



## THE CORPORATION OF THE TOWNSHIP OF MULMUR

### BY LAW NO. 34 - 2023


BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF MULMUR TO ADOPT AN AMENDMENT TO THE OFFICIAL PLAN.

**(OPA NO. 5 – Environment, Natural Hazard & Natural Resources Policies)**

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

1. THAT Amendment No. 5 to the Official Plan for the Township of Mulmur is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of the aforementioned Amendment No.5 to the Official Plan for the Township of Mulmur.
3. 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 THIS 13<sup>TH</sup> DAY OF DECEMBER 2023.

  
JANET HORNER, MAYOR

  
TRACEY ATKINSON, CLERK



### **CERTIFICATION**

Certified that the above is a true copy of By-law No. 34 – 2023 as enacted and passed by the Council of the Township of Mulmur on the 13 day of December, 2023.

  
By: **TRACEY ATKINSON, CLERK**



**OFFICIAL PLAN AMENDMENT NO. 5**

**TO THE**

**OFFICIAL PLAN**

**OF THE TOWNSHIP OF MULMUR**

**(Environment, Natural Hazard &  
Natural Resources Policies)**

**DECEMBER 2023**

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**CONSTITUTIONAL STATEMENT**  
**OFFICIAL PLAN**  
**FOR THE**  
**TOWNSHIP OF MULMUR**  
**OFFICIAL PLAN AMENDMENT NO. 5**

Amendment No. 5 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 13<sup>th</sup> day of December, 2023.

This Amendment was adopted by the Corporation of the Township of Mulmur by By-law No. \_\_\_\_-2023, in accordance with the provisions of the *Planning Act* R.S.O. 1990, on the 13<sup>th</sup> day of December, 2023.

\_\_\_\_\_  
Mayor – Janet Horner

\_\_\_\_\_  
Clerk – Tracey Atkinson

## **PART A – THE PREAMBLE**

### **1.0 Purpose**

The Amendment implements the following:

1. Updates the recently adopted Vision for the Township to add the words “rural character” to the Vision;
2. Reorganization of the Environment, Natural Hazard, and Natural Resources policies;
3. Updates the Environment, Natural Hazard, and Natural Resources policies for consistency with the Provincial Policy Statement (2020);
4. Updates the policies to address conformity with “A Place to Grow – Growth Plan for the Greater Golden Horseshoe”;
5. Updates the Environment, Natural Hazard, and Natural Resources policies to address conformity with the Dufferin County Official Plan;
6. Updates the Environment, Natural Hazard, and Natural Resources policies to reflect current approaches to natural heritage, development review, and implementation;
7. Updates the definitions to incorporate provincial definitions as appropriate; and,
8. Removes duplication and simplifies the policies.

### **2.0 Location**

This amendment applies to all lands within the Township of Mulmur.

### **3.0 Basis**

The Township is undertaking a review and creation of updated Official Plan policies for Environment, Natural Hazard, and Natural Resources.



## **PART B – THE AMENDMENT**

### **1.0 Introductory Statement**

This part of the document entitled Part B – The Amendment, which consists of the following text, Schedules B1 to B5, and Appendices 1-4, constitute Amendment No. 5 to the Official Plan for the Township of Mulmur.

### **2.0 Details of the Amendment**

The Amendment consists of 99 items in Tables A and B including the mapping as outlined in Table B.

The Official Plan is amended as follows:

1. Changes to text and mapping of the Official Plan are amended as per the following tables of this Amendment:
  - a. Table A – Text Amendments
  - b. Table B – Schedule Amendments

### **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.

## 5.0 Table A – Text Amendments

Item No.	Policy Number	Details of the Amendment
1.		“Ministries of Environment and Natural Resources” is changed to “Province” in all instances in the Official Plan.
2.	3.0	To the third sentence of the third paragraph, the clause “and agricultural landscape” is added after “ <i>character.</i> ”
3.	5.15	<p>The following text is deleted:</p> <p>“Renewable energy undertakings are exempt from <i>Planning Act</i> approvals as per Schedule K of the <i>Green Energy and Green Economy Act</i>, 2009. These undertakings shall be subject to the <i>Green Energy and Green Economy Act</i> and other Provincial and Federal approvals. Where required, the Township will review and comment on proposed renewable energy projects when consulted by renewable energy project proponents in accordance with the Renewable Energy Approval (REA) process under the Environmental Protection Act. Both alternative energy systems and renewable energy systems, as defined in Section 13 of this Plan have the same meaning as renewable energy undertakings under the <i>Green Energy and Green Economy Act.</i>”</p> <p>The following text is added:</p> <p>“The following shall apply to alternative and renewable energy projects:</p> <p>a) The Township will seek to implement the policies of this Section through public and municipal processes.</p> <p>b) Alternative and renewable energy projects present unique land use compatibility concerns. Due to their prominence, alternative and renewable energy projects have the potential to significantly impact, even define, the character of a community. Site locations and site layouts must recognize the primary nature of existing land uses within the Township and must limit impacts to agricultural uses, sensitive neighbouring uses, visual landscape, the natural environment and potential uses on neighbouring properties.</p> <p>c) All alternative and renewable energy projects shall only be permitted by a rezoning approved by Council. Projects approved by a rezoning shall also be subject to Site Plan</p>

Item No.	Policy Number	Details of the Amendment
		<p>Control.</p> <p>d) The Zoning By-law shall establish distance separation for alternative and renewable energy projects from sensitive land uses.</p> <p>e) Ground mounted solar renewable energy facilities of up to 10 kilowatts are permitted in prime agricultural areas as an on-farm diversified use. Facilities in excess of 10 kilowatts shall not be located in prime agricultural areas.</p> <p>f) Small scale solar panels that provide electricity for use on the same property will be considered accessory uses.</p> <p>g) Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.</p> <p>h) In assessing an alternative energy projects, proponents and the Township shall take into consideration:</p> <ol style="list-style-type: none"> <li>1. Potential noise from turbines and also humming of any substations or power lines.</li> <li>2. Impacts to agriculture including drainage, soil conservation and productivity, number of acres taken out of production, and field fragmentation.</li> <li>3. Visual impact including lighting, colouring, blade glint, shadow flicker, overshadowing and impacts on natural landscapes and general visual amenity.</li> <li>4. Location of utility lines and any associated utility buildings, substations, etc., and landscaping and screening of same.</li> <li>5. Impacts to the natural environment including but not limited to migration routes, significant natural areas, new waterway crossings, geotechnical concerns.</li> <li>6. Whether utilities should be buried or overhead, and impacts on watercourse crossings of utility lines and access roads.</li> <li>7. Impacts to cultural and built heritage, archeological resources and recreational areas.</li> </ol>

Item No.	Policy Number	Details of the Amendment
		<p>8. Impacts to local infrastructure through delivery, construction and operation of the project.</p> <p>9. Site safety including falling ice, tower collapse, fencing, guy wires markings and climbing prevention.</p> <p>10. Aircraft safety and impacts to private airstrips.</p> <p>11. Potential electromagnetic interference to communications infrastructure. Other issues that may become apparent with maturation of the wind energy industry.”</p>
4.	5.18	This policy is deleted.
5.	5.19	This policy is moved to Part B, Section 6A.2.
6.	5.19.1	This policy is moved to Part B, Section 6A.2.1.
7.	5.19.2	This policy is moved to Part B, Section 6A.2.2.
8.	5.19.3	This policy is moved to Part B, Section 6A.2.3.
9.	5.20	<p>This policy is moved to Part B, Section 6A.1.4.8. The following text is deleted:</p> <p>“In considering proposals for the development of forested lands, regard shall be had to:</p> <ul style="list-style-type: none"> <li>a) the role that the forests of the site play in maintaining the character of the Township as a scenic and desirable area for recreational, rural residential and tourism development;</li> <li>b) the importance of maintaining and enhancing (and, where necessary, compensating for the loss of) tree cover on the site, for conservation and environmental purposes;</li> <li>c) the importance of retaining forests considered suitable for future commercial forest production, and;</li> <li>d) the appropriateness of the proposal in significant woodlands.</li> </ul> <p>New development should preserve trees and wooded areas as much as possible and practical, and the disturbance of treed areas should be minimized. Site plan and development agreements containing specific protection requirements and management details may be required for developments in forested areas.”</p>
10.	5.20.1	This policy is deleted and replaced by Part B, Section

Item No.	Policy Number	Details of the Amendment
		6A.1.4.6.
11.	5.21	This policy is moved to Part B, Section 6A.1.4.9.
12.	5.21.1	<p>This policy is moved to Part B, Section 6A.1.4.5. The following text is deleted:</p> <p>“Wildlife habitat includes those areas of the natural environment where plants, animals, and other organisms, excluding fish, live, and find adequate amounts of food, water, shelter and space needed to sustain their populations, including 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.”</p>
13.	5.21.2	This policy is deleted and replaced by Part B, Section 6A.1.4.5.
14.	5.21.3	<p>This policy is moved to Part B, Section 6A.1.4.3. The following text is deleted:</p> <p>“Water resources sustaining fish populations shall be maintained in a clean and healthy condition. Development and site alteration shall not be permitted in fish habitat, except in accordance with provincial and federal requirements.</p> <p>Development and site alteration shall not be permitted on adjacent lands to fish habitat unless the ecological function of the adjacent lands has been evaluated through an EIS and it has been demonstrated that there will be no negative impacts on the habitat or on its ecological functions. The following criteria shall also be addressed:</p> <ul style="list-style-type: none"> <li>i) the necessity of ensuring that there will be no net loss, and the potential for realizing a net gain in the productive capacity of fish habitat;</li> <li>ii) the importance of maintaining existing watercourses in a healthy and natural state, and;</li> <li>iii) the importance of maintaining vegetative buffers in accordance with the sensitivity of the fishery resource.</li> </ul> <p>Adjacent lands are defined for the purposes of this section as lands within 120 m.”</p>
15.	5.21.4	This policy is deleted.
16.	5.21.5	This policy is deleted and replaced by Part B, Section 6A.1.4.4.

Item No.	Policy Number	Details of the Amendment
17.	5.22	This policy is moved to Part B, Section 6A.1.4.1.
18.	5.22.1	This policy is moved to Part B, Section 6A.1.4.1.
19.	5.23	This policy is moved to Part B, Section 6A.1.4.2.
20.	5.23.1	This policy is moved to Part B, Section 6A.1.4.2.
21.	5.24	This policy is moved to Part B, Section 6A.1.4.7.
22.	5.24.1	This policy is moved to Part B, Section 6A.1.4.7.
23.	5.27	This policy is moved to Part B, Sections 6A.3.1; 6A.3.1.1; 6A.3.1.2; 6A.3.1.3; 6A.3.1.4; and 6A.3.1.5.
24.	5.28	This policy is moved to Part B, Section 6A.3
25.	5.28.1	This policy is moved to Part B, Section 6A.3.2
26.	5.29	This policy is deleted.
27.	5.29.1	This policy is moved to Part B, Section 6A.3.1.7.
28.	5.29.2	This policy is moved to Part B, Section 6A.3.1.8.
29.	5.32	The policy is deleted. The text is moved to Part B, Section 9.1.
30.	5.33	This policy is deleted.
31.	5.36	<p>"B4" in policy i) is deleted and replaced with "B5"</p> <p>The clause ", and through significant natural heritage features or areas" after "threat" is deleted from existing policy j).</p> <p>The following is added as policy k):</p> <p>"Lot lines shall avoid the fragmentation of provincially significant wetlands and significant woodlands and should avoid the fragmentation of other natural heritage features and areas wherever possible and practical."</p> <p>Move "and" from the end of policy i) to the end of policy j) and adjust punctuation accordingly.</p>
32.	5.41	At the end of the final paragraph ", including those pertaining to natural heritage and natural hazards" is inserted.
33.	N/A	<p>A new section is created titled "Part B: Natural Heritage and Related Environmental Policies".</p> <p>Renumber subsequent Parts accordingly.</p>
34.	6A.1	<p>A new policy is created titled "6A.1 Natural Heritage". The following text is added:</p> <p>"Natural features and areas within the Township shall be</p>

Item No.	Policy Number	Details of the Amendment
		<p>protected for the long term.</p> <p>The Township recognizes natural features and areas function as a part of a natural system that provides ecological services, including climate regulation, soil retention, natural water filtration, flood mitigation, habitat for fauna, fish, flora, and fowl, and nutrient re-cycling.</p> <p>The Township will consider 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 when reviewing planning applications and undertaking public works. This may include consideration of the impacts of a changing climate.”</p> <p>The following text is moved from Part A, Section 5.18 to Section 6A.1:</p> <p>“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”</p>
35.	6A.1.1	<p>A new policy is created titled “6A.1.1 Natural Heritage System.” The following text is added:</p> <p>“The Township will implement the Natural Heritage System established in this Plan, as well as those of Provincial Plans and the Dufferin County Official Plan.</p> <p>The Dufferin County Official Plan implements a Natural Heritage System that includes lands within the Township identified as Escarpment Natural Area and Escarpment Protection Area in the Niagara Escarpment Plan as well as lands within Provincial Natural Heritage Systems.</p> <p>The Township will implement Provincial Plan and Dufferin County Natural Heritage Systems as overlays to the land use designations shown on Schedules A1 to A7. Provincial Plan and Dufferin County Natural Heritage Systems are mapped in Appendix 1 for information purposes only. Copies of these plans currently in effect should be consulted where applicable.</p> <p>The Township Natural Heritage System includes the</p>

Item No.	Policy Number	Details of the Amendment
		<p>following as overlays to the land use designations on Schedules A1 to A7:</p> <p>Category 1 Features</p> <ul style="list-style-type: none"> <li>• Provincially Significant Wetlands</li> <li>• Other Wetlands (unevaluated or regionally or locally significant)</li> <li>• Habitat of Endangered Species and Threatened Species</li> <li>• Fish Habitat</li> </ul> <p>Category 2 Features</p> <ul style="list-style-type: none"> <li>• Significant Areas of Natural and Scientific Interest (ANSI)</li> <li>• Significant Woodlands</li> <li>• Significant Valleylands</li> <li>• Significant Wildlife Habitat</li> <li>• Lands Adjacent to Category 1 features and adjacent to certain Category 2 features as noted in these policies</li> </ul> <p>Category 3 Features</p> <ul style="list-style-type: none"> <li>• Lands adjacent to other Category 2 features</li> <li>• Corridors and Linkage Features</li> <li>• Highly Vulnerable Aquifers</li> <li>• Significant Groundwater Recharge Areas</li> <li>• Other Surface Water Features</li> <li>• Woodlands other than Significant Woodlands</li> <li>• Other Locally Significant Natural Features, Areas or Landforms</li> <li>• Other Wildlife Habitat, including core deer wintering yards</li> </ul> <p>These features may overlap or be coincident. Some features require further work to identify or constitute sensitive information that cannot be displayed on Schedules to this Plan. All natural features and areas identified in the Natural</p>



Item No.	Policy Number	Details of the Amendment
		<p>Heritage policies of this Plan are to be protected where they are present within the Township in accordance with the policies of this Plan, the Provincial Policy Statement, applicable Provincial Plans, and the Dufferin County Official Plan.</p> <p>All natural features identified on Schedules of this Plan should be considered schematic and subject to confirmation by an Ecological Site Assessment and possible refinement of boundaries by an Environmental Impact Study.</p> <p>Protection of natural features and areas is typically achieved by prohibiting development and site alteration within them and on lands adjacent to them. Some natural features and areas are a greater constraint than others when considering land use planning applications.</p> <ul style="list-style-type: none"> <li>• For Category 1 features, no development or site alteration is permitted, except in the case of fish habitat and habitat of endangered species or threatened species, development may be permitted in accordance with provincial and federal requirements. Infrastructure may also be permitted in some circumstances in accordance with applicable legislation and regulations.</li> <li>• For Category 2 features, development and site alteration may be permitted if it can be demonstrated through an Environmental Impact Study that no negative impacts on the features or their associated ecological functions will result.</li> <li>• For Category 3 features, development and site alteration are subject to policies in this Plan directed at improving the overall health of the Township's Natural Heritage System, including restoration and enhancement of natural features and areas, including the improvement of linkages within corridors.</li> </ul> <p>Nothing in the policies of Section 6A.1 are intended to limit the ability of agricultural uses to continue."</p>
36.	6A.1.2	A new policy is created titled "6A.1.2 Identification of the Township Natural Heritage System." The following text is added:

Item No.	Policy Number	Details of the Amendment
		<p>“The Natural Heritage System is identified on Schedule B1 and is to be considered an overlay to the land use designations on Schedules A1 to A7 of this Plan. Despite the designation that lands may have on Schedules A1 to A7 of this Plan, development of lands will be generally directed away from the Natural Heritage System and/or subject to such evaluations or conditions as required by the policies of this Plan and the Dufferin County Official Plan.</p> <p>Note: the Natural Heritage System includes lands designated Natural Areas on Schedules A1 to A7 of this Plan.”</p>
37.	6A.1.3	<p>A new policy is created titled “6A.1.3 Identification of Natural Heritage Features and Areas.” The following text is added:</p> <p>“Components or individual natural features of the Natural Heritage System are identified on Schedules B2 to B4 and are to be considered as overlays to the land use designations on Schedules A1 to A7 of this Plan. Despite the designation that lands may have on Schedules A1 to A7 of this Plan, development of lands will be generally directed away from natural features and areas and/or subject to such evaluations or conditions as required by the policies of this Plan and the Dufferin County Official Plan.”</p>
38.	6A.1.4	<p>A new policy is created titled “6A.1.4 Natural Heritage Features and Areas.” The following text is added:</p> <p>“The Township has many natural features and areas that are important for their environmental and social values. Collectively they represent the legacy of natural landscapes in the area. The Natural Heritage System is made up of these natural features and areas in accordance with terminology and policy direction from the Province and Dufferin County.”</p>
39.	6A.1.4.1	<p>A new policy is created titled “6A.1.4.1 Wetlands.” The text is as follows:</p> <ul style="list-style-type: none"> <li>• “All Wetlands shall be protected from the negative impacts of development or site alterations.” is moved from Part A, Section 5.22.</li> <li>• “The responsibility for establishing criteria which determines the significance of wetlands rests with the Province of Ontario. The evaluation and delineation of Provincially Significant Wetlands can only be</li> </ul>

Item No.	Policy Number	Details of the Amendment
		<p>completed by a Certified Ontario Wetland Evaluator. Wetlands will be shown on Schedule B2 as identified and delineated by the Province and Certified Ontario Wetland Evaluators.” is added.</p> <ul style="list-style-type: none"> <li>• “Negative impacts are all impacts that result in degradation that threatens the health and integrity of the wetland or its ecological functions due to single, multiple or successive development or site alteration activities.” is moved from Part A, Section 5.22.</li> <li>• “Development and site alteration shall not be permitted in Significant Wetlands.</li> </ul> <p>Development and site alteration shall not be permitted on adjacent lands to significant wetlands unless the ecological function of the adjacent lands has been evaluated, through an Environmental Impact Study, and it has been demonstrated that there will be no negative impacts on the wetland or on its ecological functions, and addresses the criteria identified in this Section. For all significant wetlands, a minimum 30 metre vegetation protection zone shall be established and maintained. Lands within 120 metres of Significant Wetlands shall be considered Adjacent Lands.” is moved from Part A, Section 5.22.1.</p> <p>The following text is moved from Part A, Section 5.22:</p> <ul style="list-style-type: none"> <li>• “Except as outlined above for significant wetlands, development adjacent to and within 30 m. of wetlands shall only be permitted if it can be demonstrated, through an Environmental Impact Study, that it will not result in any of the following: <ol style="list-style-type: none"> <li>1. loss of wetland functions;</li> <li>2. subsequent demand for future development which will negatively affect existing wetland functions;</li> <li>3. conflict with existing site specific wetland management practices; and,</li> <li>4. loss of contiguous wetland area.”</li> </ol> </li> </ul> <p>The above text is revised as follows:</p> <ul style="list-style-type: none"> <li>• In the first sentence of the fourth bullet, insert “this”</li> </ul>

Item No.	Policy Number	Details of the Amendment
		<p>before "Section" and delete "5.22"</p> <ul style="list-style-type: none"> <li>• In the fourth bullet, the sentence "Adjacent lands from significant wetlands are defined for the purposes of this section as lands within 120 m. of the significant wetland." is deleted and replaced with "Lands within 120 metres of Significant Wetlands shall be considered Adjacent Lands."</li> <li>• In the fourth sentence of the fifth bullet, "in the following section dealing specifically with" is deleted and replaced with "above for"</li> </ul>
40.	6A.1.4.2	<p>A new policy is created titled "6A.1.4.2 Areas of Natural and Scientific Interest." The text is as follows:</p> <ul style="list-style-type: none"> <li>• "Areas of Natural and Scientific Interest (ANSIs), are of two types, earth science ANSIs and life science ANSIs. A further distinction is made to define those ANSIs which are considered to be "provincially significant" from those that are considered to be "regionally or locally significant"." is moved from Part A, Section 5.23.</li> <li>• "ANSIs are identified on Schedule B3. Development and site alteration will not be permitted within or adjacent to an ANSI unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study.</li> </ul> <p>Lands within 50 metres of a Significant ANSI – Earth Science or within 120 metres of a Significant ANSI – Life Science shall be considered adjacent lands." is added.</p>
41.	6A.1.4.3	<p>A new policy is created titled "6A.1.4.3 Fish Habitat." The text is as follows:</p> <ul style="list-style-type: none"> <li>• "Fish habitat is spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.</li> </ul> <p>Development and site alteration will not be permitted in or adjacent to fish habitat except in accordance with</p>

Item No.	Policy Number	Details of the Amendment
		<p>Provincial and Federal requirements.</p> <p>Lands within 120 metres of Fish Habitat shall be considered Adjacent Lands.” is added.</p> <ul style="list-style-type: none"> <li>• “Where development and site alteration is permitted, the best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the Province and the Nottawasaga Valley Conservation Authority.” is moved from Part A, Section 5.21.3.</li> </ul>
42.	6A.1.4.4	<p>A new policy is created titled “6A.1.4.4 Habitat of Endangered Species and Threatened Species.” The following text is added:</p> <p>“The habitat of endangered species and threatened species is not shown on Schedules of this Plan, since species and habitat information is limited or not published. Habitat of endangered species and threatened species are listed or categorized on the Province of Ontario official Species at Risk list, as updated and amended from time to time. The Province administers the <i>Endangered Species Act</i>, 2007 (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the Ministry of Natural Resources and Forestry is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement. For the purposes of the Provincial Policy Statement, the Ministry of Natural Resources and Forestry is responsible for approving the delineation of habitat for endangered and threatened species.</p> <p>Development and site alteration will not be permitted in or adjacent to habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.</p> <p>Lands within 120 metres of Significant Habitat of Endangered and Threatened Species shall be considered</p>

Item No.	Policy Number	Details of the Amendment
		Adjacent Lands.”
43.	6A.1.4.5	<p>A new policy is created titled “6A.1.4.5 Wildlife Habitat.” The text is as follows:</p> <ul style="list-style-type: none"> <li>• “Wildlife of many varieties abounds in the Township, particularly within the rural and natural areas, the Pine and Boyne River valleys and the Niagara Escarpment Plan Area. Many species are very common, whereas some others are considered rare, vulnerable, threatened or even endangered. All species, and the protection of significant habitats are vital to the diversity and health of the Township’s ecosystems.”</li> </ul> <p>Wildlife habitat includes those areas of the natural environment where plants, animals, and other organisms, excluding fish, live, and find adequate amounts of food, water, shelter and space needed to sustain their populations, including 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.</p> <p>Where permitted by this Plan, development and site alteration in wildlife habitat shall be designed so as to:</p> <ol style="list-style-type: none"> <li>a) minimize the impacts on wildlife and wildlife habitat;</li> <li>b) maintain corridors and linkages with adjacent areas; and</li> <li>c) enhance habitat wherever possible.” is moved from Part A, Section 5.22.1.</li> </ol> <ul style="list-style-type: none"> <li>• “Development and site alteration will not be permitted within or adjacent to significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study.</li> </ul> <p>Significant wildlife habitat may include areas where there are: seasonal concentrations of animals; rare vegetation communities and specialized habitats for wildlife; habitats of species of “special concern” and other significant wildlife habitat, or animal movement</p>

Item No.	Policy Number	Details of the Amendment
		<p>corridors.</p> <p>Lands within 120 metres of Significant Wildlife Habitat shall be considered Adjacent Lands." is added.</p>
44.	6A.1.4.6	<p>A new policy is created titled "6A.1.4.6 Woodlands." The following text is added:</p> <p>"The intent of this Plan is to conserve existing Woodlands and vegetation and prohibit incompatible land uses that deter their long term benefits. Woodlands are mapped on Schedule B3. The exact boundaries of wooded areas may change over time. Woodlands mapped on Schedule B3 should be regarded as schematic and subject to verification by an Ecological Site Assessment or Environmental Impact Study.</p> <p><b>Significant Woodlands</b></p> <p>Development and Site Alteration is not permitted within or adjacent to Significant Woodlands unless an Environmental Impact Study has demonstrated that there will be no negative impacts on natural features or their ecological functions.</p> <p>Significant Woodlands shall be identified in accordance with criteria provided in the Dufferin County Official Plan. Woodlands over 10 hectares in size are identified on Schedule B3.</p> <p>Lands within 120 metres of Significant Woodlands shall be considered Adjacent Lands."</p>
45.	6A.1.4.7	<p>A new policy is created titled "6A.1.4.7 Valleylands." The following text is moved from Part A, Section 5.24:</p> <p>"Valleylands may have a combination of natural features warranting protection, and physical constraints from which new development should be protected.</p> <p>For the purposes of this Plan, valleylands are broken into two distinct categories, according to their natural heritage values, and their physical constraints.</p> <p>Valleylands with important natural features and/or functions include the following:</p> <ul style="list-style-type: none"> <li>• a riparian habitat zone within 30 m. of each side of all coldwater streams and permanently flowing rivers and</li> </ul>

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		<p>streams with a drainage area of more than approximately 125 ha.;</p> <ul style="list-style-type: none"> <li>lands within wetlands associated with all such rivers and streams and including their associated wetland buffers, and;</li> <li>other forested areas that are contiguous with the above, generally to, but not beyond the valley rim.</li> </ul> <p>Valleylands with hazards and/or physical constraints to development include the following;</p> <ul style="list-style-type: none"> <li>the channels and floodplains of rivers and streams with a drainage area greater than 125 ha.;</li> <li>the meander belt associated with all such rivers and streams, and;</li> <li>steep slope areas that are contiguous with the above, generally to the valley rim.</li> </ul> <p>These areas, as defined in the above text have not been shown separately on the schedules to this Plan, as no reliable and sufficiently accurate mapping currently exists. However, the above parameters make it relatively easy to identify where valleylands exist within the Township, based on the mapping of other features that are components of valleylands (wetlands, steep slopes) included on Schedules B1, B2 and B3.</p> <p>The most important valley and stream corridors in the Township are generally already designated as Escarpment Natural Areas in the Niagara Escarpment Plan or as Natural Areas in this Plan.</p> <p>Development within valleylands shall not be permitted, if there is a conflict with Provincial Policies, or the policies of this Plan or the Niagara Escarpment Plan (generally those developments proposed in close proximity to rivers and streams, within wetlands, floodplains and areas with unstable soils or slopes).</p> <p>In other valleyland areas with natural features and functions, proposed development and site alterations, supported where necessary by the positive results of an environmental impact study acceptable to the Township , following consultation</p>



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		<p>with other commenting agencies and approval authorities, may be permitted.</p> <p>Appropriate development set-backs from rivers and streams, wetlands, contiguous forested areas or from significant features within such forested areas, may be established in such studies, and enforced through conditions of <i>Planning Act</i> application approval.</p> <p>In other valleyland areas with hazards and physical constraints, proposed development and site alterations, supported where necessary by the positive results of a soils and/or slope stability assessment acceptable to the Township and the Nottawasaga Valley Conservation Authority, may also be permitted.</p> <p>Appropriate set-backs from rivers and streams and from the top and/or toe of slopes may be established in such studies, and enforced through re-zoning where required, or as conditions of <i>Planning Act</i> application approval.</p> <p>The Township shall also consider the impacts of development and site alterations on steep slopes in relation to the desire to maintain the predominantly open, rural and natural appearance and scenic values of the landscape in the immediate area, and the rural character of the Township generally.”</p> <p>The following text is moved from Part A, Section 5.24.1:</p> <p>For the purposes of this Plan, significant valleylands are those lands along the main channels of the Boyne River, the Pine River and Black Bank Creek, and including the associated floodplains, meander belts and wetlands. The boundaries of significant valleylands shall be identified on the schedules to this plan when further information becomes available, through a site-specific amendment, if required for individual developments or at the five-year municipal comprehensive review stage. Other areas may be added if it is determined through subsequent studies that such areas constitute significant valleylands.</p> <p>Unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall</p>

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		<p>not be permitted in significant valleylands. Negative impact is defined as degradation that threatens the health and integrity of the natural features or ecological functions for which the valleyland is identified due to single, multiple or successive development or site alteration activities.</p> <p>Development and site alteration shall not be permitted on adjacent lands to significant valleylands unless the ecological function of the adjacent lands has been evaluated through an EIS, and it has been demonstrated that there will be no negative impacts (as defined in Section 13 of this Plan) on the significant valleyland or on its ecological functions. Adjacent lands are defined, for the purposes of this section, as lands within 120 metres of significant valleylands.</p> <p>The following changes are made to the above text:</p> <ul style="list-style-type: none"> <li>• In paragraph 5, after "Schedules," "B1, B2 and B3" is replaced with "and Appendices of the Plan"</li> <li>• In paragraph 8, after "where necessary by," "the positive results of" is deleted</li> <li>• In paragraph 9, after "<i>Planning Act</i> Application," "approval" is added.</li> <li>• In paragraph 10, after "where necessary by," "the positive results of" is deleted</li> <li>• In paragraph 11, after "amendment," "re-zoning" is deleted</li> <li>• Following paragraph 12, a new subheading titled "Significant Valleylands" is added</li> </ul>
46.	6A.1.4.8	<p>A new policy is created titled "6A.1.4.8 Forest Resources." The following text is moved from Part A, Section 5.20:</p> <p>"Forests in Mulmur Township are generally managed for recreation, conservation and wood production purposes. Forested areas contribute positively to the scenic beauty and rural character of the Township and provide important environmental, visual screening and buffering benefits.</p> <p>It is therefore important that existing forested areas generally be maintained in order to preserve the rural and scenic character, and maintain the environmental health and</p>

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		<p>integrity of the Township.</p> <p>The management of productive forests, particularly those of high capability for the continuous production of good quality timber on a sustainable basis, and for their associated wildlife, water conservation, recreation and aesthetic benefits, will be encouraged.</p> <p>Tree planting and reforestation shall continue to be encouraged, particularly where native tree species are used and a natural ecosystem approach, as opposed to a monoculture (plantation), is adopted.</p> <p>The preservation of existing forests and reforestation will be promoted in headwaters and groundwater infiltration areas critical to the maintenance of the quality and quantity of natural streams and water supplies, stream valleys, along stream banks, in areas with shallow and unstable soils, steeply sloped areas, on cut over areas and on abandoned and marginal farmlands.</p> <p>In considering proposals for the development of forested lands, regard shall be had to:</p> <ol style="list-style-type: none"> <li>1. the role that the forests of the site play in maintaining the character of the Township as a scenic and desirable area for recreational, rural residential and tourism development;</li> <li>2. the importance of maintaining and enhancing (and, where necessary, compensating for the loss of) tree cover on the site, for conservation and environmental purposes;</li> <li>3. the importance of retaining forests considered suitable for future commercial forest production; and,</li> <li>4. the appropriateness of the proposal in significant woodlands.</li> </ol> <p>New development should preserve trees and wooded areas as much as possible and practical, and the disturbance of treed areas should be minimized. Site plan and development agreements containing specific protection requirements and management details may be required for developments in forested areas."</p> <p>Existing tree cover or other stabilizing vegetation shall generally be maintained on slopes in excess of 30 per cent, and preserved wherever possible and practical on slopes</p>

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		<p>between 15 percent and 30 percent, as identified on Schedule B3. Trees to be retained should be protected by means of snow fencing, wrapping, or other acceptable means during construction (e.g. tree wells), where necessary.</p> <p>Unless specifically exempted by the County of Dufferin Forest Conservation By-law, all cutting of trees requires permit approval from the County. The approval of the Niagara Escarpment Commission is also required for tree cutting or clearing within the Niagara Escarpment Plan Area.</p> <p>The policies of this Section shall be applied by the Township at the <i>Planning Act</i> applications stage, where and as applicable. The cutting of trees for new development shall not be approved in advance of the approval of the development.</p> <p>Approval to cut trees for an approved development shall generally be conditional upon:</p> <ul style="list-style-type: none"> <li>a) using tree cutting methods designed to minimize adverse effects on the natural environment including surface drainage and groundwater;</li> <li>b) minimizing disruption of habitats for plants and animal species occurring in the area;</li> <li>c) retaining the diversity of tree species;</li> <li>d) aiming, over the long term, to retain or enhance the quality, appearance and productivity of the forest site; and</li> <li>e) minimizing cutting within highly sensitive areas such as steep slopes, unstable soils, stream valleys, wetlands and areas of significant groundwater recharge and discharge." <p>The following changes are made to the above text:</p> <p>After 30 percent, delete ", as identified on Schedule B3"</p> <p>After exempted by the, delete "County of Dufferin Forest Conservation By-law" and replace with "By-law to Prohibit or Regulate the Destruction or Injuring of Trees in the Township of Mulmur"</p> </li></ul>

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		After all cutting of trees requires permit approval from the, delete "County" and replace with "Township".
47.	6A.1.4.9	<p>A new policy titled "6A.1.4.9 Fish and Wildlife Resources" is created. The following text is added:</p> <p>"The fish and wildlife resources of the Township are an important indicator of its environmental quality and health. The presence of such resources adds substantially to the quality of life and the experience of being in the Township, whether as a resident or visitor. The Township shall encourage the preservation and protection of these valued resources and, where necessary, their management to sustain and enhance existing populations."</p>
48.	6A.1.5	<p>A new policy titled "6A.1.5 Corridors and Linkage Features" is created. The following text is added:</p> <p>"Connections or linkage features between the natural heritage features and areas should be maintained, enhanced and where possible restored. Enhancement and restoration may involve, but is not limited to, the use of buffer strips, lot line tree plantings, conservation easements, gravel pit rehabilitation plans, <i>Planning Act</i> tools, creation of habitat/natural areas under an <i>Endangered Species Act</i> (2007) authorization, or land dedications through the development approvals process.</p> <p>Connections and linkage features are not mapped on Schedules of this Plan but should be protected from development and site alteration where an Ecological Site Assessment and/or Environment Impact Study determines the ecological connectivity of the Natural Heritage System would negatively impacted by the elimination, reduction in size or change in shape of the linkage feature(s)."</p>
49.	6A.1.6	<p>A new policy titled "6A.1.6 Environmental Impact Studies" is created. The following text is added:</p> <p>"An Environmental Impact Study shall be required in accordance with the policies of this Plan for development and site alteration in the Natural Heritage System. The study shall demonstrate no negative impact on the natural features or the ecological functions for which the feature is identified and may determine the nature and extent of the feature and its ecological function, may incorporate a buffer or setbacks</p>

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		from the feature, and, may result in in a site layout that addresses the study recommendations.”
50.	6A.1.6.1	<p>A new policy titled “6A.1.6.1 General Policies” is created. The following text is added:</p> <p>“An Environmental Impact Study required under this Plan shall be submitted with the development application and shall be prepared and signed by a qualified biologist or ecologist. A peer review of the study may be required by the Approval Authority.</p> <p>An Environmental Impact Study shall be required for development on lands adjacent to natural heritage features.</p> <ol style="list-style-type: none"> <li>1. Adjacent Lands are generally within 120 metres of the feature unless an alternative standard for Adjacent Lands is established in the Dufferin County Official Plan or the policies for natural heritage features and areas in this Plan.</li> <li>2. Adjacent Lands may be reduced on a site-specific basis based on the scale of the development, the nature of the feature, details specific to the site and surrounding lands, and the likelihood of whether there would be a negative impact on the feature.</li> </ol> <p>Environmental Impact Studies shall be completed in accordance with the process requirements as outlined in the Dufferin County Official Plan.</p> <p>In accordance with the Dufferin County Official Plan, the purpose of an Environmental Impact Study is to:</p> <ol style="list-style-type: none"> <li>a) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;</li> <li>b) to determine whether there are any additional natural heritage features on the lands and adjacent lands; and</li> <li>c) make an informed decision as to whether or not the proposed development and/or site alteration will have a negative impact on the natural heritage features and</li> </ol>

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		<p>ecological and hydrological functions.</p> <p>The Township, in coordination with Dufferin County, may develop guidelines for the evaluation of development proposals consistent with the policies of this Plan.”</p>
51.	6A.1.6.2	<p>A new policy titled “6A.1.6.2 Scope and Content” is created. The following text is added:</p> <p>“The required scope and/or content of an Environmental Impact Study may be modified through pre-consultation with the Township, County, and, where applicable, Niagara Escarpment Commission and Conservation Authority where the environmental impacts of a development application are thought to be limited, or if other environmental studies fulfilling some or all requirements of an Environmental Impact Study have been accepted by the Township and County and where applicable, the Conservation Authority.”</p>
52.	6A.1.6.3	<p>A new policy is titled “6A.1.6.3 Requirement Waived or Reduced.” The following text is added:</p> <p>“An Environmental Impact Study may not be required where the Township, in consultation with the County, determines that no negative impacts would be anticipated on adjacent lands. The requirements for an Environmental Impact Study may be reduced or removed in the following circumstances and only where no negative impact is anticipated:</p> <ol style="list-style-type: none"> <li>1. Where the proposed development is small scale (non-agricultural development); or</li> <li>2. Where the proposed development is small or medium scale (agricultural development only); or</li> <li>3. Where the proposed development is not in an area regulated by the Conservation Authority; or</li> <li>4. Where the proposed development is on an existing lot of record; or</li> <li>5. Where the development is an addition located away from the feature; or</li> <li>6. Where the proposed development is separated from the feature by a road or existing development; or</li> <li>7. Where the development is wholly contained</li> </ol>

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		<p>within the existing footprint or includes a minor addition that is &gt; 15m from the feature.</p> <p>An Environmental Impact Study is not required for uses authorised under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation or a watershed plan carried out by Dufferin County and/or a Conservation Authority.</p> <p>Where it is demonstrated that all, or a portion of, a Category Two or Category Three feature does not meet the criteria for designation under this Plan and thus the site of a proposed development or site alteration no longer is located within the Category Two or Category Three feature or adjacent land then the restrictions on development and site alteration set out do not apply. This policy requires an Environmental Impact Study or study through an Environmental Assessment process to determine whether the designation is still appropriate.</p> <p>A peer review of an Environmental Impact Study may be required by the Township. The costs of the peer review will be borne by the applicant.</p>
53.	6A.1.6.4	<p>A new policy is created title "Transition Policies". The following text is added:</p> <p>The following transition policies shall apply:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Where an EIS has been completed within the past five years 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.</li> <li>c. Where draft approval of a plan of subdivision or a consent has been granted, the subdivision or consent may proceed with the draft approval.</li> <li>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.</li> </ul>



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		<p>e. If a draft plan of subdivision lapses, the new policies will be the basis for reviewing the new draft plan of subdivision."</p>
54.	6A.2	<p>A new policy is created titled "Water Resources." The following text is added:</p> <p>"The Township contains rivers, streams and small inland lake systems that support the natural environment and Township's communities."</p> <p>The following text is moved from Part A, Section 5:</p> <p>"The Township shall ensure the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis. Land use decisions will protect source water areas, maintain surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis, promote water conservation and support the efficient use of water.</p> <p>The Township shall encourage the protection, improvement and restoration of the quality and quantity of water resources by:</p> <ul style="list-style-type: none"> <li>a) using the watershed as the ecologically meaningful scale for planning;</li> <li>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</li> <li>c) identifying surface water features, ground water features, hydrologic functions, and natural heritage features, and areas which are necessary for the hydrological and ecological integrity of the watershed;</li> <li>d) implementing, where appropriate, the necessary restrictions on development and site alteration to: <ul style="list-style-type: none"> <li>1. protect all municipal and private drinking water supplies, and;</li> <li>2. protect, improve and restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, significant recharge areas and highly vulnerable aquifers, and their hydrologic functions;</li> </ul> </li> </ul>

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		<p>e) maintaining linkages and related functions of water resource systems among surface water features, ground water features, hydrologic functions and natural heritage features and areas;</p> <p>f) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and</p> <p>g) ensuring stormwater management practices minimize stormwater volumes and contaminant loads and, where possible, maintain or increase the extent of vegetative and pervious surfaces.</p> <p>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features so that these features and their related hydrologic functions will be protected, improved and restored. The relative sensitivity of such features shall be determined in any required hydrology or hydrogeology studies submitted in support of <i>Planning Act</i> applications.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to protect, improve and restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p> <p>The Township may require the proponent of any proposal requiring <i>Planning Act</i> application approval that has the potential to substantially impact surface or groundwater resources, such as, for example, a major recreational development involving residential development around a golf course, or a large, agricultural rural or resource-related use, or a quarry, to also prepare and provide a Water Resource Management (WRM) Report which incorporates the findings and recommendations of any required hydrology and/or hydrogeology studies submitted in support of the application(s), and which also demonstrates how the potential impacts on water quality and quantity are to be addressed by:</p> <p>i) maintaining natural hydrological characteristics including baseflow of watercourses;</p> <p>ii) maintaining sensitive groundwater recharge/discharge areas, aquifer and headwater areas;</p>

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		<p>iii) requiring the development and monitoring of water budgets at a scale appropriate for the proposal;</p> <p>iv) protecting fish and wildlife habitat;</p> <p>v) maintaining existing drainage patterns and/or restoring natural drainage patterns where possible, and;</p> <p>vi) protecting significant recharge areas and highly vulnerable aquifers.</p> <p>The required content of the WRM report shall be determined at the pre-consultation stage in relation to the size and anticipated potential impacts of the proposal and the concerns and requirements of the commenting/approval agencies. The WRM report shall be prepared by a qualified professional to the satisfaction of the Township and/or other approval authorities, as appropriate.</p> <p>During and after development, sediment and erosion control measures shall be maintained to the satisfaction of the approval authorities.</p> <p>The following development criteria shall apply to development affecting the quantity and/or quality of water resources:</p> <p>a) It shall be demonstrated that water taking and diversions associated with a proposed use are an essential part of their operation. Water taking and diversions shall not have a significant or long term impact on water quality, water quantity and the environment. The Township may require that studies be undertaken to justify the need and amount of water taking and/or diversions and to adequately mitigate impacts on the environment.</p> <p>b) When considering whether to allow a use which involves water taking or diversion, the Township shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:</p> <p>i) the impact on water quality and quantity;</p> <p>ii) the cumulative effect on the objectives of this Plan and designation, and;</p> <p>iii) the quantity, character, sensitivity and</p>

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		<p>vulnerability of natural streams and water supplies.</p> <p>Water-taking and de-watering shall only be permitted in accordance with the standards and permit requirements of the Province and the NVCA. Vulnerable Aquifers and Significant Groundwater Recharge Areas, as shown on Schedule C shall be protected. (OPA#1)</p> <p>The Township shall also take into consideration the water resource management policies and permit requirements of the Province and the Nottawasaga Valley Conservation Authority."</p> <p>The following changes are made to the above text:</p> <ul style="list-style-type: none"> <li>• In paragraph 2, "encourage the" is deleted</li> <li>• In paragraph 2, "protection" is edited to "protect"</li> <li>• In paragraph 2, "improvement" is edited to "improve"</li> <li>• In paragraph 2, "restoration of" is edited to "restore"</li> <li>• In policy a, following "meaningful scale for," "integrated and long-term" is added</li> <li>• In policy a, following "planning," "which can be a foundation for considering cumulative impacts of development;" is added</li> <li>• In policy c, "surface water features, ground water features, hydrologic functions, and natural heritage features, and areas which are necessary for the hydrological and ecological integrity of the watershed" is deleted and replaced with "water resource systems"</li> <li>• In policy d) 1., following "protect," "all municipal and private" is deleted</li> <li>• In policy d) 1., following "supplies," "and designated vulnerable areas" is added</li> <li>• In policy d) 2., "sensitive surface water features and sensitive ground water features, significant recharge areas and highly vulnerable aquifers" is deleted</li> </ul>

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		<ul style="list-style-type: none"> <li>• In policy e, “related” is deleted</li> <li>• In policy e, “surface water features, ground water features, hydrologic functions and natural heritage features and areas” is deleted</li> <li>• In policy e, “and” is added to the end of the clause</li> <li>• In policy f, “and” is deleted from the end of the clause</li> <li>• Policy g is deleted</li> <li>• In paragraph 3, following “water features,” “so” is deleted and replaced with “such”</li> <li>• In paragraph 3, following “restored,” “, which may require mitigative measures and/or alternative development approaches.” is added.</li> <li>• “Mitigation measures and/or alternative development approaches may be required in order to protect, improve and restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.” is deleted</li> <li>• In paragraph 8, “MOECC” is deleted and replaced with “Province”</li> </ul>
55.	6A.2.1	<p>A new policy is created titled “6A.2.1 Water Taking.” The following text is moved from Part A, Section 5:</p> <p>“All uses on a lot involving the taking of a total of 50,000 litres per day, or more, of water from surface and/or groundwater sources shall require a Permit to Take Water from the Province, pursuant to the <i>Ontario Water Resources Act</i>. A detailed hydrology or hydrogeology report, as appropriate, shall be required in support of all such proposals.</p> <p>The taking of 50,000 litres per day, or more, of water by existing uses permitted by this Plan shall, at all times, be in accordance with the requirements of a valid Permit to Take Water issued by the Province. No <i>Planning Act</i> application involving the expansion of any such existing use that involves the taking of any additional amount of water not already permitted in a valid Permit to Take Water, shall be approved unless the Province has first confirmed that the additional water taking is appropriate and has been</p>

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		<p>approved.</p> <p>While the Township will rely on the Province to determine if a new use, or the expansion of an existing use, involving the taking of a total of more than 50,000 l/per day is appropriate, the Township is concerned that the 50,000 l/day threshold for requiring an evaluation of potential impacts on the surface or groundwater resources of the Township, may be too high, particularly where the cumulative or successive impacts of similar uses could combine to cause significant detriment to sensitive surface or groundwater resources in the Township.</p> <p>Therefore, with the exception of agricultural uses permitted by this Plan, no <i>Planning Act</i> application involving the expansion of any existing use that involves the taking of any additional amount of water exceeding 20,000 l/day up to a total of 50,000 l/day, or any new use involving the taking of more than 10,000 l/day up to a total of 50,000 l/day shall be approved unless the Township has first confirmed that the proposed water taking is appropriate. The Township may, at its discretion, require a hydrology or hydrogeological study, as appropriate, and may also invite comments and input on the proposal from the Nottawasaga Valley Conservation Authority and/or its hydrogeological consultants.</p> <p>Provisions shall be incorporated into the Zoning By-law to prohibit the expansion of such existing uses, and all such new uses, other than agricultural uses, except as may be permitted by site-specific amendment to the Zoning By-law, where deemed to be appropriate and in accordance with this Plan, on a case-by-case basis.</p> <p>Commercial uses that involve the taking of water for sale, whether in bulk and/or in containers, is deemed to be a land use requiring the approval of the Township under the <i>Planning Act</i>. The applicable policies of this Plan and requirements of the Zoning By-law shall apply. Hydrogeology or hydrology studies, as appropriate, may be required.</p> <p>Any required hydrology or hydrogeology report shall clearly identify and evaluate the impacts on both the surface and groundwater resources of the Township, as well as on existing developments, water supplies and supply systems. The report may be required to consider the impacts on a watershed basis and relate the impacts to an overall water</p>

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		<p>budget.</p> <p>The report shall be prepared by a firm of qualified professionals, must be acceptable to the Township and/or the Province and/or the Nottawasaga Valley Conservation Authority, as applicable, and must demonstrate that the impacts are minimal and acceptable.</p> <p>Proposals that result in the significant 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, shall not be permitted.”</p>
56.	6A.2.2	<p>A new policy is created titled “6A.2.2 Source Water Protection.” The following text is moved from Part A, Section 5:</p> <p>“The quality and quantity of groundwater and surface water resources in Mulmur will be protected for the provision of safe and clean drinking water in accordance with the <i>Clean Water Act</i> and the Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region as it applies to the Nottawasaga Valley Source Protection Area.</p> <p>Wellhead protection areas for the three existing wells in Mansfield and a wellhead protection area associated with a well located outside of the Township (in Lisle) shall be managed and are shown on Schedule C. Developments and activities that have the potential to significantly and adversely affect the quality of existing and planned supplies shall not be permitted.</p> <p>In accordance with the <i>Clean Water Act</i> and the Source Protection Plan, the following land uses and facilities are either managed or prohibited where they would be a significant drinking water threat.:</p> <ol style="list-style-type: none"> <li>1. Waste disposal sites</li> <li>2. Large on-site sewage systems (10,000L)</li> <li>3. Non-agricultural source material storage facilities, commercial fertilizer storage facilities, pesticide storage facilities and outdoor confinement or farm animal yard</li> <li>4. Road salt storage facilities</li> </ol>

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		<ol style="list-style-type: none"> <li>5. Snow storage facilities</li> <li>6. Fuel storage</li> <li>7. Dense non-aqueous phase liquid (DNAPL) storage</li> <li>8. Organic solvent storage</li> </ol> <p>The Township will encourage the design of parking and loading areas, roadways, and sidewalks in a manner that minimizes impermeable areas and the need for road salt application, site and grading design that directs run-off outside of vulnerable areas or to storm sewers and the implementation of salt management measures and best practises.</p> <p>Private individual on-site sewage systems shall not be permitted where it would be a significant drinking water threat.</p> <p>The design of new stormwater management facilities shall reduce the risk of drinking water contamination, where possible direct the discharge of stormwater outside of well head protection areas, and shall not be located or designed in a manner that would result in a significant drinking water threat.</p> <p>The Township may require that Master Environmental Servicing Plans (MESPs) or similar information required to be submitted as part of a complete application for development to demonstrate that the location and design of infrastructure will avoid associated drinking water threats."</p>
57.	6A.2.3	<p>A policy is moved from Part A, Section 5 titled "6A.2.3 Pine River Sub-Watershed Water Resources." The text is as follows:</p> <p>"The Nottawasaga Valley Conservation Authority (NVCA) has completed a Tier 1 water budget and water quantity stress assessment of the various sub-watersheds within the Township, including large portions of the Boyne and Pine River sub-watersheds as well as small portions of the Upper Nottawasaga and Mad River watersheds.</p> <p>The Pine River sub-watershed has been identified as being under stress, both in terms of the demands being placed on water resources, and anticipated future demands. The need for further study has been identified, to address the potential for growth and the resulting expansion of municipal, as well</p>



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		<p>as private water supply systems.</p> <p>A further cause of potential stress is associated with water taking for agricultural operations (irrigation in particular) and from existing and proposed aggregate extraction operations in the sub-watershed.</p> <p>The findings and recommendations of these further studies, when available, shall be implemented in the Official Plan by the Township, in consultation with other commenting agencies and approval authorities, to protect the water resources of the Pine River sub-watershed. (OPA#1)”</p>
58.	6A.3	<p>A new policy is created titled “6A.3 Protecting Public Health and Safety.” The following text is moved from Part A, Section 5.28:</p> <p>“The importance of protecting the health and safety of residents and visitors to the Township shall be paramount.</p> <p>The Township’s long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Township residents and the visiting public from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.”</p> <p>The following text is added:</p> <p>“The Township recognizes that natural hazards related to erosion and flooding may be impacted by a changing climate. Mitigating potential risk to public health or safety or of property damage from natural hazards, including risks that may be associated with the impacts of a changing climate, will require the Township to work together with the Province, County, and Conservation Authority.”</p>
59.	6A.3.1	<p>A new policy is created titled “6A.3.1 Natural Hazards.” The following text is moved from Part A, Section 5.27:</p> <p>“Physical hazard areas are areas that should not generally be developed, or from which a degree of protection is considered necessary.</p> <p>Many of the physical hazard areas in the Township are</p>

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		<p>shown on Schedule B3, as follows:</p> <ul style="list-style-type: none"> <li>• All floodplains resulting from the greater of the Timmins Storm flood event or the 100 year flood event;</li> <li>• All other areas with organic soils and/or poor drainage;</li> <li>• Identified erosion hazard areas, adjacent river and streams including flooding hazard limit or meander belt allowance, stable slope allowance, toe erosion allowance and erosion access allowance;</li> <li>• In addition to the above, all other areas where slopes are in excess of 6 m in height and have the potential to be unstable (broken down into areas with between 15 and 30 percent slope, and areas with greater than 30 percent slope);</li> </ul> <p>The areas shown on Schedule A3 are derived from available digital information data bases. Other hazard lands may exist, and associated allowances, access allowances, buffers and set-backs that are intended to be subject to the policies of this Section may not be shown.</p> <p>Other hazardous areas and sites may be identified, and appropriate allowances, set-backs and buffers shall generally be established by the Township in consultation with the Nottawasaga Valley Conservation Authority, the lead agency in regards to natural hazards. Such allowances, set-backs and buffers may be reduced or eliminated based on the findings and recommendations of a natural hazard assessment report acceptable to and approved by the Nottawasaga Valley Conservation Authority.</p> <p>For the purposes of this Section, hazardous lands include any property or lands that could be unsafe for development due to naturally occurring processes. 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.</p> <p>Hazardous sites include any 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)."</p>

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		<p>The following changes are made to the above text:</p> <ul style="list-style-type: none"> <li>• In paragraph 1, “Physical hazard areas” is deleted and replaced with “Natural Hazards”</li> <li>• In paragraph 1, “areas” is deleted and replaced with “lands or sites”</li> <li>• In paragraph 2, “physical hazard areas” is deleted and replaced with “hazardous lands and sites”</li> <li>• In paragraph 2, “Schedule A3” is deleted and replaced with “Appendix 2”</li> <li>• “In addition to the above, all other areas where slopes are in excess of 6 m in height and have the potential to be unstable (broken down into areas with between 15 and 30 percent slope, and areas with greater than 30 percent slope);” is deleted</li> <li>• In paragraph 3, “Schedule A3” is deleted and replaced with “Appendix 2”</li> <li>• In paragraph 3, “Other hazard lands may exist, and associated allowances, access allowances, buffers and set-backs that are intended to be subject to the policies of this Section may not be shown.” is deleted and replaced with “Other hazardous lands may exist but not be shown that are intended, along with associated allowances, access allowances, buffers and setbacks, to be subject to the policies of this Plan.”</li> <li>• In paragraph 4, “areas” is deleted and replaced with “lands”</li> </ul>
60.	6A.3.1.1	<p>A new policy is created titled “6A.3.1.1 General Development Policies.” The following text is moved from Part A, Section 5.27:</p> <p>“Development shall generally be directed to areas outside of:</p> <ol style="list-style-type: none"> <li>1. hazardous lands adjacent to river and stream systems which are impacted by flooding hazards and/or erosion hazards; and</li> <li>2. hazardous sites.</li> </ol>

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		<p>Development and site alteration shall not be permitted within:</p> <ol style="list-style-type: none"> <li>1. areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and</li> <li>2. a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.</li> </ol> <p>Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:</p> <ol style="list-style-type: none"> <li>1. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;</li> <li>2. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and</li> <li>3. uses associated with the disposal, manufacture, treatment or storage of hazardous substances."</li> </ol> <p>A lettered list from a) through c) is added to each sentence beginning with the word "Development."</p>
61.	6A.3.1.2	<p>A new policy is created titled, "6A.3.1.2 Floodplain Policies." The following text is moved from Part A, Section 5.27:</p> <p>"Development in a Floodplain:</p> <ol style="list-style-type: none"> <li>a. All floodplains in the Township are subject to the 'one-zone concept' established by the Nottawasaga Valley Conservation Authority, which means that the entire floodplain is considered to be a floodway as defined by this Plan.</li> <li>b. Buildings and structures are not permitted within the floodplain, except where written permission is obtained from the Nottawasaga Valley Conservation</li> </ol>

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		<p>Authority.”</p> <p>The following text is added:</p> <p>“c. Notwithstanding b., new development or redevelopment on an existing lot, or the extension of a lawfully existing use, may be permitted in the floodplain, but only in circumstances where:</p> <ul style="list-style-type: none"> <li>i. the use is one that, by its nature, must be located in the floodplain; and</li> <li>ii. the use will be protected by acceptable flood-proofing action or measures, subject to the approval of the Township and any conservation authorities having jurisdiction.”</li> </ul>
62.	6A.3.1.3	<p>A new policy is created titled “6A.3.1.3 Steep Slopes, Unstable Soils and Erosion Hazards.” The following text is moved from Part A, Section 5.27:</p> <p>“New development on and in close proximity to steep slopes and ravines, and within meander belts and areas susceptible to erosion shall not contribute significantly to the potential for, or have a significant potential to, sustain property damage or threaten human safety.</p> <p>Developments and site alterations on slopes in excess of 30 percent, as shown on Schedule B3 shall be strongly discouraged, unless they are considered essential and are supported by a detailed soils and slope stability study. Developments and site alterations on slopes between 15 and 30 percent, as shown on Schedule B3, shall generally be avoided. Where development is proposed on such areas, the Township, in consultation with the Nottawasaga Valley Conservation Authority, may require a soils and slope stability study.</p> <p>Such studies shall include recommendations for ensuring that hazards are appropriately addressed and mitigated, as well as recommended development set-backs from the top and/or toe of such slopes, erosion allowances and erosion access allowances, where required and warranted. Such studies shall be prepared and certified by qualified professionals and be acceptable to the Township and the Nottawasaga Valley Conservation Authority.</p> <p>All such recommendations shall be implemented and</p>

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		<p>enforced as conditions of development approvals.</p> <p>The crest or brow and toe of the slope or ravine shall be established on-site by qualified professionals retained by the development proponent, and approved by the Township and/or the Nottawasaga Valley Conservation Authority and/or where applicable, the Niagara Escarpment Commission. These lines shall be plotted on the development plans, and measured set-back distances to the proposed development shall be provided to demonstrate that minimum standard set-backs set out in the Zoning By-law, or lesser set-backs recommended in an approved engineering report have been met.</p> <p>Disturbances to the grades and vegetation below the crest or brow and above the toe shall be minimized. Enhancements to existing tree and vegetation cover to reduce erosion or improve slope stability may be required to mitigate potential impacts, as conditions of development approvals.</p> <p>Recommendations on measures to control erosion and sedimentation may also be required in any soils and slope stability report, and implemented and enforced as conditions of development approvals.”</p> <p>The following changes are made to the above text:</p> <ul style="list-style-type: none"> <li>• In paragraph 2, both instances of “as shown on Schedule B3” are deleted</li> <li>• In paragraphs 5 and 6, both instances of “crest or brow” are deleted and replaced with “top”</li> </ul>
63.	6A.3.1.4	<p>A new policy is created titled “6A.3.1.4 Site Alteration on Steep Slopes with Uses Already Permitted.” The following text is moved from Part A, Section 5.27:</p> <p>“Notwithstanding the above policies relating to steep slopes, site alterations on steep slopes associated with uses already permitted by this Plan, such as the alteration of existing ski slopes, are permitted and may be carried out in accordance with the conditions of approval (if any), and with current engineering and resource management best practices.”</p>
64.	6A.3.1.5	<p>A new policy is created titled “6A.3.1.5 New Development on Steep Slopes.” The following text is moved from Part A, Section 5.27:</p>

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		<p>“New developments and uses permitted by amendment to this Plan shall not generally be located on steep slopes. Standards defining where development is not permitted due to slope constraints, and set-backs from the top and toe of slopes shall be prescribed in the Zoning By-law.</p> <p>Where development on steep slopes is supported by soils and slope stability studies satisfactory to the Township and the Nottawasaga Valley Conservation Authority, such developments may be permitted by site-specific amendment to the Zoning By-law, without an amendment to this Plan. Where development within a prescribed set-back is supported by soils and slope stability studies satisfactory to the Township and the Nottawasaga Valley Conservation Authority, such developments may be permitted by a Minor Variance.</p> <p>Proposals that result in a significant risk to human safety and/or of property damage as a result of soil or slope instability or failure, due to single, multiple or successive development or site alteration activities, shall not be permitted.”</p>
65.	6A.3.1.6	<p>A new policy is created titled “6A.3.1.6 Wildfire Hazard.” The following text is added:</p> <p>“Development shall be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire as identified by the Province and shown on Appendix 3 to this Plan. Development may however be permitted where the risk is mitigated in accordance with wildland fire assessment and mitigation standards identified by the province.”</p>
66.	6A.3.1.7	<p>A new policy is created titled “6A.3.1.7 Role of Conservation Authorities.” The following text is added:</p> <p>“Conservation Authorities (CAs) are watershed-based resource management agencies, whose mandate includes responsibilities and functions in the land use planning and development process. Conservation Authorities ensure that decisions are informed by the best available watershed-science practices while eliminating unnecessary delay or duplication in the process. Generally, Conservation Authorities deliver programs and activities that help the Province and municipalities to reach the important natural</p>

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		<p>hazard objectives of the Provincial Policy Statement.</p> <p>Key Responsibilities of Conservation Authorities in Land Use Planning include:</p> <ol style="list-style-type: none"> <li>1. Delegated responsibility to represent provincial interest in natural hazards. Conservation Authorities have delegated responsibilities to represent provincial interests regarding Natural Hazards (Section 3.1 under Public Health and Safety made under the Provincial Policy Statement - excluding fire).</li> <li>2. Watershed-based resource management agency where Conservation Authorities, as "public bodies" pursuant to the Planning Act, are to be notified of policy documents, and planning and development applications as prescribed under the Act. Conservation Authorities may comment as per their mandate to the municipality/planning approval authority on these documents and applications.</li> <li>3. Conservation Authorities as landowner, may become involved in the planning and development process, either as an adjacent landowner or a proponent.</li> <li>4. Conservation Authorities may enter into agreements with federal and provincial ministries and municipalities to undertake delegated regulatory/approval responsibilities and/or reviews.</li> <li>5. Conservation Authorities as a regulatory body, participates in the review of development applications under the Planning Act. Conservation Authorities will ensure that the applicant and municipal planning authority are aware of the Section 28 regulations and requirements under the CA Act, as well as assist in the coordination of applications under the Planning Act and the Conservation Authorities Act to eliminate unnecessary delay or duplication in the process.</li> </ol> <p>For more information please go to the applicable website of the Conservation Authority."</p>
67.	6A.3.1.8	<p>A new policy is created titled "6A.3.1.8 Regulations and Policies of the Conservation Authority" The following text is moved from Part A, Section 5.29.1:</p> <p>"The Nottawasaga Valley Conservation Authority (referred to hereafter in this Section as "the Conservation Authority) is</p>



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		<p>the lead agency in regards to the protection of persons and property from natural hazards associated with hazardous areas and hazardous sites. The regulations and policies of the Conservation Authority relating to natural hazards shall be considered when evaluating development proposals.</p> <p>The Conservation Authority has been delegated the Provincial responsibility for the regulation of floodplains for defined watercourses (riverine systems) within the Township. To address this delegation, the Conservation Authority has prepared regulations mapping, delineating areas subject to regulatory storm flooding and associated lands to be protected from the hazards of flooding, erosion and slope instability.</p> <p>The regulation mapping generally includes all valley and watercourse corridors and wetlands within the Township, and includes portions of the drainage basins of the Pine (including Black Bank Creek), Boyne, Noisy and Mad Rivers, as well as Lisle, Walker's, Tosorontio and Sheldon Creeks within the Township.</p> <p>The Conservation Authority Regulations were approved by the Minister of Natural Resources in 2006 (Ontario Regulation 172/06). Through the application and enforcement of the regulation, the Conservation Authority ensures that persons and property are protected from natural hazards. The regulations may also be used to assist the Township with the protection and conservation of valley and watercourse corridors, wetlands and fish habitat.</p> <p>Within the mapped areas, and in any other location where the text of the regulations describes other lands that are subject to the regulations, a permit is required for the following:</p> <ul style="list-style-type: none"> <li>• the construction, reconstruction, erection or placing of a building or structure of any kind;</li> <li>• changes that would alter the use, or potential use of a building or structure;</li> <li>• increase the size of a building or structure, or increase the number of dwelling units in the building or structure;</li> <li>• site grading;</li> <li>• the temporary or permanent placing, dumping or</li> </ul>

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		<p>removal of any kind of material originating on the site or elsewhere;</p> <ul style="list-style-type: none"> <li>the straightening, changing, or diverting or interfering with the existing channel of a river, creek, stream or watercourse; or</li> <li>changing or interfering with a wetland.</li> </ul> <p>Where a permit is required under Ontario Regulation 172/06, such a permit is a requirement under 'other applicable law', as defined under the <i>Ontario Building Code Act</i>. Consequently, a building permit shall not be issued for any building or structure requiring a permit from the Conservation Authority, or for any such building or structure requiring the installation of any essential supporting infrastructure requiring a permit, such as the construction of an access driveway or septic system, unless the required permit has first been obtained from the Conservation Authority.</p> <p>Where a <i>Planning Act</i> application has been made to the Township, the Township shall ensure that the Conservation Authority has been consulted with respect to the requirement for a permit for any development or site alteration, or any other aspect of the proposal requiring a permit from the Conservation Authority, prior to the approval of the application. The Township shall generally only approve such planning applications in circumstances where it is satisfied that the required permits are available."</p> <p>The following edits are made to the above text:</p> <ul style="list-style-type: none"> <li>In paragraph 1, "The Nottawasaga Valley Conservation Authority (referred to hereafter in this Section as "the Conservation Authority) is the lead agency in regards to the protection of persons and property from natural hazards associated with hazardous areas and hazardous sites." is deleted</li> <li>In paragraph 4, the existing text is deleted and replaced with "The Conservation Authority's regulation limit and mapping of hazards and associated allowances are mapped on Appendix 2 to this Plan."</li> <li>In paragraph 5, following "text of the," "Conservation Authority" is added</li> <li>In paragraph 6, following "required under," the</li> </ul>

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		<p>Conservation Authority's" is added</p> <ul style="list-style-type: none"> <li>In paragraph 6, "172/06" is deleted</li> </ul>
68.	6A.3.1.9	<p>A new policy is created titled "6A.3.1.9 Other Conservation Authority Policies and Programs". The following text is moved from Part A, Section 5.29.2:</p> <p>The Conservation Authority has prepared watershed plans and watershed-level strategies relating to its broad mandate under the <i>Conservation Authorities Act</i>, which includes the "conservation of land". Other policies of the Conservation Authority may therefore also have application in the Township.</p> <p>The Conservation Authority may also provide comments and recommendations to the Township on <i>Planning Act</i> applications, relating to such other matters as the conservation of natural heritage features (such as woodlands, wildlife habitat, ANSIs, etc.), groundwater recharge/discharge areas, stormwater management, etc. Unless otherwise provided for in this Plan, and/or in a services agreement between the Township and the Conservation Authority, such comments are to be taken as advisory, and considered by the Township in relation to the relative merits of economic, social and other implications, and other goals, objectives, policies and requirements of the Township, as generally outlined in this Plan, as well as those of other commenting agencies and approval authorities.</p> <p>The roles and responsibilities of the Conservation Authority, as an advisory agency to the Township, may be further defined in a services agreement.</p> <p>Beyond the regulated areas of the Conservation Authority, the Township may use its discretion when seeking advice and assistance on some such matters. In these cases, the Township may opt to rely on the expertise of qualified staff, consultants, and/or the approval authority through the One-Window Provincial Planning Service.</p> <p>The Township may, at its discretion, consult and cooperate, or collaborate with the Conservation Authority and/or the</p>

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		<p>Ministry of Natural Resources, on programs and projects designed to:</p> <ul style="list-style-type: none"> <li>• define the physical limits of valleylands and stream corridors including associated natural hazards such as flooding, erosion, meander belts and slopes, and establish policies and requirements such as allowances and set-backs to ensure the protection of persons and property;</li> <li>• establish criteria for, and identify and delineate important natural heritage features, functions and linkages, and develop and implement policies, programs and projects to protect, restore and/or enhance the natural heritage system, functions and linkages in the Township;</li> <li>• develop policies for the protection of source water areas and water supplies;</li> <li>• participate in the preparation and implementation of watershed, sub-watershed and environmental studies, and;</li> <li>• acquire and/or manage land for conservation and recreation purposes as part of an overall natural heritage and recreation open space system within, or within and beyond the Township;</li> </ul> <p>The following edits are made to the above text:</p> <ul style="list-style-type: none"> <li>• In the first paragraph, after "<i>Conservation Authorities Act</i>" delete ", which includes the 'conservation of land'".</li> <li>• In the second paragraph, after "<u><i>Planning Act applications</i></u>" delete ", relating to such other matters as the conservation of natural heritage features (such as woodlands, wildlife habitat, ANSIs, etc.), groundwater recharge/discharge areas, stormwater management, etc".</li> <li>• In the fifth paragraph, delete "Ministry of Natural</li> </ul>

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		<p>Resources” and replace with “Province”.</p> <ul style="list-style-type: none"> <li>• Delete second bullet in list provided as part of fifth paragraph.</li> </ul>
69.	6A.3.2	<p>A new policy is created titled “6A.3.2 Human-Made Hazards.” The following text is moved from Part A, Section 5:</p> <p>“Development on, abutting or adjacent to lands affected by human made hazards, including but not limited to such potential hazards as pollution and contamination, toxic wastes, leachate, gas migration, abandoned wells, mineral aggregate, or mineral extraction or mining operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.</p> <p>Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.”</p>
70.	6.3.1	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• In policy 1, “the” is added following “protected for” and “use” is deleted.</li> <li>• In policy 2, the “s” is deleted from “developments” and “site alteration,” is added following “development.”</li> </ul>
71.	6.3.2	Policy 2 is deleted.
72.	6.3.4	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• In paragraph 2, “significant” is deleted.</li> <li>• In paragraph 2, the word “species” is added following “endangered.”</li> <li>• In the bulleted list of paragraph 3, “including Sections 5.18 to 5.37 in particular,” is deleted.</li> <li>• In paragraph 8, after “Schedules B2” insert “to B4”</li> <li>• In paragraph 8, “B3” is deleted and replaced with “Appendix 2.”</li> <li>• The sentence “All areas shown on Schedule B1 and most of the areas identified on Schedules B2 and B3 are within the regulatory control limits of the Nottawasaga Valley Conservation Authority.” is</li> </ul>

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		<p>deleted from paragraph 9.-</p> <ul style="list-style-type: none"> <li>• In paragraph 10, the comma is deleted after B1 and replaced with "to B4" and "B2 and B3" is deleted.</li> <li>• In paragraph 10, the letter "s" is deleted from "Sections" and "18 to 24" is deleted and replaced with 6A.1.</li> <li>• In paragraph 14, the comma is deleted after B1 and replaced with "to B4" and "B2 and B3" is deleted.</li> <li>• In paragraph 14, "be minimal and acceptable, and/or adequately mitigated, and/or balanced by appropriate compensatory measures undertaken elsewhere on the same lot" is deleted and replaced with "be in accordance with policies in Section 6A.1 of this Plan."</li> </ul>
73.	6.3.5	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• In paragraph 3, "through an Office Consolidation of this Plan" is added following "purpose(s)."</li> <li>• In paragraph 4, "each municipal comprehensive review" is deleted and replaced with "an Office Consolidation of this Plan."</li> </ul>
74.	8.4.A.8	<p>In paragraph 3 of policy d), "5.19.1" is deleted and replaced with "6A.2.1"</p>
75.	9.0.3	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• In paragraph 1, "significant renewable and non-renewable natural resources is" is deleted and replaced with "mineral aggregate resources are"</li> <li>• In paragraph 1, "B4 and C" is deleted and replaced with "B5"</li> <li>• "Where the location and extent of renewable and non-renewable natural resources are known, they are identified on Schedule B4 and C." is deleted from paragraph 2.</li> <li>• Following paragraph 3, the following text is moved from Part A, Section 5.32—"Only those areas where resource uses are actually occurring are identified within the appropriate land use designations on</li> </ul>

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		Schedule A1 to this Plan. Except where such proposals are exempt from municipal regulatory authority pursuant to Provincial statutes or regulations, all new proposals and the expansion of existing operations beyond the limits shown on Schedule A1, shall require an amendment to this Plan.”
76.	9.0.4	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• In paragraph 2, the “s” in “Schedules” is deleted.</li> <li>• In paragraph 2, “B4 and C” is deleted and replaced with “B5”.</li> </ul>
77.	9.1	<p>The following text is moved to this policy from Part A, Section 5.32:</p> <p>“Non-renewable resources, including mineral aggregate, shall be protected for long term use.</p> <p>Mineral Aggregate Resource Areas are those identified on Schedule B4. Except as provided in the following paragraph, prior to considering proposals for development within Mineral Aggregate Resource Areas, the Township shall be satisfied that the development of these lands for non-aggregate purposes will not adversely impact the availability of aggregate resources in the Township and the County.</p> <p>Within the Niagara Escarpment Plan Area, only lands designated Escarpment Rural may be considered for new aggregate extraction uses, and then only by amendment to the Niagara Escarpment Plan and this Plan. Aggregate extraction operations and uses are not permitted on lands designated Escarpment Protection and Escarpment Natural in the Niagara Escarpment Plan. The application of the above provisions shall therefore be limited to ensuring that the implications of new development on Mineral Aggregate Resource Areas and on existing or potential aggregate operations and uses must be considered in areas designated Escarpment Rural while, on lands designated Escarpment Protection or Escarpment Natural, only the implications of new development on existing or potential aggregate operations and uses on adjacent lands in close proximity where aggregate extraction may be permitted (designated Escarpment Rural or in another designation outside of the</p>

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		<p>Niagara Escarpment Plan Area), need be considered.”</p> <p>The following edits are made to the above text:</p> <ul style="list-style-type: none"> <li>• In paragraph 1, “resources” is added after “aggregate.”</li> <li>• In paragraph 2, “which include significant sand and gravel resources and bedrock mineral aggregate resources areas” is added after “Schedule B4,”</li> <li>• In paragraph 2, “Schedule B4” is deleted and replaced with “Schedule B5”</li> </ul>
78.	9.1.1	In paragraph 1, “Schedule B4” is deleted and replaced with “Schedule B5”
79.	9.1.2	<p>The existing text is edited as follows:</p> <ul style="list-style-type: none"> <li>• From paragraph 4, “promoted” is deleted and replaced with “undertaken.”</li> <li>• “these” is deleted from paragraph 4.</li> <li>• “and through the use of accessory aggregate recycling facilities within operations,” is added following “resources,” in paragraph 4.</li> </ul>
80.	9.1.2.2	<p>The following clause is added after “Schedule B4”: “which includes significant sand and gravel resources and bedrock mineral aggregate resources areas. An amendment to this Plan is required for the establishment of all new pits and quarries</p> <p>Delete “Schedule B4” and replace with “Schedule B5”</p>
81.	11.7	In policy h) delete “in Section 5.18”
82.	12.5	In paragraph 5, “written approval is obtained from these agencies, where applicable” is deleted and replaced with “the revised boundary has been established through an ecological site assessment and/or an Environment Impact Statement.”
83.	12.12	<p>A new policy is added titled “12.12 Environmental Impact Statement Implementation.” The text is as follows:</p> <p>“Where an Environmental Impact Statement has determined that the boundaries of a Natural Areas designation or the</p>



Item No.	Policy Number	Details of the Amendment
		overlay are appropriate to be refined, the boundary shall be refined without an Amendment to this Plan.”
84.	N/A	The following definition is deleted after “Domestic Purposes”:  “ <b>Ecological Function</b> 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)”
85.	N/A	The following definition is moved from after “Essential Emergency Services” and inserted after “Domestic Purposes”:  “ <b>Ecological Function</b> 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)”
86.		The following definition is added after “Environmental Monitoring”:  <b>Erosion hazard:</b> 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).
87.	N/A	The following definition is added after “Heritage Property”:  <b>Highly Vulnerable Aquifer</b> are aquifers — highly saturated underground areas whose water can be drawn for human use — that are particularly susceptible to contamination, either because of their proximity to the surface or because of the characteristics of the materials underground that make up and surround the aquifer (derived from Source Protection Plan).
88.	N/A	The definition for “Significant Groundwater Recharge Area” is deleted and replaced with:  <b>Significant Groundwater Recharge Areas</b> (“SGRAs”) are

Item No.	Policy Number	Details of the Amendment
		<p>areas where the land is characterized by porous soils that allow water to seep easily into the ground and subsequently flow to an aquifer. The term “significant” indicates that the recharge area helps maintain water levels in an aquifer that supplies drinking water for a community (Derived from Source Protection Plan).</p>
89.	N/A	<p>The following definitions are added after “Significant Surface Water Contribution Areas”:</p> <p><b>“Significant Wetland</b> A wetland that has been identified as provincially significant by the Province. (Based on PPS, 2020 and modified for this Plan)</p> <p><b>Significant Wildlife Habitat</b> A wildlife habitat that is 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. These are to be identified using criteria established by the Province. (Based on PPS, 2020)</p> <p><b>Significant Woodland</b> A woodland 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 Province. (Based on PPS, 2020 and modified for this Plan)</p> <p><b>Significant Valleyland</b> A valleyland which is 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. These are to be identified using criteria established by the Province. (Based on PPS, 2020 and modified for this Plan)”</p>
90.	N/A	<p>The following definition is added after “Watershed Planning”:</p> <p><b>Wellhead Protection Areas</b> (“WHPAs”) are land areas surrounding municipal wells. There are five categories of WHPA, denoted “A” through “E”: the WHPA-A area is defined as the area within a 100-metre radius of the well, while the WHPA-B, WHPA-C, and WHPAD areas are</p>

Item No.	Policy Number	Details of the Amendment
		determined based on the number of years it takes for water to travel underground to the well (two years for WHPA-B, five years for WHPA-C, and 25 years for WHPA-D). The WHPA-E area represents the vulnerable area for groundwater well supplies that are under the direct influence of surface water (derived from Source Protection Plan).

## 6.0 Table B – Schedule Amendments

Item No.	Policy Number	Details of the Amendment
91.	Schedule B1	Existing Schedule B1 is deleted and replaced with new schedule “Natural Heritage System” to identify the Township’s Natural Heritage System.
92.	Schedule B2	Existing Schedule B2 is deleted and replaced with new schedule “Category 1 Natural Heritage Features” to identify features and areas in accordance with Policy 6A.1.1 in this Plan.
93.	Schedule B3	Existing Schedule B3 is deleted and replaced with new schedule “Category 2 Natural Heritage Features” to identify features and areas in accordance with Policy 6A.1.1 in this Plan.
94.	Schedule B4	Existing Schedule B4 is deleted and replaced with new schedule “Category 3 Natural Heritage Features” to identify features and areas in accordance with Policy 6A.1.1 in this Plan.
95.	Schedule B5	Create new schedule “Natural Resources” to identify Significant Sand and Gravel Resources and Bedrock Mineral Aggregate Resource Areas.
96.	Appendix 1	Create new appendix “Provincial Plan and Dufferin County Official Plan Natural Heritage Systems” to identify for information purposes the Natural Heritage System boundaries identified as per other plans that apply to the Township.
97.	Appendix 2	Create new appendix “Physical Constraints and Hazards” to identify the Conservation Authority Regulated Areas and other delineated hazards.
98.	Appendix 3	Create new appendix “Potential Forest (Wildland Fire) Hazard”
99.	Appendix 4	Existing Appendix A is deleted and replaced with new appendix “Complete Application”

## **PART C – THE APPENDICES**

(The Appendices do not form part of this Amendment)

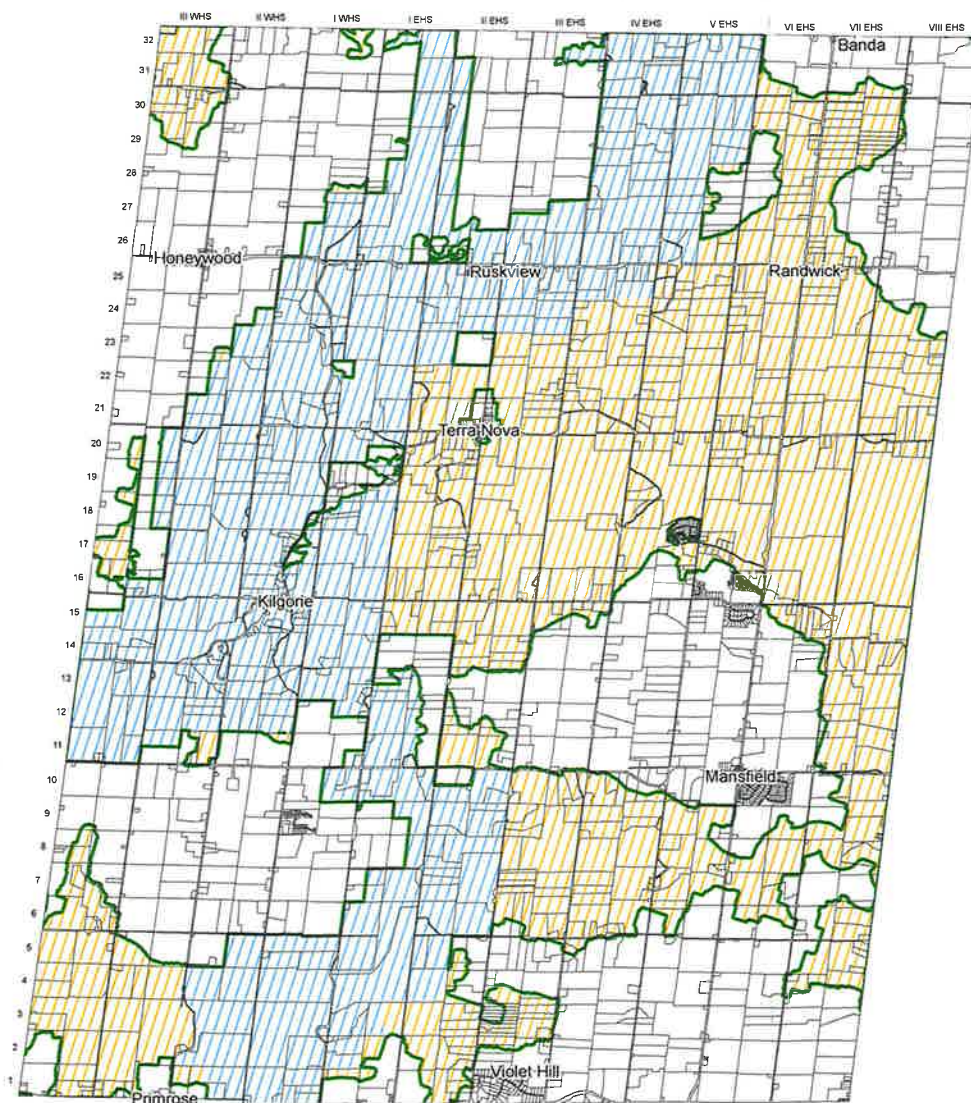
### **1.0 Reports & Background Materials**

- Strategic Plan 2020-2024 (Council approved)
- Official Plan Amendment No. 4 to the Mulmur Official Plan
- Policy Options Report for Official Plan Amendment No. 5, NPG Planning Solutions Inc., July 2023
- Dufferin County Proposed Amendment (Proposed) – Dated July 2023

### **2.0 Notice of Public Meeting**

### **3.0 Minutes of Public Meeting**





## Township of Mulmur

Official Plan

### Appendix 1 - Provincial Plan and Dufferin County Official Plan Natural Heritage Systems



#### Legend

- Parcels
- Growth Plan NHS
- Greenbelt NHS
- Dufferin County NHS\*

#### Sources:

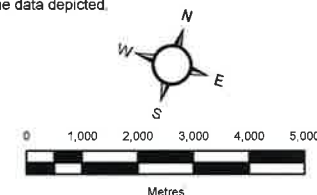
1. Ontario GeoHub: Provincial Plan Natural Heritage Systems (NHS).
2. Dufferin County NHS provided by Dufferin County
2. Parcel fabric has been supplied under license by Teranet Inc.

Note: Provincial Plan and Dufferin County Natural Heritage Systems are provided for informational purposes and are subject to change.

\*The Dufferin County NHS was approved by Dufferin County Council in July 2023 as part of an OPA that has not received final Provincial approval.

#### Disclaimer:

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Scale: 1:85,000

Date: November 2023

Last Revised:

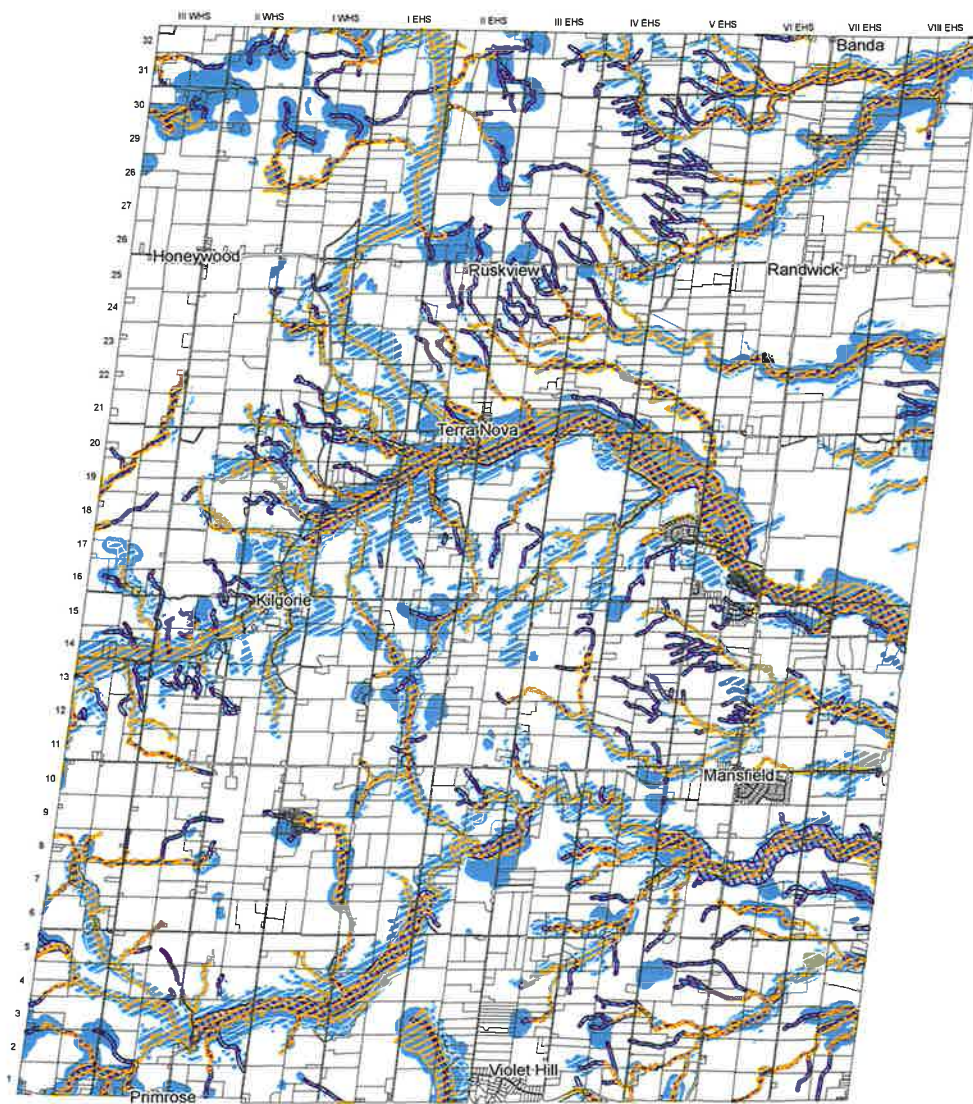
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Datum: NAD 83

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## Township of Mulmur

Official Plan

### Appendix 2 - Physical Constraints and Hazards



#### Legend

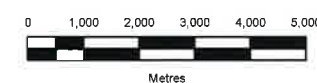
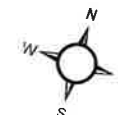
-  Flood Hazard
-  Meander Belts
-  Slope Hazard
-  NVCA Regulated Areas

#### Sources:

1. Regulated Areas and Hazards provided by NVCA.
2. Parcel fabric has been supplied under license by Teranet Inc.

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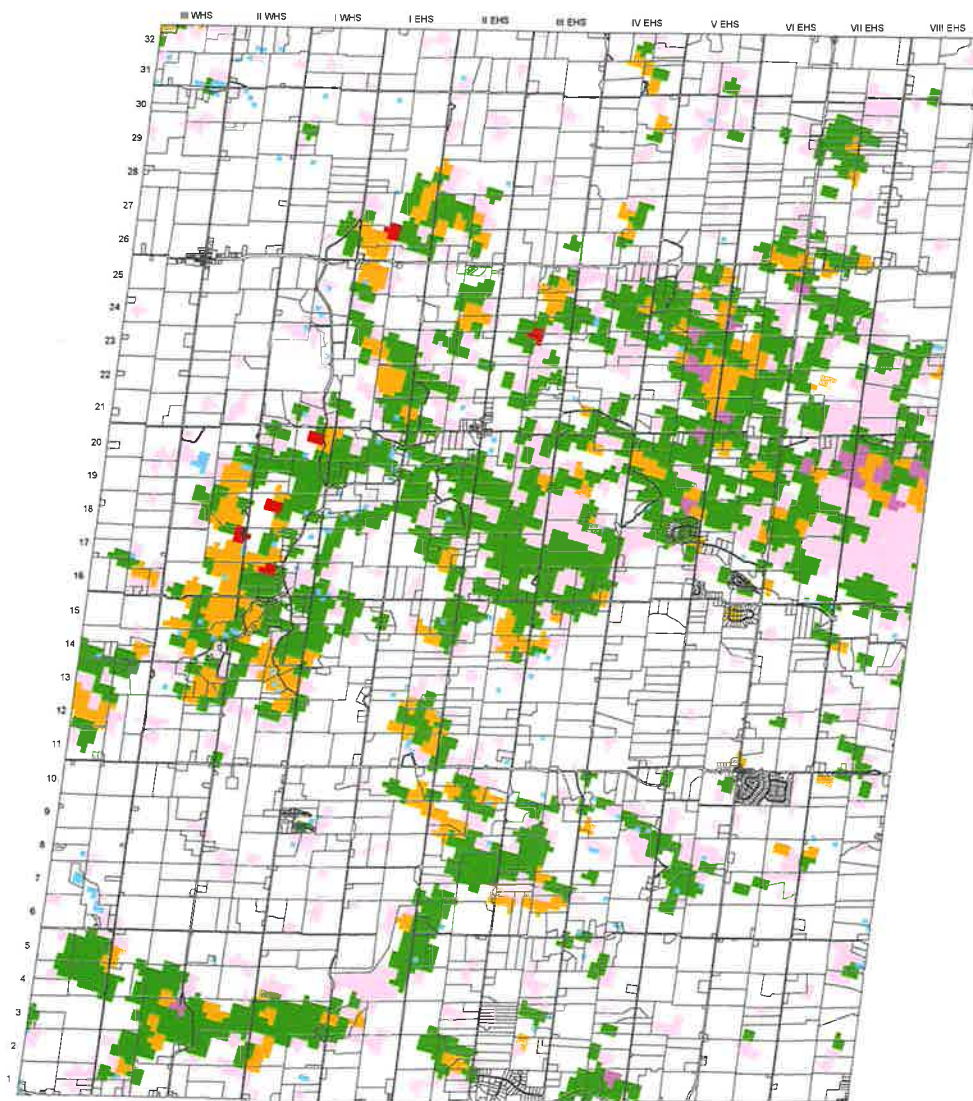


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## Township of Mulmur

Official Plan

### Appendix 3 - Potential Forest (Wildland Fire) Hazard



#### Legend

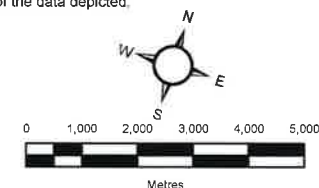
- Parcels
- Extreme - C1, C2, C4
- High - C3, M2>50%, M4
- Pine Needs Evaluation - C5, C6
- Low - D1, M2<25%
- Water
- Moderate - M2 >25% - <50%

#### Sources:

1. Ontario GeoHub: Fire - Potential Hazardous Forest Types for Wildland Fire. Layer file maintained/updated by Aviation Forest Fire and Emergency Services (AFFES) Branch, Ontario Ministry of Natural Resources and Forestry. Dataset updated annually. Mapped dataset was last updated October 17, 2022.
2. Parcel fabric has been supplied under license by Teranet Inc.

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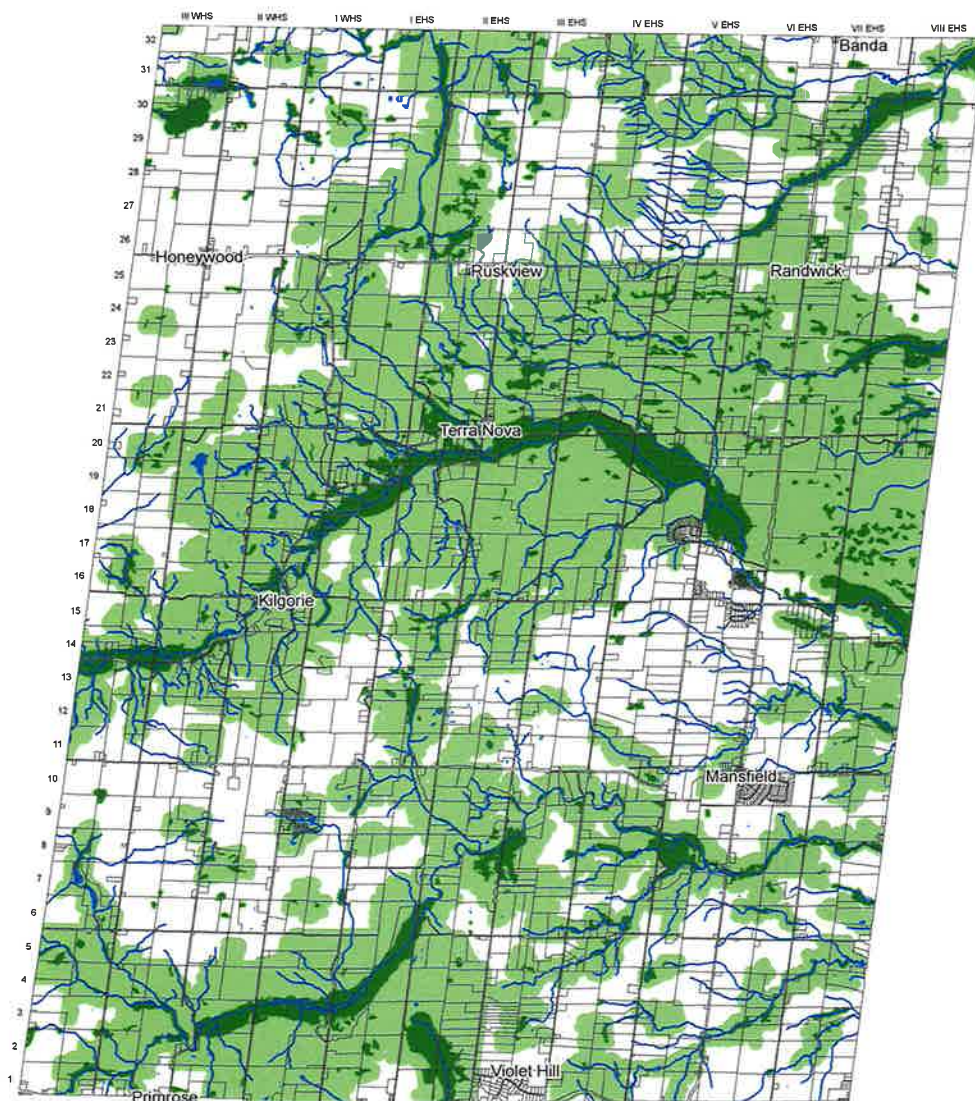
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Date: November 2023  
Last Revised:

Projection: UTM Zone 17  
Datum: NAD 83

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## Township of Mulmur

Official Plan

### Schedule B1 - Natural Heritage System



#### Legend

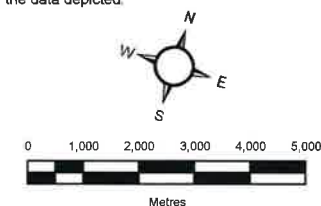
- Parcels
- Watercourses
- Waterbody
- Category One Features
- Category Two Features
- Category Three Features

#### Sources:

1. Category One, Two and Three features and areas are derived from data provided by the Province via GeoHub or NVCA.
2. Parcel fabric has been supplied under license by Teranet Inc.

#### Disclaimer:

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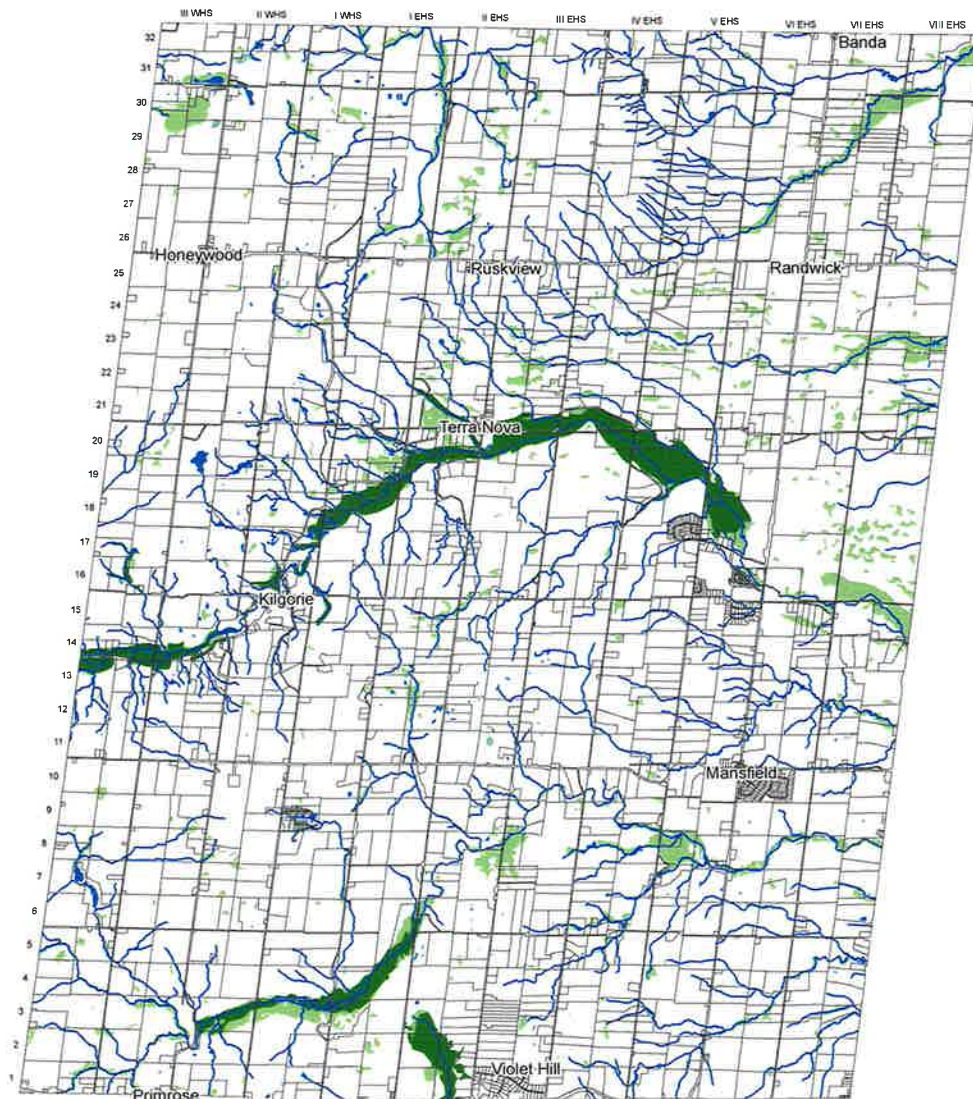


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## Township of Mulmur

Official Plan

Schedule B2 - Category 1  
Natural Heritage Features



### Legend

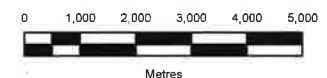
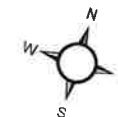
- Parcels
- Watercourses
- Waterbody
- Provincially Significant Wetland
- Unevaluated and Regionally or Locally Significant Wetland

### Sources:

1. Wetlands are derived from data provided by the Province via GeoHub.
2. Parcel fabric has been supplied under license by Teranet Inc.

### Disclaimer:

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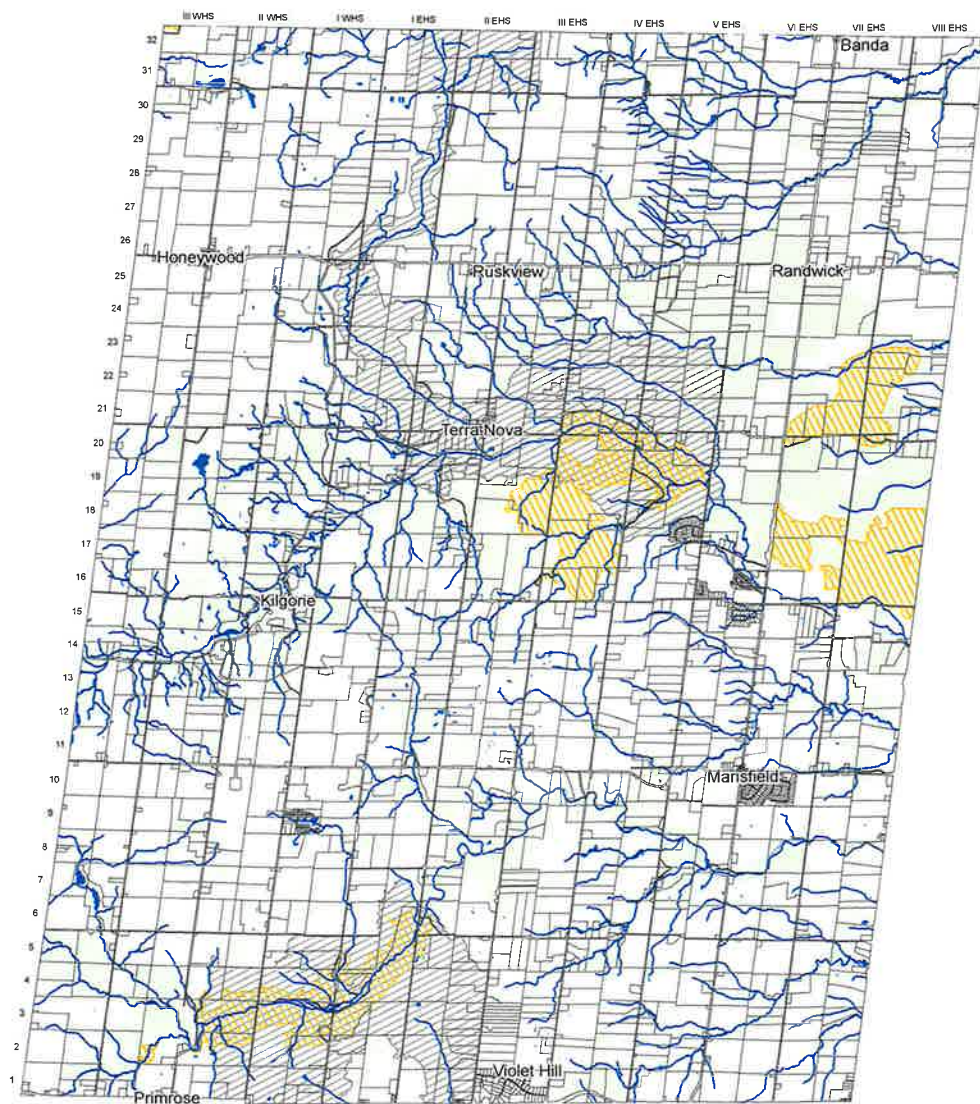
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Date: November 2023  
Last Revised:

Projection: UTM Zone 17  
Datum: NAD 83

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## Township of Mulmur

Official Plan

Schedule B3 - Category 2  
Natural Heritage Features



### Legend

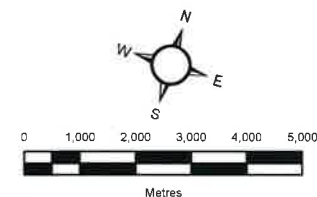
- Parcels
- Watercourses
- Waterbody
- ANSI Earth Sciences
- ANSI Life Sciences
- Wooded Area 10+ha

### Sources:

1. Wetland, Wooded Area, Watercourse, Waterbody, and ANSI features are derived from data provided by the Province via GeoHub.
2. Parcel fabric has been supplied under license by Teranet Inc.

### Disclaimer:

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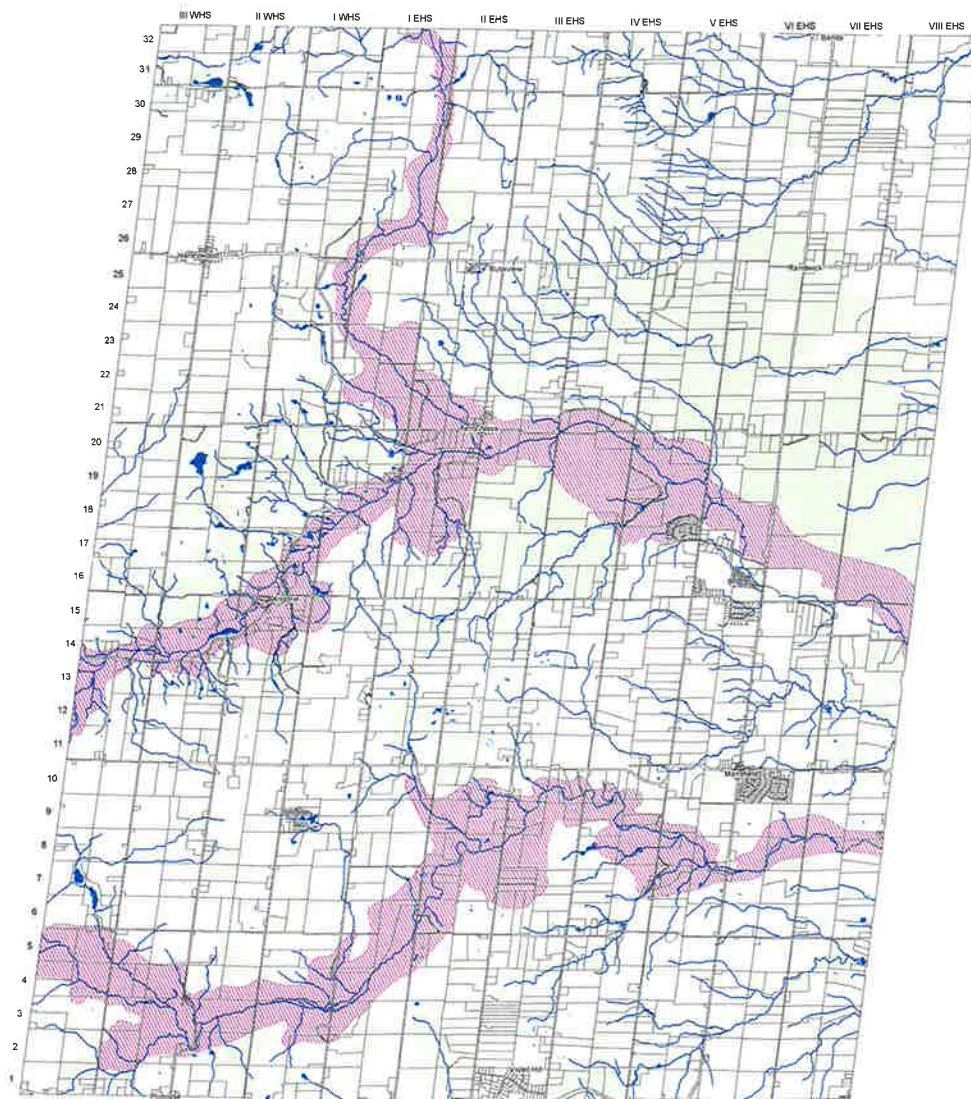


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## Township of Mulmur

Official Plan

Schedule B4 - Category 3  
Natural Heritage Features



### Legend

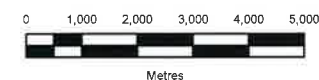
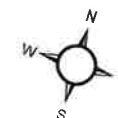
- Parcels
- Watercourses
- Waterbody
- Core Deer Wintering Area
- Woodlands

### Sources:

1. Wooded Area, Watercourse, and Waterbody features are derived from data provided by the Province via GeoHub.
2. Core Deer Wintering Area data provided by Dufferin County.
3. Parcel fabric has been supplied under license by Teranet Inc.

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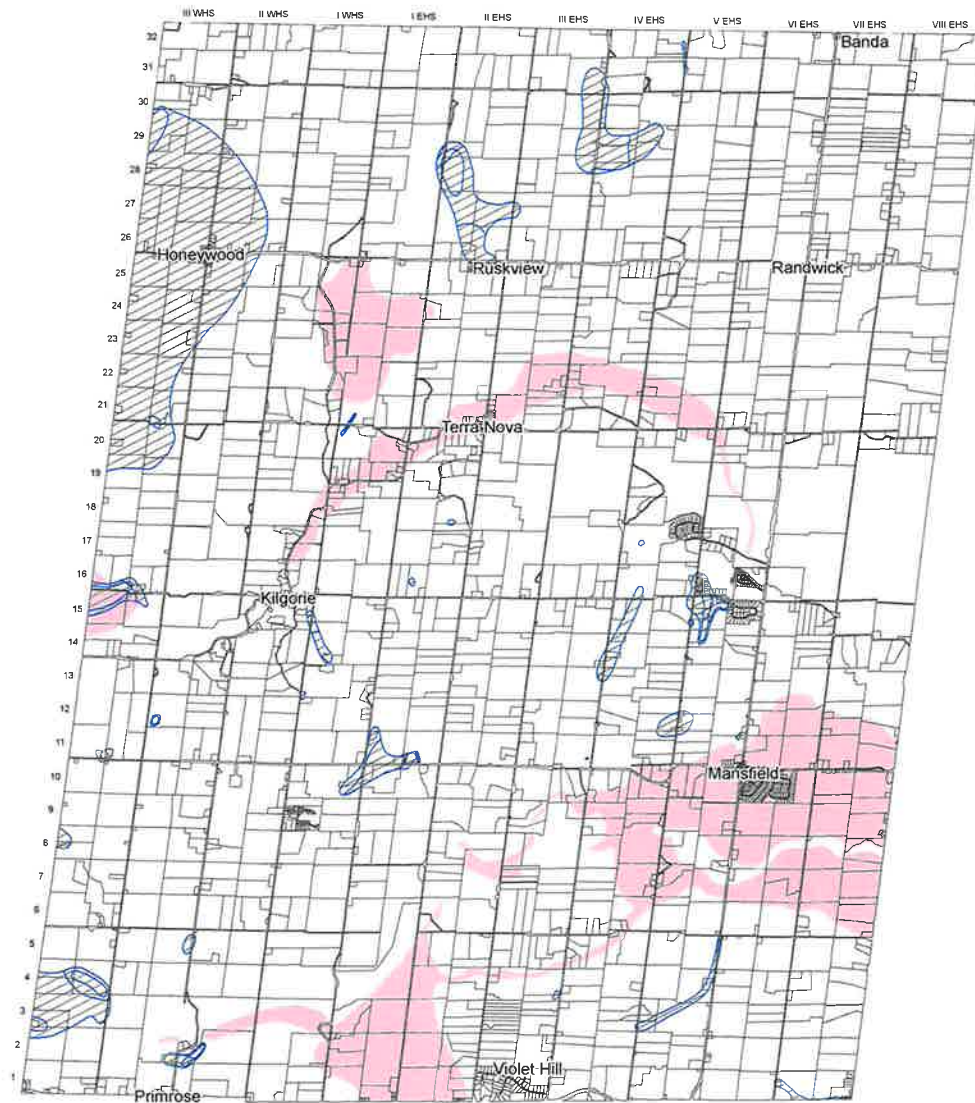
Scale: 1:85,000  
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Last Revised:

Projection: UTM Zone 17  
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## Township of Mulmur

Official Plan

### Schedule B5 - Natural Resources



#### Legend

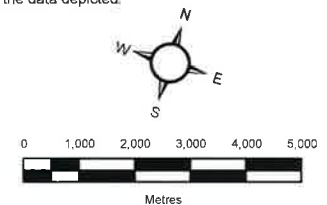
-  Parcels
-  Significant Sand and Gravel Resources
-  Bedrock Mineral Aggregate Resource Areas

#### Sources:

1. Deposits of mineral aggregate resources are identified by the Ministry of Northern Development and Mines in the Aggregate Resources Inventory of Dufferin County, Paper 163-Revision 2, 2014. Available for download, including GIS dataset, from [www.geologyontario.mines.gov.on.ca/publication/ARIP163-REV2](http://www.geologyontario.mines.gov.on.ca/publication/ARIP163-REV2)
2. Parcel fabric has been supplied under license by Teranet Inc.

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