority in addition to any local mapping the Township has. Decisions on designation/overlay/appendix need to be made with an understanding of the accuracy of the data source as well as how recently the data was collected. This is also done in concert with the type of feature/area.

### Recommendations:

- Retain Natural Areas as a land use designation on Schedule A1.
- Map the Township's Natural Heritage System as Category 1, 2 and 3 features on Schedule B1 and indicate via policy that it be considered as an overlay to designations on Schedule A1.
- Map components or individual Category 1, 2 and 3 features of the Township's Natural Heritage System on Schedules B2, B3, and B4 and indicate via policy the features are to be considered overlays to designations on Schedule A1.
- Map the Dufferin County Natural Heritage System and Provincial Plan Natural Heritage Systems on a new Appendix 1 to the Township's OP.
- Delete current Schedule B3 and map the Conservation Authority regulation limit and natural hazards on a new Appendix 2 to the Township's OP.
- Update Schedule B4 to correspond with the terminology/categorization of natural resources used in revised policies in the Township's OP and renumber to Schedule B5 to reflect the deletion of the current Schedule B3 and the creation of new Schedules B3 and B4 as noted in previous bullets.
- Add a new Appendix 3 for Wildland Fire Potential (i.e. Fire Hazards).

# ISSUE 9:

## PROVINCIAL NATURAL HERITAGE SYSTEM MAPPING

The Township previously updated its OP to update Niagara Escarpment Plan policies and mapping and provide a general over-arching policy in Part C (Implementation). The Niagara Escarpment Plan Area is identified on Schedule A1 of the Township OP to indicate where the Niagara Escarpment Plan and its Natural Heritage System apply. No change is recommended to this approach.

The Province's 2017 updates to the Growth Plan mapped a Natural Heritage System for the Growth Plan using existing information and GIS software (no new field work was done). The Growth Plan requires the Township's OP to incorporate this mapping as an overlay and apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas as set out in Growth Plan policy subsections 4.2.3 and 4.2.4. Refinement of the provincial mapping is possible at the County level when their OP is first updated to implement the Natural Heritage System for the Growth Plan. That update has been completed but is not yet in force.

Given the Growth Plan and mapping of the Natural Heritage System for the Growth Plan are subject to change it is recommended that mapping be provided in an Appendix to the Township OP. Policy text will be added to the Township OP in the Natural Heritage Section to indicate that applicable Provincial Natural Heritage System mapping be considered as overlays to designations on Schedule A1. Similarly, the Township's Natural Heritage System policies will be updated to indicate the policies of applicable Provincial Plans will be applied, except where the Township's policies are more rigorous or strict and not in conflict with these Provincial Plans.

This approach ensures the mapping and policies are incorporated as required but simplifies matters administratively when Provincial Plan mapping and policies change as the mapping and policy specifics would not be part of the Township's Plan. In this regard, changes to the Provincial Plan mapping could be updated in the Appendix without an amendment to the Township OP.

Once draft Natural Heritage policies are released for the proposed Provincial Planning Statement, adjustments will be made to reflect how the Natural Heritage System is implemented given the new Provincial policies.

**Recommendation:** Extend the timeline for this update project to allow for review and implementation of the new Provincial Planning Statement when it takes effect (anticipated to be fall 2023).

# ISSUE 10:

## NATURAL RESOURCE POLICIES

Schedule B4 – Natural Resources of the current Township OP maps “Mineral Resource Areas”. Schedule D – Mineral Aggregate Resource Areas of the Dufferin OP maps Sand and Gravel Resource Areas and Bedrock Resource Areas. The Mineral Resource Areas mapped in the Township OP covers the Sand and Gravel Resource Areas and Bedrock Resources Areas from the Dufferin OP but does not differentiate between the two. Schedule B4 of the Township OP should be revised to differentiate between sand and gravel resources and bedrock resources.

The Township OP contains policies for Mineral Aggregate Resource Areas and Lands adjacent to Mineral Aggregate Resource Areas in Section 5.32 and 5.33, respectively, under the General Development Policies. Section 9.1 of the Township OP contains policies for Natural Resources, including Minerals and Petroleum, Mineral Aggregate Resources, Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants. It is recommended that Sections 5.32 and 5.33 be moved to and amalgamated with Section 9.1. All policies noted above will be updated to ensure consistency with the PPS and conformity to applicable provincial plans and the Dufferin OP.

It is noted that there are no known mineral resources (metallic and industrial minerals) or petroleum resources identified in Mulmur or Dufferin County at this time.

**Recommendation:** That this update differentiate between sand and gravel resources and bedrock resources on Official Plan mapping and move policies for Mineral Aggregate Resource Areas, including adjacent lands, to Section 9.1 Natural Resources.

# ISSUE 11:

## OFFICIAL PLAN FORMAT AND STRUCTURE

The current Official Plan provides General Development Policies in Section 5 and the Natural Areas designation in Section 6.3. There is duplication in these sections which needs to be removed. More broadly, for a user of the Official Plan, having to refer to two different sections is less than efficient. This also creates the challenge of potentially conflicting language, inconsistency, and/or the potential for an issue to be overlooked.

The recommended approach is to create a new Chapter in the Official Plan for Natural Heritage and Natural Hazards. This would move the content from Section 5 into the new chapter; remove duplication, conflicts, inconsistencies; and include references to appropriate mapping, Schedules, and Appendices.

**Recommendation:** That this update create a new Section/Chapter in the Township OP for Natural Heritage and Natural Hazards.

## ISSUE 12:

# CLARITY AND ALIGNMENT OF POLICIES

The review of the Township OP and OPA 4 was completed to ensure there is clarity and alignment of policies. In general there is policy alignment (i.e. no policy conflicts). The proposed Official Plan amendment will align and integrate with the OP structure and policies. Minor wording updates are required to existing policies. In preparing the draft Official Plan Amendment, alignment will take place to ensure terminology, choice of policy language, and cross referencing occurs.

**Recommendation:** That this update include minor administrative adjustments for clarity and alignment of terminology, choice of policy language, and cross-referencing.

# ISSUE 13:

## TRANSITION AND ADMINISTRATION OF ENVIRONMENTAL POLICIES

It is important that the Township OP include policies that address a number of transitional and administrative matters related to applying the Environmental, Natural Hazard and Natural Resource policies. The following are the matters that are recommended for inclusion in the OP policies.

- a)** Policy 12.5 - Minor boundary adjustments to Natural Areas – the current policies allow for minor boundary adjustments to features/areas that are designations and this policy is appropriate. The same policy also states: “Minor adjustments to the “Natural Areas” designation can occur without necessitating an amendment to this Plan provided written approval is obtained from these agencies, where applicable.” It is recommended that this sentence be deleted in favour of either an ecological site assessment determining the feature does not exist, an approved EIS or an approved development application.
- b)** Implementing an EIS – there will be circumstances that an EIS concludes that a feature no longer exists or does not meet the applicable criteria. New policy should be added to the Township OP that implementing the mapping and/or recommendations of an EIS is done as an administrative matter that does not require an Official Plan Amendment.
- c)** Terms of Reference – new policy should be added that a Terms of Reference may be required in order to scope an EIS.
- d)** Peer Review - new policy should be added that a peer review may be required of an EIS and the peer review cost will be borne by the applicant.
- e)** Environmental Assessments – new policy should be added that Environmental Assessments completed under Federal or Provincial requirements will not trigger an EIS.
- f)** Transition – with the adoption of new Environmental, Natural Hazard and Natural Resource policies, transition policies should be incorporated into the Township OP that address the following:
  - a.** Where pre-consultation has been completed within one year of adoption of the updated policies, the policies in effect at the time of the pre-consultation will apply.
  - b.** Where an EIS has been completed under the policies in effect prior to the adoption of the updated policies, and the development has not been approved, the EIS will be used for the review of the development application.

- c.** Where draft approval of a plan of subdivision or a consent has been granted, the subdivision may proceed with the draft approval.
- d.** If an extension of draft plan approval is requested, the request will be reviewed in light of the updated policies and revisions to the draft plan and/or studies may be required.
- e.** If a draft plan of subdivision lapses, the new policies will be the basis for reviewing the new draft plan of subdivision.

**Recommendation:** That this update add policies in the Township OP to address the transitional and administrative matters related to applying the Environmental, Natural Hazard and Natural Resource policies as outlined above.

# ISSUE 14:

## CROSS REFERENCING POLICIES

A review of the current Township OP and OPA 4 was completed to ensure alignment between these two documents and the Environment and Natural Heritage policies review. The Township OP and OPA 4 are well laid out. Policy alignment has been reviewed and there is general alignment between policies and terminology. The following key items are addressed in the current Township OP and OPA 4:

- Supporting agricultural use with natural heritage features/areas and associated policies;
- Ensuring natural heritage features/areas and associated policies are addressed in areas where growth is to occur;
- Aligning natural heritage features/areas and associated policies with water resource and extractive resource policies; and,
- Aligning parks and open space policies with natural heritage features/areas and associated policies.

Clarification updates on policies are needed to:

- Utilize the new definitions as established through OPA 4;
- Ensure alignment with the requirements of the Dufferin OP and the PPS relative to permitted uses in natural features/areas;
- Confirm cross-referencing of policies with new Township OP structure and Environment and Natural Resources policies in this OPA.

**Recommendation:** That this update ensure definitions established by OPA 4 are utilized, that permitted uses align with Dufferin OP and PPS requirements in natural features/areas, and that policy cross-references are confirmed.



# ISSUE 15:

## DEFINITIONS

OPA 4 updated all definitions within the Township OP. As draft policies are finalized any new terms identified as necessary or beneficial to the interpretation of the Plan, will be proposed for inclusion in the list of definitions provided in Part E. As policies are updated some existing definitions may require updating.

Based on our review, the following terms should be added to the list of definitions provided in Part E:

- Key Hydrologic Areas
- Key Hydrologic Features
- Key Natural Heritage Features
- Natural Self-sustaining Vegetation
- Significant Wildlife Habitat
- Significant Woodland
- Significant Valleyland
- Vegetation Protection Zone

These terms are proposed for addition as they are relevant to policies updates required to implement changes to the Dufferin OP, including those required to conform to the Growth Plan.

**Recommendation:** That this update add the terms identified above to the list of definitions provided in the Township OP.

# ISSUE 16:

## POLICY LANGUAGE CHOICES

Updates to the Township OP policies will be done with specific policy language choices. Policy language choices generally fall into three categories: mandatory requirements (“shall”/“shall not”); discretionary requirements (“should”/“should not”); or enabling or supportive (“may”/“encourage”).

As various updates are prepared for the Township OP, the specific policy choice of language (shall/should/may) will be made. Typically “shall” is used for matters of conformity with the PPS (2020), Provincial Land Use Plans, and the Dufferin OP. The remaining policy wording choices are used subject to the specific circumstance. For example, in referencing buffers for streams, “should” is the appropriate wording choice to provide flexibility based on the site circumstances and EIS (if required). There are instances where a use or type of application is discouraged but “may” be permitted if it meets specified criteria.

**Recommendation:** That this update use “shall” or “shall not” for mandatory requirements, “should” or “should not” for discretionary requirements, and “may” or “encourage” for enabling or supportive policy direction.

# ISSUE 17:

## OFFICIAL PLAN AS A "WHOLE" DOCUMENT

An Official Plan is an integrated document that is a blueprint for the Township's future growth and development. The Township OP contains numerous policies that address how and where growth will occur; how and where growth will not occur; and what is needed to implement the Township's Vision. It is very important that the policies are read "as a whole". That is, the policies must be reviewed for a proposal or property by reviewing all of the policies and assessing what the policy implications are for the proposal or property. In reading policies as a whole, this approach is consistent with the Provincial Policy Statement (2020) and assists decision makers in assessing the breadth of issues. Reading the policies as a whole means that one set of policies does not "trump" others. Rather, all policies must be reviewed and applied to the proposal or property.

The Township OP should be updated to include policy language to read the Plan and its policies as a whole to be consistent with this approach.

**Recommendation:** this update include policy direction in the Township OP that the Plan and its policies be read as a whole.

# CONCLUSION

This report is an outline of the issues related to Environmental, Natural Heritage, and Natural Resources policies in the Township OP. Updates to the policies are recommended to achieve conformity with Provincial and County policies. In addition, a more current approach to these policies such as the use of overlay mapping for natural heritage is recommended as part of updating the Township's OP to current policies and their implementation.

This report is for the review of Township Council. Upon adoption of the report, a draft Official Plan Amendment will be prepared for review by agencies, the public, landowners, and Township Council. Public engagement will be integrated into the review of the draft Official Plan Amendment.

## Recommendation:

THAT Council receive the report of NPG Planning Solutions, dated June 2023 and support the recommendations therein, and,

FURTHER THAT NPG Planning Solutions be directed to proceed with Phase Three (Draft Policies) and that a Hybrid Public Meeting be scheduled for September 6 at 12:00pm.

**AMENDMENT NO. YY**

**TO THE**

**DUFFERIN COUNTY**

**OFFICIAL PLAN**

**Location:** This Official Plan Amendment applies to the entire corporate limits of the County of Dufferin.

**Date:** July 13, 2023

**Approval Authority:** Ontario Ministry of Municipal Affairs and Housing

AMENDMENT NO. 03

To the Dufferin County Official Plan

The attached, constituting Amendment No. 03 to the Dufferin County Official Plan, as authorized by the provisions of Section 26 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of Dufferin County by By-law 20XX-XX on the 13<sup>th</sup> day of July 2023 in accordance with the Planning Act, R.S.O. 1990, c.P.13.

DRAFT

AMENDMENT NO. 03

To the Dufferin County Official Plan

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 03

PART C - THE APPENDICES - do not constitute part of this Amendment.

DRAFT

## AMENDMENT NO. 03

### To the Dufferin County Official Plan

#### PART A - THE PREAMBLE

##### 1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to update the policies and land use schedules of the Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and implement the County's Land Needs Assessment completed as part of the Dufferin County Municipal Comprehensive Review. Specifically, Schedule B and B1 implement the expanded settlement areas of the Township of Grand Valley and the Town of Shelburne and provide Employment Land designations throughout the County; Schedule C implements refinements to the Prime Agricultural Lands throughout the County; and Schedule E and E1 implement the Natural Heritage System for Dufferin County. Amendments to the text of the Official Plan are included to ensure policies related to Prime Agricultural Lands and Natural Heritage System reflect the updated Schedules.

##### 2.0 LOCATION

The Amendment applies to the entire corporate limits of Dufferin County.

##### 3.0 BASIS OF THE AMENDMENT

The County of Dufferin Official Plan was adopted in 2015. New Official Plans are required to be reviewed and updated within ten years of adoption, however the release of an updated Growth Plan in 2017 included a requirement for upper-tier municipalities to update their Official Plans to conform by July 2, 2022. The Growth Plan includes direction to Upper-tier municipalities to implement Provincial mapping of Prime Agricultural Areas and the Natural Heritage System.

The County undertook consultation with local Municipalities within the County to inform the refinement of Prime Agricultural Lands and the Natural Heritage System. A Comprehensive Review was also undertaken to update population and employment growth allocations for each local municipality in the County. This resulted in direction to expand the settlement areas of Grand Valley and Shelburne as identified in the amendment.

#### PART B - THE AMENDMENT

##### 4.0 DETAILS OF THE AMENDMENT

The document known as the Dufferin County Official Plan hereby amended:

- 1) In Section 1.1.5(c) by inserting, "Prime" before "Agricultural Areas";



- 2) In Section 1.2(4) by inserting, “Prime” before “Agricultural Areas”;
- 3) In Section 1.2(8), under “Schedules” by inserting, “Prime” before “Agricultural Areas”;
- 4) Section 3.5.1.2 Shelburne Urban Settlement Area Expansion is deleted.
- 5) In Section 3.6.2(a):
  - a) by deleting, “in a local municipal official plan”;
  - b) by inserting, “only be required for lands that are designated Employment Area by this Plan” after “An Amendment to this Plan will”; and
  - c) by deleting, “not be required to implement an employment area conversion that is within a settlement area in a local municipal official plan”.
- 6) In Section 4.0(a), by inserting, “Prime” before “Agricultural Areas”;
- 7) In Section 4.1(b), by inserting, “and Rural” after “agricultural”;
- 8) In Section 4.2, by inserting, “Prime” before “Agricultural Areas” in the heading;
- 9) In Section 4.2, by deleting the first sentence of the first paragraph and replacing it with, “Lands within the Prime Agricultural Area are designated on Schedule C. The designation consists of areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture”;
- 10) In Section 4.2, by inserting, “Prime” before “Agricultural Areas” in the second paragraph;
- 11) In Section 4.2.1, by inserting, “Prime” before “Agricultural Areas”;
- 12) In Section 4.2.2, by inserting, “Prime” before “Agricultural Areas” in the first sentence and in point (l);
- 13) In Section 4.2.3, by inserting, “Prime” before “Agricultural Areas” in the first sentence and in points (b) and (d);
- 14) In Section 4.2.3.1, by inserting “Prime” before “Agricultural Areas” in the heading, in the second sentence, in the third sentence and in point (vi);
- 15) In Section 4.2.5, by inserting “Prime” before “Agricultural Areas” in the heading, in the second paragraph, in point (a) and point (e);
- 16) In Section 4.4.4(b), by inserting “Prime” before “Agricultural Areas”
- 17) In Section 5.0, by deleting the second sentence and replacing it with, “The Plan implements a County-wide *Natural Heritage System* to support the overall diversity and interconnectivity of the natural heritage features and areas”;

- 18) In Section 5.1(b), by deleting “and foster the creation of an enhanced and connected natural heritage system”;
- 19) In Section 5.1(c), by deleting, “undertake the preparation of” and replacing it with, “implement”, and by deleting “strategy”;
- 20) In Section 5.1, by deleting, “Strategy Framework” from the heading, and by deleting the first three paragraphs and replacing them with the following and renumbering subsequent points as necessary:

“A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity.

The Dufferin County Natural Heritage System is implemented through the following:

- a) **Schedule E** identifies specific Natural Heritage Features, such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, woodlands, and unevaluated wetlands which should form the basis for the identification of the *natural heritage system*. The identification of natural heritage features and areas, and related policies are provided in Section 5.3.
  - b) **Schedule E1** illustrates the County-wide *Natural Heritage System*, which includes the *Provincial Plan natural heritage systems*, as well as the natural heritage features and areas that are identified on Schedule E, in addition to watercourses, and associated flooding hazards, steep slopes, unstable soils and erosion hazards, which establish linkages between the natural heritage features and areas. The *Provincial Plan natural heritage systems* include the Escarpment Natural Area and Escarpment Protection Area of the Niagara Escarpment Plan, the Natural Heritage System of the Greenbelt Plan, and the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan.”
- 21) In Section 5.3 (b), under the heading “Determining Significance”, by deleting “does not contain criteria” and replacing it with “includes criteria in Section 5.3.4.1”, and by deleting, “The County will establish the criteria for determining significance at the time a natural heritage system strategy is undertaken. In the interim, at the time of application where woodlands have been identified, the determination of significance will be based on criteria provided in the Natural Heritage Reference manual and local municipal official plans”;
  - 22) In Section 5.3 (c), under the heading “Determining Significance”, by deleting “does not contain” and replacing it with, “includes”, and by deleting, “The County will establish the criteria for determining significance at the time a natural heritage system strategy is undertaken. In the interim, at the time of application where valleyland areas or wildlife habitat areas have been identified, the determination of significance will be based on criteria provided in the Natural Heritage Reference manual and local municipal official plans”;

- 23) By inserting a new Section 5.3.4.1, as follows:

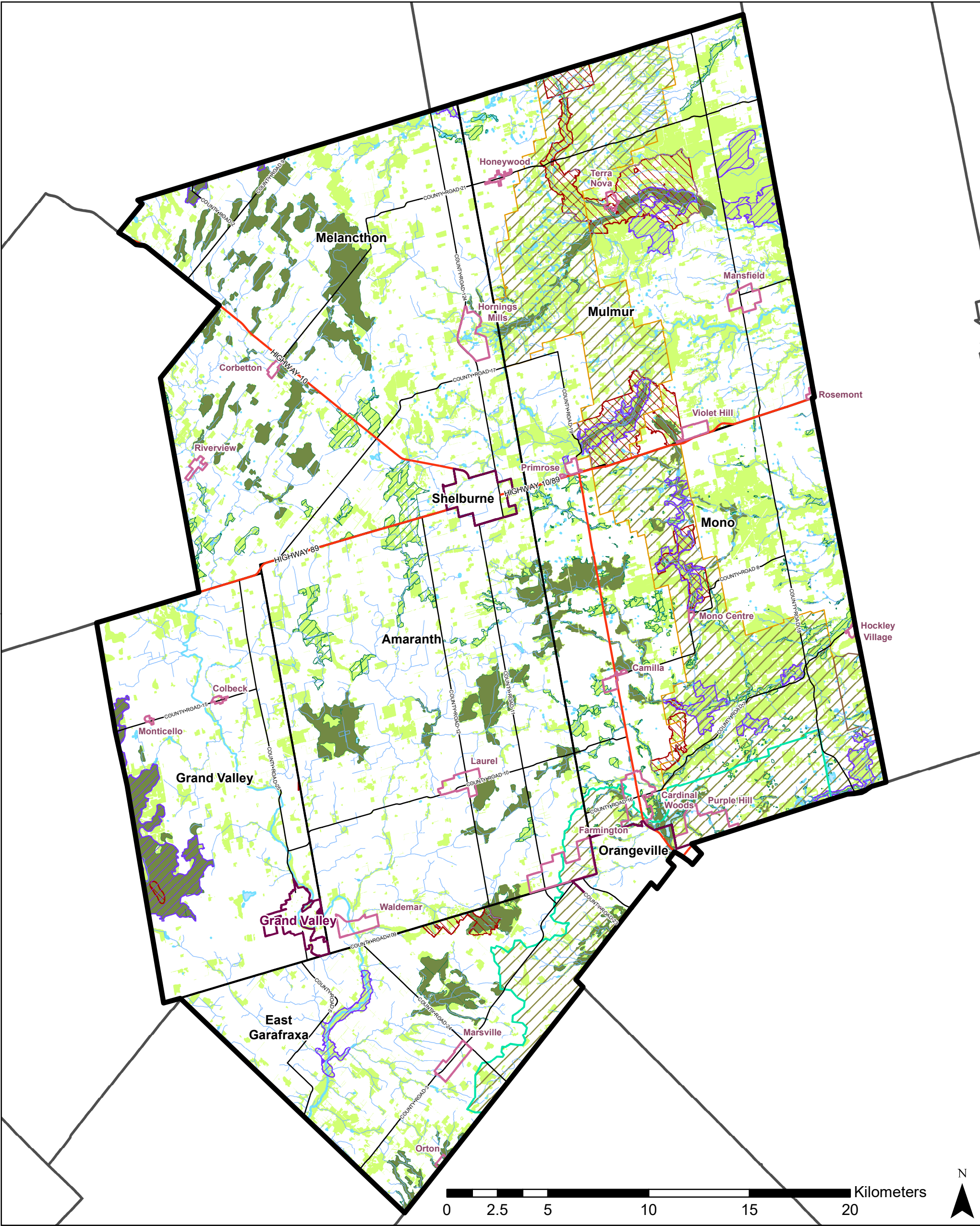
#### 5.3.4.1 Criteria for Identifying Significant Woodlands

The following criteria shall be followed when evaluating wetlands to determine if they are to be considered “significant” for the purposes of implementing the policies of this Plan. A Woodland shall generally be considered significant if an evaluation undertaken by a qualified professional determines that:

- a) The Woodland accounts for between 5-60% of the land cover and is between 2 to 50 hectares in area;
- b) The ecological function of the Woodland includes:
  - i. any interior habitat where woodlands cover less than about 15% of the land cover
  - ii. 2 ha or more of interior habitat where woodlands cover about 15–30% of the land cover
  - iii. 8 ha or more of interior habitat where woodlands cover about 30–60% of the land cover
  - iv. 20 ha or more of interior habitat where woodlands cover more than about 60% of the land cover
- c) a portion of the woodland is located within 30 m of another significant natural feature or fish habitat;
- d) the Woodland is located within a natural heritage system or provides a connecting link between two other significant features, within 120 m of the Woodland;
- e) the Woodland is located within a sensitive or threatened watershed or within 50m (or top of valley bank if greater) of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse or fish habitat;
- f) the Woodland contains:
  - i. a naturally occurring composition of native forest species that have declined significantly south and east of the Canadian Shield and meet minimum area
  - ii. a high native diversity through a combination of composition and terrain (e.g., a woodland extending from hilltop to valley bottom or to opposite slopes)
  - iii. a unique species composition
  - iv. a vegetation community with a provincial ranking of S1, S2 or S3 (as ranked by the NHIC)
  - v. habitat of a rare, uncommon or restricted woodland plant species
  - vi. characteristics of older woodlands or woodlands with larger tree size structure in native species;
- g) the Woodland offers high productivity in terms of economically valuable products together with continuous native natural attributes;
- h) the Woodland has a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention
- i) the Woodland has important identified appreciation, education,

cultural or historical value

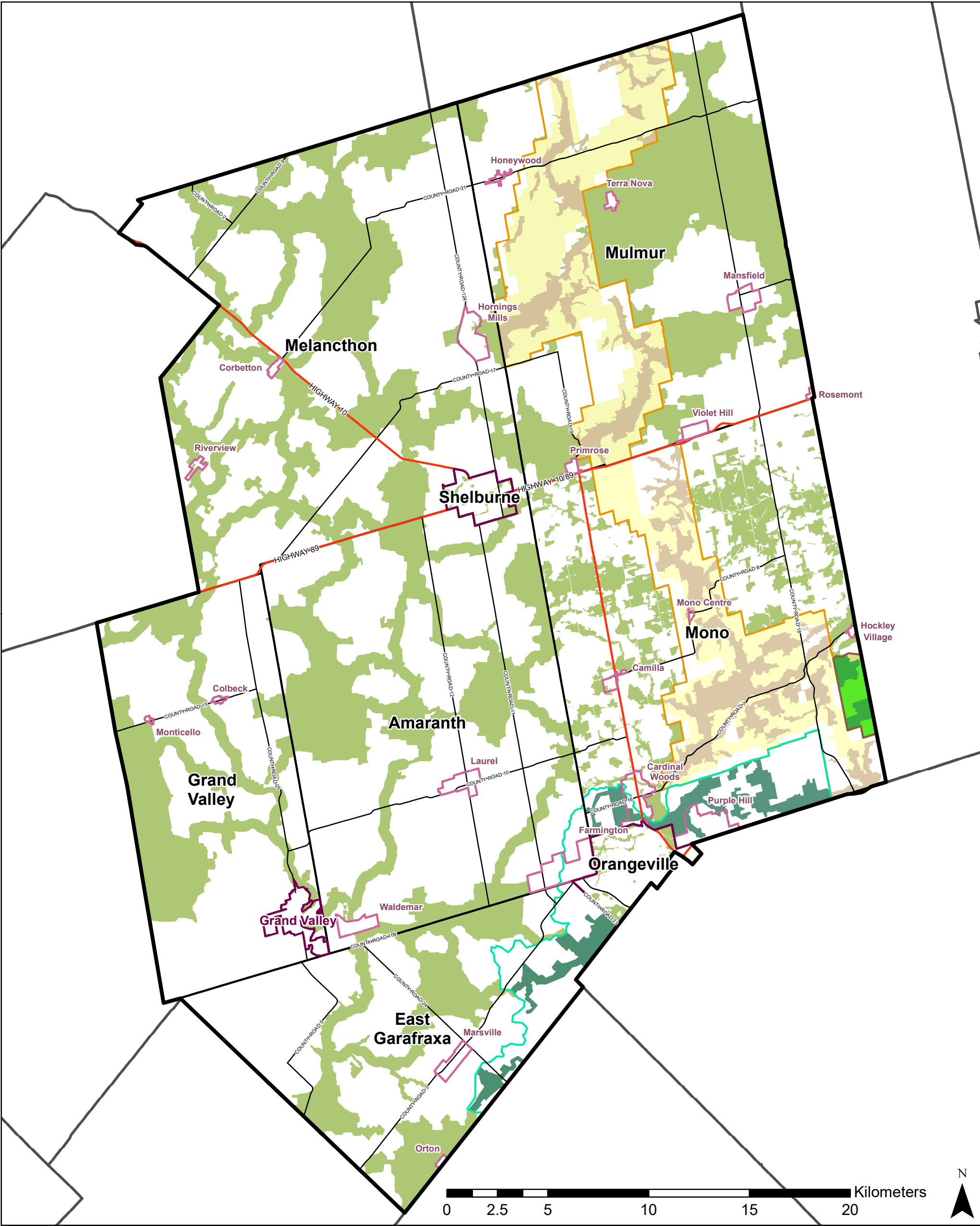
- 24) In Section 8.6.1(vi) by inserting, "Prime" before "Agricultural Area";
- 25) In Section 8.8.1(k) by inserting, "Prime" before "Agricultural Area";
- 26) By replacing Schedule "B", with Schedule "B", dated March 14, 2023;
- 27) By replacing Schedule "B1" with Schedule "B1" dated March 14, 2023;
- 28) By replacing Schedule "C" with Schedule "C" dated March 14, 2023;
- 29) By replacing Schedule "E" with Schedule "E" dated March 14, 2023;
- 30) By replacing Schedule "E1" with Schedule "E1" dated March 14, 2023;


















- |                           |  |  |
|---------------------------|--|--|
| Municipal Boundaries      | Provincial Plan Areas (S. 2.0)                       | Provincially Significant Wetlands (S. 5.3.1) |
| Urban Settlement Area     | Greenbelt Plan Protected Countryside Area (S. 2.1)   | Unevaluated Wetlands (S. 5.3.6)              |
| Community Settlement Area | Oak Ridges Moraine Conservation Plan Area (S. 4.2.2) | Waterbody                                    |
| Provincial Highway        | Niagara Escarpment Plan Area (S. 2.3)                | Watercourses (S. 5.3.8)                      |
| County Road               | Earth Science ANSI (S. 5.3.3)                        | Woodlands (S. 5.3.4)                         |
|                           | Life Science ANSI (S. 5.3.3)                         |  |

***Draft Schedule E  
Natural Heritage  
Features***





- |  |   |
|--|---|
|  Municipal Boundaries      |  County Preliminary Natural Heritage System (S. 5.2)         |
|  Urban Settlement Area     |  <u>Oak Ridges Moraine Conservation Plan Area (S. 2.2)</u>   |
|  Community Settlement Area |  Countryside Area  |
|  Provincial Highway        |  Natural Core Area   |
|  County Road               |  Natural Linkage Area  |
|  |  <u>Niagara Escarpment Plan Area (S. 2.3)</u>                |
|  |  Escarpment Natural Area                                     |
|  |  Escarpment Protection Area                                  |
|  |  <u>Greenbelt Plan Protected Countryside Area (S. 4.2.1)</u> |
|  |  Greenbelt Natural Heritage System                           |

***Draft Schedule E1  
Natural Heritage  
System***

