

Dufferin County Official Plan

Office Consolidation, August 2025



OFFICE CONSOLIDATION - AUGUST 2025

This copy of the County of Dufferin Official Plan Office Consolidation provides users with a current copy of the Official Plan Policies in effect for the County of Dufferin. This Office Consolidation is provided for convenience purposes, for accurate reference, please consult the original Official Plan, and applicable approval authority decisions, and/or Ontario Land Tribunal decisions. This Office Consolidation of the County of Dufferin Official Plan incorporates the following Official Plan Amendments:

Amendment Number	Location	County of Dufferin Decision	Ministry of Municipal Affairs and Housing Decision	OLT Decision	Description of Amendment
1	Town of Shelburne	Adopted: December 8, 2016 (By-law 2016-43)	Approved: May 15, 2017	n/a	Shelburne Settlement Area Expansion
2	County-wide	Adopted: April 13, 2023 (By-law 2023-25)	Approved with modifications: October 9, 2024	n/a	Phase 1 Municipal Comprehensive Review – Population and Employment Forecast Updates
3	County-wide	Adopted: July 13, 2023 (By-law 2023-43)	Approved with modifications: October 9, 2024	n/a	Phase 2 Municipal Comprehensive Review – Updates to Agricultural System and Natural Heritage System polices; updates to Land Use Schedules, including Settlement Area expansions



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- Appendix 3 – Potential Forest Hazard Classifications for Wildland Fire



1.0 INTRODUCTION

The Official Plan for the County of Dufferin (the “County Official Plan” or “Plan”) provides over-arching policy direction on matters of County significance and implements provincial policy. The County Official Plan directs County growth management and land use decisions by providing upper-tier land use planning guidance for the County’s eight local municipalities. Detailed land use planning and local decision making is managed and administered locally through the local municipal official plans which will conform to the policies of this Plan.

The Plan guides County Council and local municipal Councils in the consideration of their responsibilities and provides direction and certainty to the residents and businesses of the County on land use planning matters.

1.1 Basis and Context of the Plan

1.1.1 Dufferin County Context

The County of Dufferin is located in the north-western portion of the Greater Golden Horseshoe (GGH) Area, which is one of North America’s fastest growing regions. The County is recognized as a significant part of what is commonly known as the headwaters area of Ontario, since it offers the source of five major river systems in the Province: the Credit, Humber, Grand, Saugeen and Nottawasaga.

Dufferin County is an upper-tier municipality which is comprised of eight local municipalities which include the following:

- Township of Amaranth;
- Township of East Garafraxa;
- Town of Grand Valley;
- Township of Melancthon;
- Town of Mono;
- Township of Mulmur;
- Town of Orangeville; and
- Town of Shelburne

1.1.2 Provincial Context

Planning at the official plan level is carried out within a framework primarily established through the *Planning Act*. The Provincial Planning Statement is issued under Section 3 of the *Planning Act* which requires municipalities to be “consistent with” the provincial planning statements, and conform or not conflict with provincial plans, as the case may be, when exercising their authority on planning matters. This includes the Provincial Planning Statement, 2024, and in the case of Dufferin County, includes other applicable *Provincial Plans* and legislation that provide direction of key provincial land use planning matters such as: the Greenbelt Plan, 2005, the Oak Ridges Moraine Conservation Plan, 2001, and the Niagara Escarpment Plan, 2005. The Dufferin County



Official Plan incorporates provincial policy and directions in a locally appropriate manner and considers the more detailed planning frameworks already established in the local municipal official plans.

The *Planning Act*, Provincial Planning Statements, and provincial plans, outlines upper-tier responsibilities in undertaking their planning functions, of which their primary role is to implement the *Provincial Plans* and policies at a County level, while ensuring a comprehensive and coordinated planning approach amongst the local municipalities. Upper-tier municipalities also have specific responsibilities in carrying out their planning duties, such as: identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities; identify targets for *intensification* and *redevelopment* within the lower-tier municipalities; and identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

1.1.3 Basis

The basis for the Official Plan is outlined as follows, which summarizes the planning and policy context upon which this Plan was prepared:

- 1) This Plan establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and *natural environments* of the County in accordance with the *Planning Act*.
- 2) This Plan implements the policies of the Provincial Planning Statement, 2024, and has been developed within the context of provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety. As required by the Provincial Planning Statement, 2024, this Plan is based on a planning horizon to the year 2051.
- 3) This Plan considers the growth management objectives applicable to Dufferin County.
- 4) This Plan is based on achieving orderly *development, redevelopment, infill* and *intensification*, and the optimized use of existing municipal services, and where necessary the efficient and economical expansion of urban settlement boundaries and extension of services where this is justified in accordance with the policies of this Plan.

1.1.4 Purpose of the Plan

The Official Plan for Dufferin County provides upper-tier land use planning policies to manage growth and *development* within the County over the planning horizon. This Plan establishes the criteria for evaluating proposals for change and growth, based on a policy-led system that focuses on the County's long-term goals and objectives.

The purpose of this Official Plan is to:

- 1) Establish an upper-tier planning framework for all land within Dufferin County.



- 2) Set out a long-term planning horizon and growth management framework for the County to accommodate the anticipated population and employment forecasts over the planning horizon to 2051.
- 3) Promote orderly growth and *development* in the County through the logical, efficient and cost-effective distribution of land uses and deployment of *infrastructure*.
- 4) Set out policies to encourage economic development in the County, including policies for employment, agriculture, tourism and recreation-based uses and natural resources.
- 5) Guide private investment through land use and *development* policies to ensure efficient *development* approvals and administrative processes consistent with the County's goals and objectives.
- 6) Provide policies to improve the quality of life, health, safety, and welfare for the present and future residents of the County.
- 7) Implement provincial policies, statements and guidelines that affect the County.
- 8) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan.
- 9) Integrate climate change considerations in planning and managing growth to effectively mitigate greenhouse gas emissions and strengthen the County's resilience in adapting to the evolving climate.

1.1.5 Goals

The planning framework and policies of this Plan are based on a number of goals which have been derived based on a reflection and interpretation of provincial policy and its application to Dufferin County. The goals of the County Official Plan include:

- a) Foster the creation of complete, healthy, and *sustainable* communities and enhance the quality of life for all residents.
- b) Direct the majority of population and employment growth to the *settlement areas* to preserve and protect *agricultural areas* and the rural and natural *character* of the County and make efficient use of existing and planned *infrastructure*.
- c) Protect *prime agricultural areas* and recognize the importance of agriculture in the County and ensure its continued viability by promoting a range of *agricultural uses*, activities and complimentary uses.
- d) Protect, *mineral, aggregates, and petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.



- e) Protect, restore or, where possible, enhance natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area.
- f) Protect natural heritage features and the environment and implement an enhanced and connected *natural heritage system*, and recognize the importance of provincially significant features and land forms located within the Niagara Escarpment, the Oak Ridges Moraine, and the Greenbelt Plan Area.
- g) Direct *development* away from human-made and natural hazards to avoid risks to human health and safety and avoid property damage.
- h) Protect *significant* cultural heritage and *archaeological resources* and the history of the County.
- i) Promote economic development and diversification by encouraging and accommodating a wide range of commercial and industrial development to increase local employment opportunities.
- j) Encourage the growth and vitality of the core commercial areas and historic downtowns through *infill, intensification* and *redevelopment*.
- k) Encourage the provision of a range of housing options of varying densities and tenures, including the construction of *affordable* housing and *additional needs housing*.
- l) Maintain and enhance the County's *Countryside Areas* and *significant* environmental features and resources.
- m) Promote the County's natural heritage and recreational assets to support economic development and tourism.
- n) Promote healthy lifestyles by supporting *active transportation* through a variety of means, including an integrated and connected Active Transportation network of complete streets, trails, parks and open space system.
- o) Promote a safe, equitable, integrated *transportation system* which meets the needs of the residents and visitors and fosters mobility and economic development opportunities.
- p) Promote modern and robust telecommunications and *utilities infrastructure* which meets the needs of the County and growing businesses.
- q) Ensure the coordination of planning and land use matters amongst the local municipalities and adjacent municipalities.

1.2 Organization and Structure of the Official Plan

This Plan includes several interrelated components, which must be read together in order to determine those policies that have an impact on any land within the County and to ensure that all relevant policies are applied when deciding on planning matters within the County.

The Official Plan is organized into seven sections:

Section 1 – Introduction provides the background and the basis for the preparation of the Plan. Within this section, important over-arching land use goals and objectives are provided which establish the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies.

Section 2 – Implementation of Provincial Plans and Policies – provides policies which support the implementation of the Provincial Plans for the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. These Provincial Plans provide for the protection of natural and environmental features and the agricultural and rural landscapes within the County.

Section 3 – Growth and Settlement Areas provides policies related to growth management, the County's community settlement structure, housing and affordability, community design and revitalization, and protection of cultural heritage resources.

Section 4 – Countryside Areas provides policies related to uses with the County's *prime agricultural areas* and *Rural Lands*, including mineral, aggregate and natural resources.

Section 5– Natural Heritage and Water Resources provides policies related to natural heritage features, water resources, and *sourcewater protection*.

Section 6 – Natural and Human Made Hazards provides policies related to the protection of public health and safety associated with risks of flooding, steep slopes, waste disposal sites, contaminated lands and other potential hazards.

Section 7 – Transportation, Infrastructure and Servicing provides policies related to physical *infrastructure*, including water and wastewater systems, the *transportation systems*, as well as *active transportation*, *utilities* and telecommunication networks, energy efficiency and conservation, and the coordination of *infrastructure*.

Section 8 – Implementation and Interpretation provides policies which describe the mechanisms and processes to implement the policies of the Plan, and an understanding of how the Official Plan should be read including how certain words should be interpreted and how they are defined.



The Plan is supported by the following schedules and appendices, which are described in the policies in order to enhance the understanding of the Plan:

Schedules:

- Schedule A – Provincial Plan Areas
- Schedule B and B1 – Community Structure and Land Use
- Schedule C – Prime Agricultural Areas and Rural Lands
- Schedule D – Mineral Aggregate Resource Areas
- Schedule E – Natural Heritage Features
- Schedule E1 – Natural Heritage System
- Schedule F – Human-Made Hazards
- Schedule G – Transportation
- Schedule H and H1 – Active Transportation (Trails and Cycling)

Appendices:

- Appendix 1 – Conservation Authority Jurisdictions
- Appendix 2 – Source Water Protection
- Appendix 3 – Potential Forest Hazard Classifications for Wildland Fire

1.2.1 Relationship with Lower-tier Municipalities

The County Official Plan provides general County-level policy direction and a planning framework to guide the physical, social, economic, and environmental management of the County and address matters of County significance. The policies of this Plan are further implemented through more detailed land use and *development* policies in the local municipal official plans. All local municipal official plans and zoning by-laws are required to conform to the County Official Plan.



2.0 IMPLEMENTATION OF PROVINCIAL POLICY AND PLANS

The Province has established *Provincial Plans* which provide for the protection of natural and environmental features and the agricultural and rural landscapes within the County, which include lands within the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, as identified on **Schedule A**. The following sections provide policies which support the implementation of these *Provincial Plans*, which are implemented through the local municipal official plans.

2.1 Greenbelt Plan

The Greenbelt Plan was established under Section 3 of the *Greenbelt Act, 2005* and provides direction on where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring in the landscape. The Greenbelt Plan includes lands within, and builds upon the ecological protections provided by the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan.

The Protected Countryside lands identified in the Greenbelt Plan are intended to enhance the extent of agriculturally and environmentally protected lands within the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, while improving linkages between these areas and the surrounding lakes and watersheds.

The requirements of the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02), made under the *Oak Ridges Moraine Conservation Act, 2001*, continue to apply and the Protected Countryside policies do not apply with the exception of Section 3.3 of the Greenbelt Plan. The requirements of the Niagara Escarpment Plan, established under the *Niagara Escarpment Planning and Development Act*, continue to apply and the Protected Countryside policies do not apply with the exception of Section 3.3 of the Greenbelt Plan.

It is the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Greenbelt Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Greenbelt Plan.
- b) The local municipal official plans will identify the Greenbelt Protected Countryside and the Natural Heritage System and provide detailed land use policies and *development* criteria for lands within the Greenbelt Plan area to meet the requirements of the Greenbelt Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Greenbelt Plan are shown on **Schedule A** and include lands within the Niagara Escarpment Plan area and the Oak Ridges Moraine Conservation Plan area, which prevail in the area of their respective coverage. Amendments to those areas of the Plan designated as Protected Countryside can only be proposed by the Minister of Municipal



Affairs and Housing. Amendments are subject to the approval of the Lieutenant Governor in Council, in accordance with Section 5.7 of the Greenbelt Plan.

- d) Where there is a conflict between policies of this Plan, local municipal official plans and the Greenbelt Plan, the more restrictive policy will apply, with the exception of lot creation policies where the policies set out in the Greenbelt Plan will prevail. Local municipal official plans and zoning by-laws will not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.

2.2 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan was established under the *Oak Ridges Moraine Conservation Act, 2001*, to provide resource management and land use planning direction on how to protect the Moraine's ecological and hydrological features and functions.

A portion of lands within the southeast corner of the Town of Mono are located within the Oak Ridges Moraine Conservation Plan, and are identified as Natural Core, Natural Linkages, and *Countryside Area*. The Natural Core Areas are designated to protect the lands with the greatest concentration of key natural heritage features. Only *existing uses* and very restricted new uses are allowed in these areas. Natural Linkage Areas protect critical natural and open space linkages between the Natural Core Areas and along *rivers and streams*. The uses allowed in these areas are the same as in the Natural Core Areas, plus some aggregate resource operations. *Countryside Areas* provide a transition and buffer between the Natural Core Areas and Natural Linkage Areas and the *settlement areas*.

The Town of Mono Official Plan will provide detailed policies to implement the policies of the Oak Ridges Moraine Conservation Plan.

It is the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Oak Ridges Moraine Conservation Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Oak Ridges Moraine Conservation Plan.
- b) The Town of Mono Official Plan will provide detailed land use policies and *development* criteria for lands within the Oak Ridges Moraine Conservation Plan area to meet the requirements of the Oak Ridges Moraine Conservation Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Oak Ridges Moraine Conservation Plan are shown on **Schedule A**. No changes to the boundaries of the Oak Ridges Moraine Conservation Plan or land use designations can occur unless the Oak Ridges Moraine Conservation Plan has first been amended. Amendments to the Oak Ridges Moraine Conservation Plan remain governed

by, and are to be dealt in accordance with, the *Oak Ridges Moraine Conservation Act, 2001*.

- d) Where there is a conflict between policies of this Plan, local municipal official plans and the Oak Ridges Moraine Conservation Plan, the more restrictive policy will apply, with the exception of *agricultural uses, mineral aggregate operations* and wayside pits as per Section 33 of the Oak Ridges Moraine Conservation Plan.

2.3 Niagara Escarpment Plan

The *Niagara Escarpment Planning and Development Act* and the Niagara Escarpment Plan, 2005 provides for the maintenance of the Niagara Escarpment and land in its vicinity as a continuous natural environment and ensures that development is compatible with that natural environment. The Niagara Escarpment was named a World Biosphere Reserve by the United Nations Educational, Scientific and Cultural Organization (UNESCO). This designation recognizes the natural features and ecological importance of the Escarpment and endorses the Niagara Escarpment Plan since it protects these features.

The Niagara Escarpment Plan lands are included as part of the Greenbelt Plan 2005. The Niagara Escarpment Plan policies will continue to apply.

It is the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Niagara Escarpment Plan. Pursuant to the *Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Plan will prevail over any County or local municipal official plan or zoning by-law in the case of conflict. *Development* proposed on lands within the Niagara Escarpment Plan, and under Development Control, are required to meet the policies of the Niagara Escarpment Plan. It is recognized that the Niagara Escarpment Plan policies related to natural features may be more stringent than the Provincial Planning Statement or official plan policies. The Niagara Escarpment Commission is responsible for administering the Niagara Escarpment Plan and is the delegated approval authority for planning and *development* approvals within the Niagara Escarpment Plan area.
- b) The Niagara Escarpment Plan provides for designation objectives, development criteria and permitted uses for each land use designations in the Niagara Escarpment Plan Area. Local municipal official plans will incorporate the detailed land use policies and *development* criteria in a manner that meets the requirements of the Niagara Escarpment Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Niagara Escarpment Commission are shown on **Schedule A**. No changes to the boundaries of the Niagara Escarpment Plan area or land use designations can occur unless the Niagara Escarpment Plan has first been amended. Amendments to the Niagara



Escarpment Plan remain governed by, and are to be dealt in accordance with, the provisions of the *Niagara Escarpment Planning and Development Act*.

- d) The County will support the local municipalities, Niagara Escarpment Commission and Bruce Trail Conservancy in the establishment and promotion of the Bruce Trail and the parks and open space systems of the Niagara Escarpment Parks and Open Space System.

3.0 GROWTH AND SETTLEMENT AREAS

Growth in the County will be managed by focusing and promoting growth within *settlement areas*, thereby optimizing the use of existing *infrastructure*, developing *complete communities*, and protecting the *natural environment* and *agricultural areas*. The majority of future growth will be directed to the *urban settlement areas* with full municipal services, and to a lesser extent to the *community settlement areas* which are able to accommodate additional growth on partial, or private servicing.

The County's *settlement areas* will be the focus of growth and accommodate a range of land uses and opportunities for *intensification*, *infill* and *redevelopment* that can accommodate the anticipated growth. The intent of this section is to establish the policy framework that will provide the basis for coordinating and managing growth in the County.

Schedule B and the related policies identify the fundamental community structure of the County and provide guidance for long-term growth over the planning horizon.

3.1 Objectives

The County's growth management objectives include:

- a) Foster the creation of complete, healthy, and vibrant communities and enhance the quality of life for all residents by directing the majority of growth and *development* to the *settlement areas* to conserve and protect natural heritage features and areas and *agricultural areas*.
- b) Provide a settlement structure for directing and managing growth and *development* in the County over the long-term.
- c) Promote a settlement structure which directs the majority of urban *development* on full municipal services to the County's three *urban settlement areas* which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area, and to a lesser extent to the community settlement areas, which are able to accommodate additional growth.
- d) Promote *development* patterns in *settlement areas* that efficiently use land, resources, *infrastructure*, and *public service facilities*, through *compact urban forms*, a mix of land uses and appropriate densities.
- e) Encourage opportunities for *redevelopment*, revitalization and *intensification* in appropriate locations to meet the future needs of the community.
- f) Encourage economic development opportunities through the protection of *employment areas* and providing an appropriate range and mix of uses to meet long-term needs and attract businesses to the County.



- g) Encourage the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the County.

3.2 Growth Projections

3.2.1 Growth Forecasts

The County's population and employment growth forecasts guide planning decisions over the planning horizon. The County and local municipalities shall plan to accommodate a population of 100,700 residents and 40,900 jobs to the year 2051.

It is the policy of the County that:

- a) The population and employment forecasts in Table 3.1 will form the basis for planning and growth management activities, in particular the establishment of land needs to accommodate growth over the planning horizon.
- b) The County and local municipalities will monitor population and employment growth in relation to the forecasts on an on-going basis in accordance with policies of Section 8.3 of this Plan, and no less than every 5 years.
- c) The majority of employment growth will be directed to designated employment areas within the *urban settlement areas; community settlement areas* and designated rural *employment areas* will continue to provide opportunities for a range of employment uses of a dry industrial nature.
- d) The County and local municipalities are encouraged to undertake long-range planning for *infrastructure* and *public service facilities* beyond the 20-year planning horizon established in this Plan.

Table 3.1 – County Population Distribution

Distribution of Population and Employment for the County of Dufferin to 2051		
	Population	Employment
	2051	2051
County of Dufferin	100,700	40,900

3.2.2 Growth Allocations

Dufferin County is responsible for the allocation of growth to the local municipalities. Based on the identified growth forecasts, this Plan allocates population and employment growth to each of the local municipalities based on the growth management framework and community structure policies of this Plan.

It is the policy of the County that:

- a) The population and employment forecasts and allocations provided in Table 3.2a and Table 3.2b, respectively, will be used to identify associated land needs in the local municipal official plans over the planning horizon.

- b) The majority of future growth will be directed to the County's three *urban settlement areas* which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area.
- c) The allocation of future population growth is intended to be accommodated as a first priority within the *urban settlement areas* and is largely contingent upon the local municipalities demonstrating that *municipal water services* and *municipal sewage services* are available or planned to accommodate the additional growth. The allocation of future employment growth is intended to be accommodated within *urban settlement areas* and *community settlement areas*. Section 3.5 outlines the municipal comprehensive review requirements for considering the allocation of future population growth and future employment growth, where an associated *settlement area* boundary expansion is proposed. Section 3.5 further outlines the requirements for the allocation of future population growth and/or future employment growth, where a *settlement area* boundary expansion is not proposed.
- d) To help achieve an appropriate mix of land uses, contributing to complete communities and employment needs, local municipalities shall plan to accommodate Commercial, Institutional or Mixed-Use land uses equivalent to the land areas provided in Table 3.2c by 2051.

Table 3.2a – Population by Municipality (2021 estimate and forecasted allocations to 2051)

Municipality	Population (Nearest 100)		
	2021 Estimate	2051 Allocated	2021-2051 Growth
Amaranth	4,500	8,300	3,800
East Garafraxa	2,900	3,900	1,000
Grand Valley	4,000	16,500	12,500
Melancthon	3,200	4,300	1,100
Mono	9,700	9,700	0.00
Mulmur	3,700	4,500	800
Orangeville	31,000	38,500	7,400
Shelburne	9,400	15,100	5,700

Table 3.2b – Number of Jobs by Municipality (2021 estimate and forecasted allocations to 2051)

Municipality	Population (Nearest 100)		
	2021 Estimate	2051 Allocated	2021-2051 Growth
Amaranth	1,300	2,500	1,200
East Garafraxa	700	1,000	300
Grand Valley	900	2,700	1,800
Melancthon	600	900	200
Mono	2,800	3,300	500
Mulmur	900	1,200	400
Orangeville	14,700	21,700	7,100
Shelburne	3,100	5,700	2,600

Table 3.2c – Forecast Community Employment (Commercial, Institutional or Mixed-use lands) Land Needs by Municipality, to 2051.

	Net Hectares (surplus)	Gross Hectares (surplus)
Amaranth	8.4	10.5
East Garafraxa	2.6	3.2
Grand Valley	61.5	77.1
Melancthon	2.0	2.4
Mono	(4.8)	(6.0)
Mulmur	1.5	1.9
Orangeville	59.8	74.7
Shelburne	(1.9)	(2.4)

3.3 Settlement Structure

The settlement structure for the County promotes the *development of complete communities*, which meet immediate and future needs by providing access to a full range and mix of housing, employment and shopping opportunities, a range of local community services and facilities, recreational and open space opportunities, convenient transportation choices, and the protection and enhancement of *agricultural areas, rural lands* and natural resources.

3.3.1 General Settlement Area Policies

It is the policy of the County that:

- a) The majority of growth will be directed to the County's *settlement areas* to focus public and private investment in *built-up areas* and to preserve the *agricultural area* and conserve the natural heritage features and areas.
- b) *Settlement areas* will provide for *development* patterns that efficiently use land, resources, *infrastructure*, and *public service facilities*. *Settlement areas* promote the *development* of healthy and *sustainable* communities through *compact urban forms*, efficient use of *infrastructure*, and the provision of a range of land uses.
- c) Within *Settlement Areas*, growth should be focused in, where applicable, strategic growth areas identified by the County of Dufferin in consultation with local municipalities.
- d) The County supports and promotes healthy, diverse and vibrant *settlement areas* within each of the local municipalities where all County residents can live, work and enjoy recreational opportunities.
- e) **Schedule B** illustrates the planned settlement structure for the County over the planning horizon. Table 3.3 identifies the County's *settlement areas* which are categorized as *urban settlement areas* and *community settlement areas*, and are subject to the General Settlement Area policies of Section 3.3.1, and the policies of Section 3.3.2 and 3.3.3 where applicable.

Table 3.3 – Settlement Areas

Urban Settlement Areas	
Town of Orangeville	
Town of Shelburne	
Town of Grand Valley (Urban Settlement Area)	
Community Settlement Areas	
Township of Amaranth	Laurel Waldemar Farmington
Township of East Garafraxa	Marsville Orton
Town of Grand Valley	Colbeck Monticello
Township of Melancthon	Horning's Mills Corbetton Riverview
Towns of Mono	Cardinal Woods Purple Hill Hockley Village Camilla Mono Centre
Township of Mulmur	Mansfield Terra Nova Honeywood Rosemont Primrose Violet Hill

- f) Local municipal official plans will detail where within the *settlement area* designations various types of land uses will be located. Healthy and *complete communities* will be encouraged with a diverse mix of land uses, a range and mix of employment and housing types, including *additional needs housing*, high quality public open space and convenient access to local services.
- g) Local municipalities should establish land use patterns based on densities and a mix of land uses which adhere to the following:
- i. Efficiently use land and resources.
 - ii. Optimize existing and planned *infrastructure* and *public service facilities*.
 - iii. Support *active transportation*.
 - iv. Are transit supportive as appropriate.
 - v. Are *freight supportive*.
 - vi. Are appropriate for the type of *sewage and water services* which are planned or available.

- vii. Accommodate the population allocations established in this plan, with an appropriate mix of housing sizes, types, and tenures to meet the diverse needs of residents.
- h) Local municipalities are encouraged to promote the long-term economic prosperity of *settlement areas* through the following:
 - i. Support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.
 - ii. Plan to optimize the use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* to accommodate forecasted growth and meet long term requirements.
 - iii. Identify appropriate locations and promote opportunities for *redevelopment*, *intensification* and revitalization in areas that have sufficient existing or planned *infrastructure*.
 - iv. Provide for an efficient, cost effective, reliable, *multimodal transportation system*, where existing or planned, that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address expected growth.
 - v. Reduce dependence on the automobile through the *development* of *mixed use*, transit supportive and *active transportation* environments.
 - vi. Increase the opportunity for job creation within each municipality by attracting and maintaining industries and businesses closer to where County residents live.
 - vii. Conserve energy and water by providing for energy and water efficiency.
 - viii. Maintain the well-being of downtowns and mainstreets.
 - ix. Optimize the long-term availability, viability and use of agricultural and other resources.
 - x. Plan so that *major facilities* such as *transportation corridors*, sewage treatment facilities, *waste management systems*, industries and aggregate activities and *sensitive land uses* are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants.
- i) Local municipalities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents by:

- i. Establishing and implementing minimum targets for the provision of housing that is *affordable* to *low- and moderate-income households*, and coordinating land use planning and planning for housing with Service Managers and Dufferin County to address the full range of *housing options* including *affordable* housing needs;
- ii. Permitting and facilitating:
 - a. All *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and,
 - b. All types of *residential intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in net increase in residential units in accordance with provincial guidance and this plan.
- j) Local municipalities are encouraged to develop growth management strategies as part of their official plans and to establish the type, amount, location and timing of growth and development including a servicing strategy that is in keeping with the servicing and growth forecasts within this Plan.

3.3.2 Urban Settlement Areas

The *urban settlement areas* function as the primary centres for growth, *development* and urban activities. *Urban settlement areas* will be the focus of residential, commercial, industrial, institutional, cultural, recreational and open space uses.

It is the policy of the County that:

- a) *Urban settlement areas* and their boundaries are identified on **Schedule B**, and include the Town of Orangeville, Town of Shelburne and the urban area of Grand Valley.
- b) *Urban settlement areas* will be the focus of growth and will accommodate a broad range of uses. The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.
- c) *Urban settlement areas* will have *municipal sewage services, municipal water services*, and appropriate stormwater management services, and provide a range of land uses and densities, a mix of housing types including *affordable* housing options and supportive housing forms, and be designed to be walkable communities with opportunities for public transit.

- d) Expansions to the boundaries of an *urban settlement area* will only occur in accordance with the County municipal comprehensive review policies in Section 3.5 of this Plan.
- e) Local municipalities shall plan to achieve the minimum intensification targets identified in Table 3.4, by permitting infill and redevelopment of vacant and/or underutilized sites within the delineating built up areas in accordance with the intensification policies in Section 3.4.
- f) Historic downtowns and main street areas should be maintained and/or enhanced through *development* that supports economic viability and cultural value of these areas. *Mixed use development* and an accessible pedestrian-oriented *streetscape* are encouraged.
- g) The *redevelopment* of *greyfield* and *brownfield sites* is encouraged.
- h) Cost effective *development* patterns and those which minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage conservation or public health and safety concerns will be avoided.

3.3.3 Community Settlement Areas

Community settlement areas include small villages and rural hamlets. *Community settlement areas* include *settlement areas* that have historically been identified and delineated in the local municipal official plans and are identified on **Schedule B**.

Community settlement areas may continue to experience limited growth through appropriate *infilling* and *development* of vacant lands, in accordance with the County and local municipal official plan.

It is the policy of the County that:

- a) *Community settlement area* and their boundaries are identified on Schedule B.
- b) *Community settlement areas* may continue to experience limited growth through *infilling* and *development* of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited *residential intensification*. It is recognized that certain *community settlement areas* may not accommodate additional growth and *development*, as established in the local municipal official plans.
- c) The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.
- d) *Community settlement areas* will maintain a rural settlement scale and evolve as service and residential centres for their surrounding *Countryside Areas*, where appropriate.

- e) Expansions of the boundaries of a *community settlement area* will only occur in accordance with the municipal comprehensive review policies in Section 3.5 of this Plan.
- f) Growth will be accommodated in accordance with the servicing policies of Section 7.3.
- g) Should a *community settlement area* demonstrate to the satisfaction of the Province and the County, that full *municipal water services* and *municipal sewage services* are available or planned to accommodate growth, the *community settlement area* would be considered an *urban settlement area* in the context of this Plan.

3.4 Intensification and Greenfield Development

Residential *development* through *intensification* is efficient, cost-effective, and reduces the need to develop land within the County's *designated greenfield areas*. Residential *intensification* also reduces the need for *settlement area* expansions encroaching into the County's *Countryside Area* and contributes to the protection of *prime agricultural areas*.

The following represents the County's approach to achieving *intensification* both within the *built boundary/built-up area* and through new greenfield developments over the planning horizon.

3.4.1 Built Boundary

A *built boundary* and/or *built-up area* has been identified for the County's three *urban settlement areas* and is shown on **Schedule B1** to this Plan. Land within the *built boundary* of the County will be subject to the County's *intensification* policies, as established by Section 3.4.2 of this Plan.

It is the policy of the County that:

- a) A *built boundary/built-up area* for the *urban settlement areas* of Orangeville, Shelburne and the Grand Valley are identified by the Province, and shown on **Schedule B1**.
- b) Any *development* occurring within the County's *built boundary/built-up area* will be considered when measuring the County's progress towards achieving its *intensification* goals.

3.4.2 Intensification

The County supports *residential intensification* and *redevelopment* within the *settlement areas* in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of *infrastructure* and *public service facilities*. *Intensification* is intended to accommodate a significant amount of new *development* in the County;

however, it is recognized that the type, form and scale of *intensification* will vary across the County based on local conditions and *characteristics*.

It is the policy of the County to:

- a) The County will encourage intensification within the existing built built-up areas. Local municipalities will achieve the intensification targets as identified in Table 3.4.

Table 3.4 – Minimum Intensification Targets

Municipality	Minimum Intensification Target (%)
Dufferin County (overall)	40
Grand Valley	40
Orangeville	60
Shelburne	48

- b) The County will encourage *intensification* within *urban settlement areas* and *community settlement areas* that is of an appropriate scale and the protection of existing stable neighbourhoods. *Intensification* will only be encouraged subject to other policies of this Plan.
- c) Local municipal official plans will identify appropriate locations and the type and form of *intensification* to be promoted. *Intensification* will include any of the following:
 - i. Small scale *intensification* through modifications to an existing dwelling to include an additional residential unit or construction of a new building containing additional residential units (including the *development* of accessory residential dwellings, *secondary dwelling units*, and the *development* of *garden suites*, as guided by the policies of Section 3.7);
 - ii. *Infill residential development* and new residential *development* of vacant land or underutilized land within the *built-up area*;
 - iii. *Redevelopment* which includes either the replacement of existing residential uses with new residential *developments* at a higher density or the replacement of non-residential uses with residential or *mixed-use development* with a residential component; and/or
 - iv. *Infill development* and *redevelopment* of vacant land or underutilized land for employment, commercial and mixed-use development.
- d) The following criteria will assist the County and local municipalities in the evaluation and consideration of applications for *intensification*:
 - i. The proposed *development* is located within the *built boundary/built-up area*;

- ii. The proposed *development* provides a diverse and compatible mix of land uses including residential uses and potentially commercial or employment uses, to support vibrant neighbourhoods;
 - iii. The existing or planned *sewage and water services* can accommodate the additional *development*;
 - iv. The road network can accommodate the traffic generated;
 - v. Sufficient parking is provided;
 - vi. The proposed *development* is adequately serviced by parks, schools and other *community infrastructure*;
 - vii. The proposed *development* supports transit, where available, walking and cycling for everyday activities;
 - viii. The *development* proposal provides for high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
 - ix. The proposed development supports the complete community policies of this plan and the future needs of the local municipality; and,
 - x. The proposed *development* is consistent with the policies of the appropriate land use designation associated with the land.
- e) The County and local municipalities will monitor *intensification* activity, and, based on the results, undertake the appropriate actions to ensure that opportunities exist for *intensification* over the planning horizon.
- f) Within the *urban settlement areas*, local municipalities will develop and implement through their official plans and other supporting documents, policies and strategies to phase in and achieve the *intensification* and *intensification targets*, which will include the following:
- i. Be based on the growth forecasts identified in this Plan in accordance with the Ontario Population Projections published by the Ministry of Finance;
 - ii. Incorporates the *built boundary* for *urban settlement areas* as illustrated on **Schedule B1**;
 - iii. Encourages and facilitates *intensification* throughout the *built-up area*;
 - iv. Identifies *intensification areas* which provide appropriate locations and local municipal official plan policies for achieving the *intensification targets*, including the appropriate type, scale and density of *development* in the *intensification areas*;

- v. Plans for a range and mix of housing, taking into consideration *affordable* housing needs and targets; and,
 - vi. Appropriately addresses the *intensification* criteria identified in Section d) above for considering an application for *intensification*.
- g) Local municipalities shall prioritize planning and investment in the necessary *infrastructure* and *public servicing*.

3.4.3 New Greenfield Development

The County supports compact and efficient land use patterns through the development of *designated greenfield areas* within *settlement areas*.

It is the policy of the County that:

- a) Land located outside of the *built boundary/built-up area*, as described in Section 3.4.1, but within the *settlement area* boundary, as illustrated on **Schedule B1**, represents the County's *designated greenfield areas*. Development within the County's *designated greenfield areas* will be planned to achieve minimum *density targets* as indicated in Table 3.5.

Table 3.5 – Greenfield Residential Land Needs Projection

Municipality	Population Capacity Estimate	Minimum Resident & Work From Home Jobs Per Hectare Assumption	Estimated Residential Land Need (Hectares)
Grand Valley	5600	32	234 including mapped environmental constraints
Orangeville	954	46	21 + mapped environmental constraints
Shelburne	2,429	41	59 + mapped environmental constraints
Total	5,063	43	118 + mapped environmental constraints

- b) Local municipalities will develop and implement official plan policies, including phasing policies and other strategies for *designated greenfield areas* to achieve the *density targets*. To meet the minimum Designated Greenfield Density targets, the Towns of Grand Valley, Orangeville and Shelburne shall plan to accommodate the following numbers of people and jobs within their greenfield areas by 2051:
 - i. Grand Valley – At least 5,600 people and jobs to achieve a density target of 32 people and jobs per hectare.

- ii. Orangeville – Approximately 7,038 people and jobs to achieve a density target of 46 people and jobs per hectare.
 - iii. Shelburne – Approximately 3,608 people and jobs to achieve a density target of 41 people and jobs per hectare.
- c) The County encourages the local municipalities to prepare Secondary Plans for new greenfield areas.

3.5 Settlement Area Expansions and Growth Allocations

The County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and *development* patterns which minimize impacts on *agricultural areas* and the *natural environment*.

It is recognized that the County's settlement structure as identified on **Schedule B** does not provide sufficient land for the County as a whole, to accommodate all residential and employment growth as forecasted over the planning horizon. As such, it is anticipated that *urban settlement area* expansions will be required to allocate the future reserved population growth and the future reserved employment growth, over the planning horizon.

3.5.1 Settlement Area Expansions

3.5.1.1 County Official Plan Amendment

An expansion to *settlement area* boundaries will only be considered through a County Official Plan Amendment. Local municipalities, in consultation with Dufferin County, may identify a new *settlement area* or allow a *settlement area* boundary expansion where the *infrastructure* and *public service facilities* to support development are planned or available, in accordance with provincial guidance. Local municipalities are encouraged to consult with County staff to ensure applications are in conformity with the following policies and the requirements of a complete application are achieved.

A County Official Plan Amendment, for the purposes of a *settlement area* expansion, shall consider the following:

- a) Whether sufficient opportunities to accommodate forecasted growth are available within the County and within the existing *settlement area* within the municipality in which the *settlement area* is located, through *intensification*, *redevelopment* and in *designated greenfield areas*, using the identified *intensification target* and *density target*;
- b) Whether the expansion makes sufficient land available to accommodate the forecasted growth not exceeding the horizon of this Plan, while minimizing land consumption;



- c) The timing of the expansion and phasing of *development* will not adversely affect the achievement of the County's *intensification target*, and policies and the *density target* and policies for the *designated greenfield areas*;
- d) The feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the application of all the policies of this Plan, including the following:
 - i. There is sufficient capacity in existing or planned infrastructure and public service facilities;
 - ii. The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
 - iii. The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
 - iv. The proposed expansion, including the associated water, wastewater and storm servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
 - v. Key hydrologic areas and the Natural Heritage System shall be avoided where possible;
 - vi. Prime agricultural areas shall be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:
 - a. Whether the expansion includes land in speciality crop areas;
 - b. Reasonable alternatives that avoid prime agricultural areas are evaluated; and,
 - c. Where prime agricultural areas cannot be avoided, lower priority agricultural lands are used
 - vii. The settlement area to be expanded is in compliance with the minimum distance separation formulae;
 - viii. Any adverse impacts on the agricultural system, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;



- ix. The proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and,
- x. Within the Protected Countryside in the Greenbelt Area:
 - a. The settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;
 - b. The proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;
 - c. The proposed expansion would support the achievement of complete communities or the local agricultural economy;
 - d. The proposed uses cannot be reasonably accommodated within the existing settlement area boundary;
 - e. The proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and
 - f. Expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited."
- e) The proposed expansion is an efficient, *sustainable*, and logical extension of the *settlement area* and the existing or planned *infrastructure*, public services, and facilities required to accommodate the forecasted growth, are suitable for the *development* over the long term, are financially viable over their life cycle, and protect public health and safety and the *natural environment*;
- f) The land is physically suitable for *development*, considering any constraints to *development*, including topography, *hazard lands*, natural heritage features and areas, systems, natural resources and sourcewater considerations, and the protection of *prime agricultural areas* for the long term;
- g) Where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan;
- h) Where the expansion is considered on *Agricultural Areas*, the lands do not comprise *specialty crop areas*, alternative locations have been evaluated and there are no reasonable alternatives which avoid the *Agricultural Areas*, and,

there are no reasonable alternatives on lower priority agricultural lands *in prime agricultural areas*;

- i) The expanding *settlement area* is in compliance with the Province's *Minimum Distance Separation Formulae*;
- j) The expanding settlement area supports active transportation, and the transportation system can accommodate the existing and proposed volume of vehicular traffic, *active transportation*, transit and demand for services;
- k) A suitable plan for phasing, financing, and constructing of the *infrastructure* for the expansion is demonstrated;
- l) There is an adequate supply of land designated for employment within or in the immediate vicinity of the *settlement area* to plan to maintain or move towards accommodating a minimum of one full-time job per three residents within or in the immediate vicinity of the *settlement area*;
- m) The proposed expansion will not negatively impact cultural heritage resources;
- n) Where appropriate, cross-jurisdictional issues are considered;
- o) Impacts from expanding settlement area on agricultural operations which are adjacent or close to settlement area are mitigated to the extent feasible; and,
- p) In determining the most appropriate direction for expansions to the boundaries of settlement areas, the policies of this plan shall be applied.

An amendment to this Plan will be required in conjunction with a local municipal official plan amendment that provides for the *settlement area* expansion.

3.5.2 Local Municipal Comprehensive Review

The County encourages local municipalities to undertake a local municipal comprehensive review concurrent with or following a County municipal comprehensive review. The local municipal comprehensive review will follow, at a minimum, the requirements listed below:

- a) Pre-application consultation with the County to establish the appropriate methodology, analysis and level of detail to be undertaken to sufficiently qualify the conclusions of the local municipal comprehensive review.
- b) Review the growth forecasts and allocations to the municipality, and current Census information as the basis of the analysis as well as population and employment projections and allocations in this Plan.
- c) Compile the aggregate amount of employment and residential land, including vacant, built, brownfield and other land within each *community settlement area*.

- d) Identify and assess the extent of land use constraints to the build-out of each community settlement area. Land use constraints may include such factors as environmental, hazards, lack of services, soil types, topography, traffic and access, locational factors, fragmented ownership, contamination, and the compatibility of surrounding land uses. Local municipalities may identify additional constraints for assessment and consider alternative directions for growth or development.
- e) Determine the population and jobs that could be accommodated in each *settlement area* under existing conditions given the site and area characteristics and constraints.
- f) Identify and analyze the intensification opportunities within the *built-up* and greenfield areas of each *settlement area* and determine how best to accommodate development while protecting provincial interests.
- g) Prepare a Master Servicing Report outlining the method of servicing available and planned for the *settlement areas*.
- h) In the event that the review concludes that one or more *settlement area* boundary(ies) should be altered, then any adjustment to the boundary must meet the tests of policy 3.5.1.1.

3.6 Economic Development

In order to respond to changing economic conditions, this Plan encourages an appropriate settlement structure to accommodate evolving needs as they relate to economic activity, while balancing social, cultural, and *natural environment* and other initiatives, and encourages the creation of *complete communities*.

Agriculture and the extraction and management of aggregate resources remains an important industry and employs a large percentage of the County's working population. The success of the County's agriculture industry is evident through the continuation of viable traditional agriculture and related processes. It is the policy of the County to:

- a) Designate and protect *employment areas* and provide for an appropriate mix and range of economic development activities and employment uses, and the necessary infrastructure to meet long-term needs.
- b) Plan for, protect and *preserve employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.
- c) Assemble and maintain an inventory of available commercial and industrial properties that can be re-used or re-purposed for creative economy enterprises, and maintaining a suitable range of sites for a diversified economic base.



- d) Encourage opportunities to support local food, and promote the *sustainability* of agrifood and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts.
- e) Protect, restore or, where possible, enhance the natural heritage features and areas in the County in order to maintain and enhance the tourism and recreational opportunities that rely on these attributes.
- f) Conserve cultural heritage resources, encourage the adaptive reuse of *built heritage resources* for retail/commercial uses, where appropriate, and support tours and activities centred on heritage places.
- g) Protect *mineral aggregate resources, minerals and petroleum resources* within the County in accordance with the policies of Section 4.4.
- h) Provide leadership and encourage local municipalities, economic development activities and organizations, to promote economic development initiatives and community investment-readiness.
- i) Encourage the development of interesting and accessible public places to generate activity and vitality.
- j) Encourage new *development and redevelopment on greyfield and brownfield sites*.
- k) Encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.
- l) Support the efforts of the local municipalities, including economic development organizations, such as: DufferinBiz, Headwaters Tourism, Orangeville Economic Development, Business Improvement Areas and Chambers of Commerce to promote economic development initiatives and community investment-readiness.
- m) Support the efforts of local municipalities and arts and cultural groups to identify and encourage the use of public space for events and festivals.
- n) Encourage minimizing the *negative impacts* from a changing climate and considering the ecological benefits provided by nature.

3.6.1 Locations of Economic Activity

This Plan promotes economic activity throughout the County, provided it is compatible and meets the policies of this Plan and local municipal official plans. This Plan focuses specific types and scale of economic activity in the local environment best suited to their success, and relies on the local municipal official plans to identify and protect for areas of economic development activity.

It is the policy of the County to:

- a) Work with local municipalities and economic development organizations to promote opportunities for economic activity by developing County-wide strategies for the benefit of all, recognizing that unique strategies may be required in certain areas to reflect the local context and community make-up and focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.
- b) Focus new industrial and employment-related development in *settlement areas*, while also permitting appropriate rural industrial and commercial growth in accordance with the policies of this Plan.
- c) Promote the growth of tourism throughout the County in appropriate locations, where they cannot be accommodated within *settlement areas*. Tourism uses will be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, and natural resources and amenities.
- d) Promote major commercial, retail and office employment uses in the *urban settlement areas* and encourage the creation of strong central business district environments.
- e) Promote commercial uses, which support *agricultural uses*, on *rural lands*, where proximity to agriculture operations is necessary.
- f) Promote the expansion and development of transportation, and telecommunications *infrastructure* to increase the locational advantage of existing and proposed business and employment uses.
- g) Support the long-term protection of *employment areas* within the County, which include *employment areas* in proximity to *major goods movement facilities and corridors* and along major *transportation corridors* including Highway 9, 10, and 89, for those uses that require those locations.
- h) The County and local municipalities are encouraged to plan beyond 20 years for the long-term protection of *employment areas* provided the lands are not designated beyond the 20-year planning horizon.

3.6.2 Employment Land Conversions

The County encourages the protection of *employment areas* and discourages the conversion of *employment areas* unless suitable justification is provided.

It is the policy of the County that:

- a) Proposals to convert lands within an *employment area* designation to another type of land use will require an Official Plan Amendment. An Amendment to this Plan will be required to implement an *employment area* conversion for lands designated Employment in this Plan. Lands that are designated for Employment

in a local Official Plan, but not the County Official Plan, will not require a County Official Plan Amendment. The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the County.

- b) Local municipalities, in consultation with Dufferin County, may remove lands from *employment areas* only where it has been demonstrated that:
 - i. There is an identified need for the removal and the land is not required for *employment area* uses over the long term;
 - ii. The proposed uses would not negatively impact the overall viability of the *employment area* by:
 - 1. Avoiding or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with policy 3.5 of the Provincial Planning Statement, 2024;
 - 2. Maintaining access to major goods movement facilities and corridors;
 - iii. Existing planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and,
 - iv. The municipality has sufficient employment lands to accommodate the projected employment growth to the horizon of the approved official plan.

3.6.3 Tourism and Recreation

The policies of this Plan are intended to recognize the importance of tourism and recreation-based activities to the local economies by supporting the long-term viability and growth of existing and future tourism resources and destinations in the County. The County offers a range of tourism assets and opportunities which should be enhanced, including *agricultural uses* and related tourism opportunities, natural amenity and recreational-based tourism uses, cultural heritage resources, and parks, open spaces and trails.

It is the policy of the County to:

- a) Work with local municipalities and organizations to promote *agricultural, agri-tourism* and resource-based recreational and tourism uses in the County.
- b) Existing resource-based recreational uses, such as recreational resorts, ski clubs, associated recreational dwellings, and other similar type uses are permitted within the *Countryside Area* subject to the policies of this Plan and the local municipal official plan. This Plan supports the continuation and expansion, where appropriate, of existing uses to accommodate new resource-based recreational

development and uses. The local municipal official plans will appropriately designate resource-based recreational uses and clearly establish the extent of permitted uses, including accessory uses, and associated land use policies. Expansions to existing resource-based recreational uses will be in accordance with the policies of this Plan and the local municipal official plan, and will not require an amendment to this Plan. Where expansions are considered in the *Agricultural Area*, the policies of Section 4.2.3.1 of this Plan apply.

- c) Encourage local municipalities to undertake the preparation of Recreation Area Master Plans to promote and facilitate natural heritage and recreation-based tourism opportunities, including the Mansfield North Recreation Area. Recreation Area Master Plans should be implemented by way of amendment to the local municipal official plan, and will generally provide for:
 - i. The promotion of resource-based recreation and tourism development which will accommodate appropriate *accessory uses* and activities, including recreation related residential developments and limited commercial development.
 - ii. An appropriate servicing strategy to accommodate the proposed uses and in an environmentally and fiscally responsible manner.
 - iii. The protection of the *natural environment* and natural heritage features and minimize potential impacts on the surrounding *agricultural areas, rural lands* and *rural character*.
 - iv. The development of recreational uses and expansions to existing recreational uses in *prime agricultural areas* will be in accordance with the policies of Section 4.2.3.1 of this Plan.
- d) The County and local municipalities are encouraged to promote the provision of trails, to accommodate a variety of uses (e.g., walking, cycling, all-terrain vehicle, snowmobile, and equestrian), where appropriate in the *Countryside Area*.
- e) The County and local municipalities will promote and develop linkages between tourism and recreation and the County's cultural heritage resources in accordance with the policies of Section 3.10.

3.7 Housing and Affordability

Planning for the human environment promotes the community's quality of life and ensures that housing needs of people of all ages, incomes and abilities are met.

3.7.1 Housing

The provision of housing is an essential part of planning in the County and accommodating the forecasted growth. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for

sufficient, diverse and *affordable* housing opportunities, and maintain a stable residential housing market.

3.7.1.1 Supply of Land for Housing

It is the policy of the County that:

- a) Local municipalities shall plan for an appropriate range of housing sizes, types, tenures and densities to meet projected requirements of current and future residents of Dufferin County as outlined below:
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification, redevelopment* and land which is designated and available for residential *development*.
 - ii. Maintaining at all times, where new *development* is to occur, that land with servicing capacity is available to provide at least a three-year supply of residential units in draft approved and registered plans, or in cases of *residential intensification* and *redevelopment*, land appropriately zoned in the local municipal zoning by-laws and available for *development* or *redevelopment*.
 - iii. Working with proponents to ensure that a full range of housing sizes, types, tenures, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including supportive housing will be encouraged.

3.7.2 Affordable Housing

The provision of housing that is *affordable* and accessible to low and moderate-income households will be a priority. The County has prepared a 10 Year Housing and Homelessness Plan, 2013, which establishes a plan for the provision of *affordable* housing over the next 10 years, and seeks to build upon the County's supply of *affordable* housing.

It is the policy of the County that:

- a) The County will encourage local municipalities to implement the Dufferin County 10 Year Housing and Homelessness Plan, and encourage all local municipalities to undertake more detailed housing strategies that outline opportunities to increase the supply of *affordable* housing in their municipality.
- b) The County encourages local municipalities to establish and achieve a minimum *affordable* housing target for all new *development* in their official plans. The Dufferin County 10 Year Housing and Homelessness Plan identified the challenges in setting specific targets, with urban populations existing in only the three *urban settlement areas*. As a result, the County's goal is to focus on considering *affordable* housing opportunities as they become available, and

focus *affordable* housing within the *urban settlement areas* which offer residents easy access to existing services, facilities and *infrastructure*. In this regard, the County will endeavour to achieve an overall minimum *affordable* housing target of 20% for all new residential *development*.

- c) The County will encourage the provision of *affordable* housing, where appropriate, through:
- i. Supporting increased residential densities in appropriate locations and a full range of housing types, provision of adequate land supply, and through *redevelopment* and *residential intensification* opportunities, where appropriate;
 - ii. Providing *infrastructure* in a timely manner;
 - iii. Supporting the reduction of housing costs by streamlining the *development* approvals process, and encouraging local municipalities to waive (in full or in part) municipal fees to encourage the *development* of *affordable* housing;
 - iv. Negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - v. Considering innovative and alternative residential *development* standards that facilitate *affordable* housing and more *compact urban forms*; and,
 - vi. Considering developing a more detailed housing strategy that outlines annual housing targets, mixes of housing types, affordability thresholds and related data.
- d) The County and local municipalities will encourage proponents of *development* to ensure that a portion of new housing is *affordable*, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, people with disabilities, and renters, and that an adequate supply is maintained.
- e) The local municipalities are encouraged to adopt a Municipal Housing Facilities Bylaw to develop *affordable* housing as a "community facility" under the *Municipal Act*. In an effort to facilitate *affordable* housing the local municipalities may:
- i. Enter into capital facility agreements and/or partnerships with both private and non-profit organizations for *affordable* housing;
 - ii. Use available grants and loans, including tax-equivalent grants or loans to encourage the construction of *affordable* housing; and,

- iii. Enter into public/private partnerships for the provision of new *affordable* housing.
- f) The County and local municipalities will encourage innovative and appropriate housing *development* that exhibits design, efficiency, and adaptability *characteristics*, and may represent non-traditional additions to the County's housing stock.
- g) The County and local municipalities will actively discourage the conversion of *affordable* rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level, as determined by the County and local municipalities.
- h) The County and local municipalities will encourage that *affordable* and *barrier-free* housing be considered when opportunities for *redevelopment* become available. This includes the *redevelopment* of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites, not needed to accommodate forecasted employment growth, and older commercial and residential areas, especially where the land is in close proximity to *community infrastructure* and facilities. Special attention will be given to the design of buildings, the landscaping treatment and through site plan approval, to ensure that the proposed *redevelopment* is physically compatible with the adjacent uses.
- i) The County will encourage local municipalities to develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by *individual on-site sewage services* and *individual on-site water services* or *private communal sewage services*.
- j) The County recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in Federal and Provincial government programs.
- k) The County will encourage the *development* of low-income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.
- l) The County will regularly review and renew the Housing and Homelessness Plan. The period for reviewing will be at least once every 10 years but may be more frequent to address changing affordable housing needs.

3.7.3 Additional needs housing and Age-Friendly Communities

The County and local municipalities will improve the provision and access to supportive and barrier-free housing to encourage social inclusion, including *assisted housing* for low-income people, seniors housing, as well as various forms of supportive housing,

including *group homes* and emergency/transitional housing, subject to the policies of this Plan and local municipal official plans.

It is the policy of the County that:

- a) The County and local municipalities will work with other agencies, providers and local groups to assess the extent of the need of housing for those people in need of supportive housing to assist in identifying lands that are available and suitable for *additional needs housing*.
- b) The County and local municipalities will support community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for *additional needs housing*.
- c) The County and local municipalities will support the distribution of *additional needs housing* provided by community groups.
- d) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, *additional needs housing*, including a *group home*, hostel, temporary shelter, emergency shelter or other similar form of housing, the County and local municipalities will be satisfied that adequate infrastructure and services are available to accommodate the use.
- e) The County and local municipalities will encourage the provision of housing for aging-in-place for seniors so that:
 - i. Individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and,
 - ii. Where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.
- f) The County and local municipalities will encourage the development of age-friendly communities through the provision of a diverse range of housing, housing in close proximity to available community services and facilities, and universal design principles which support various levels of need and accessibility.
- g) The County and local municipalities will encourage the provision of long-term care facilities that meet the needs of the community.
- h) The County and local municipalities will endeavour to provide a *barrier-free* environment where possible and will meet the requirements of the Ontario Building Code.
- i) The County and local municipalities will have regard for requirements of the *Ontarians with Disabilities Act* and will work with the County and local municipal

Accessibility Committees where appropriate, to ensure on-going adherence to the requirements of the *Accessibility for Ontarians with Disabilities Act*.

3.7.4 Additional residential units and Garden Suites

Additional Residential Units and garden suites are a means to provide a greater diversity of housing types, sizes and tenures, additional income and housing affordability. An Additional Residential Unit may take the form of a basement apartment, secondary suite, coach house dwelling, or other secondary residential dwelling unit located on the same lot as a primary residential dwelling.

It is the policy of the County that:

- a) Up to two *Additional Residential Units* shall be permitted within a single-detached house, semi-detached house, and townhouse; or
- b) Up to one *Additional Residential Unit* shall be permitted within an *accessory structure* secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one *Additional Residential Unit* within the primary house;
- c) Local municipal official plans and implementing zoning by-laws may contain detailed policies and requirements relating to *Additional Residential Units*, but must permit them in conformity with this plan;
- d) *Additional Residential Units* shall be subject to all Building Code, Fire Code, and sewer and water servicing requirements;
- e) Local municipalities are encouraged to establish policies related to *garden suites* in their official plans, where appropriate; and,
- f) *Additional Residential Units* shall generally be permitted wherever single-detached dwellings, semi-detached dwellings, and/or townhouse dwellings are permitted.

3.8 Community Services and Parks and Open Space

The County and local municipalities will endeavour to provide adequate community services and facilities to meet the needs of the existing and future residents, businesses and visitors through the provision of adequate opportunities for education, care, parks, open space and recreation, institutional uses, and cultural and heritage facilities.

3.8.1 Community Services and Facilities

It is the policy of the County that:

- a) A wide-range of alternative educational opportunities will be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.

- b) The provision of *community infrastructure*, such as daycare facilities, will be encouraged within larger *development* proposals, where practical and appropriate.
- c) The County will encourage local municipalities, where practical and appropriate, to develop plans for the *development* and/or expansion of community-serving health care facilities.
- d) The County will encourage local municipalities to develop plans for the *development* and/or expansion of local public libraries, where practical and appropriate, in order to provide important cultural and community resources for learning, research, and community activities.
- e) Local municipalities shall engage with the school board in larger development proposals' pre-applications consultations, and by circulating complete applications to the school board.
- f) The County will encourage local municipalities to collaborate with school boards and consider innovative approaches in the design of schools and associated childcare facilities, such as schools integrated with high-rise developments, in *strategic growth areas*, and other areas with a *compact built form* to meet current and future needs.

3.8.2 Parks and Open Space

The provision of a variety of recreational opportunities is critical to maintaining complete communities in the County.

It is the policy of the County that:

- a) The County and local municipalities will promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses, in accordance with the County's current active transportation and trails master plan and/or strategy.
- b) The County and local municipalities, with support from the Ministry of Natural Resources and Forestry, Niagara Escarpment Commission, and other agencies and organizations, will seek opportunities to create linked open spaces through the integration of:
 - i. Natural heritage features and areas in public ownership;
 - ii. Existing municipal rights-of-way;
 - iii. Established and proposed service and *utility* corridors;
 - iv. Existing park and open space lands;
 - v. Sidewalks, trails and pathways;



- vi. Linkages provided through the draft plan of subdivision approvals process;
 - vii. Agreements with private landowners;
 - viii. Retention or acquisition of access easements; and,
 - ix. Land acquisition.
- c) The County and local municipalities will promote the maintenance and enhancement of the Bruce Trail and Niagara Escarpment Parks and Open Space System (NEPOSS), and support the inclusion of public lands within the NEPOSS, for lands within the Niagara Escarpment Plan Area.
- d) Local municipalities will seek to achieve the maximum benefit of the *Planning Act* with respect to parkland dedication or cash-in-lieu of parkland from *development*.
- e) Local municipalities are encouraged to undertake programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.
- f) Local municipalities will encourage appropriate recreational development in parks, open spaces, along natural features and other similar areas of the County that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the conservation and protection of open space and the *natural environment*.
- g) Local municipalities will encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
- h) Local municipalities will work cooperatively with various government ministries, resource agencies, and non-governmental organizations to promote natural resource-based recreational opportunities.
- i) The County and local municipalities will actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend the County and local municipalities trail system.
- j) Land deemed by the County and local municipalities to be significant to the linear park system will be retained in ownership by a suitable organization for the purpose of implementing a linear park system, which may include abandoned rail corridors and *utility* corridors.

3.9 Community Design and Revitalization

3.9.1 Community Design

Safe and attractive neighbourhoods contribute to the overall community health of the County. Complete communities provide access to all the needs of everyday life, help support a greater sense of community safety and well-being by encouraging more public activities and help achieve climate change goals by supporting active transportation. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn.

The County and local municipalities will promote appropriate community design through the review of new *development applications*, including plans of subdivision, *infill development* proposals, site plans and through community improvement.

It is the policy of the County that:

- a) Local municipalities will seek to maintain and improve the physical design *characteristics* of the *urban settlement areas* and *community settlement areas* in the context of new and existing *development*, and promote a high quality of community design and built form.
- b) Local municipalities, through the review of *development applications* will:
 - i. Promote efficient and cost-effective *development* patterns that minimize land consumption;
 - ii. Promote the improvement of the appearance and safety of *streetscapes*, civic spaces, and parks;
 - iii. Encourage tree retention or tree replacement; and,
 - iv. Encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure.
- c) Local municipalities may require *development* proponents to submit design and architectural control guidelines with *development applications*, establishing how the policies of this Plan and the local municipal official plan have been considered and addressed. Such guidelines may also be required to address related issues of streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment in accordance with any local design guidelines and zoning by-laws.
- d) Local municipalities will encourage the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. Local municipalities may require the provision of certain transit supportive design elements, pedestrian, cycling and trail linkages, and other active transportation features through the development approvals process, in

accordance with the policies of this Plan, local municipal official plans and associated master plans.

- e) Local municipalities may undertake the preparation of urban design guidelines to achieve the policies of this Section and local municipal community design policies for all or specific areas.
- f) The County or local municipalities may establish Green Development Standards, which establishes guidelines for development related to sustainability goals including, but not limited to, energy efficiency, renewable energy systems, water, wastewater and stormwater management, indoor air quality, environmentally preferable building materials, tree plantings, water efficient and drought resistant landscaping, green roofs, and waste diversion during construction.

3.9.2 Community Improvement

Community Improvement provisions of the *Planning Act* gives the local municipalities a range of tools to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans will provide the local municipalities with various powers to maintain and promote attractive, healthy and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

It is the policy of the County that:

- a) Local municipalities are encouraged to prepare Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization.
- b) The County may use the Community Improvement provisions of the *Planning Act* to participate in a Community Improvement Plan of a local municipality.
- c) The County and local municipalities will be satisfied that its participation in community improvement activities will be within its individual financial capabilities.

3.10 Cultural Heritage

Cultural heritage resources are an important component of the County's history and community identity and will be *conserved* and enhanced. It is the intent of this Plan that the County's *significant built heritage resources* and *significant cultural heritage landscapes* be identified, *conserved* and enhanced and that all new development occur in a manner that *conserves* the County's rich cultural heritage. The cultural heritage resources of the County include:

- *Built heritage resources;*

- *Cultural heritage landscapes; and,*
- *Archaeological resources.*

3.10.1 Built Heritage and Cultural Heritage Landscapes

It is the policy of the County that:

- a) *Significant built heritage resources and significant cultural heritage landscapes will be conserved.*
- b) Local municipal official plans will include policies that encourage Council to utilize its authority under the *Ontario Heritage Act* to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest. Local municipalities may also prepare a conservation plan for municipally owned heritage properties to address their on-going care and management of the cultural heritage resource or protected property.
- c) A heritage impact assessment by a qualified professional will be required whenever cultural heritage resources may be impacted by a proposed development. Such an assessment will include recommendations regarding mitigation measures on how impacted cultural heritage resources will be conserved.
- d) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act* to advise and assist local municipal Councils on matters related to Parts IV and V of the *Ontario Heritage Act* and on cultural heritage matters. Local municipal councils are encouraged to seek the advice of the Municipal Heritage Committee.
- e) The municipal clerk of the local municipality will maintain a register of all properties designated under Part IV and Part V of the *Ontario Heritage Act*.
- f) *Development and site alteration* will not be permitted on adjacent lands to protected heritage properties except where proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected property will be conserved.

3.10.2 Archaeological Resources

It is the policy of the County that:

- a) Local municipalities are encouraged to undertake the preparation of archaeological management plans and cultural plans in conserving cultural heritage and *archaeological resources*.



- b) *Development and site alteration* will not be permitted on lands containing *archeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been conserved.
- c) Archeological assessments carried out by consultant archaeologists licensed under the *Ontario Heritage Act*, will be required as a condition of any *development* proposal affecting areas containing a known archaeological site or considered an *area of archaeological potential*.
- d) Archeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Tourism, Culture and Sport, as well as the terms and conditions of an archaeological licence under the *Ontario Heritage Act*.
- e) *Areas of archaeological potential* are determined through the use of provincial screening criteria, or criteria developed by a licensed consultant archaeologist based on the known archaeological record for the municipality and its surrounding region. Such criteria may include a range of environmental, physiographic and historical features, information from local stakeholders and the effects of past land use.
- f) Local municipalities, in considering applications for shoreline or waterfront *development*, will ensure that cultural heritage resources, both on shore and in the water, within their jurisdiction are not adversely affected and may require an archaeological assessment (land and/or marine) and satisfactory measures to mitigate any *negative impacts* on *significant* cultural heritage.
- g) The interests of Indigenous communities will be considered in *conserving* cultural heritage and *archaeological resources*.
- h) An archaeological assessment by a licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed *development*.

4.0 COUNTRYSIDE

Dufferin County is largely comprised of the *Countryside Area* which encompasses lands outside of the *urban settlement areas* and *community settlement areas* and consists of the rural landscape and character of the County, which includes *prime agricultural areas, rural lands*, including recreational and rural residential uses, natural heritage features and systems, and important natural resource areas, including *mineral aggregate operations*.

The *Countryside Area* includes lands subject to the policies of the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, which are subject to the policies of the respective *Provincial Plan* and local municipal official plan policies, as addressed in Section 2.0 of this Plan.

The *Countryside Area* is an important component to the overall structure and economic success of the County. The *Countryside Area* contributes to the unique *character* and landscape of the County and enhances the quality of life of County residents. By leveraging rural assets and amenities and protecting the environment, the *Countryside Area* provides a foundation for a *sustainable economy*.

Schedule B identifies the *Countryside Area* which is comprised of the following policy area components:

- a) *Prime Agricultural areas* – subject to the policies of Section 4.2; and
- b) *Rural lands* - subject to the policies of Section 4.3.

The *Countryside Area* is also subject to other applicable policies of this Plan which include *mineral, aggregate and petroleum resources* (Section 4.4), natural heritage features and functions (Section 5.3), and natural and human-made hazards (Section 6.0).

4.1 Objectives

The County supports a healthy, integrated and viable *Countryside Area* through the following objectives:

- a) Maintain and build upon the rural *character*, and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources, and the protection, restoration or, where possible, enhancement of the *natural environment*.
- b) Protect agricultural and Rural areas and recognize the importance of agriculture in the County and ensure its continued viability by promoting a range of *agricultural uses, activities and complimentary uses*.
- c) Within *Countryside Areas, community settlement areas* are the focus of growth and *development*, and their vitality and regeneration will be promoted.

Development in community settlement areas will have consideration of the rural character, impact on agriculture, the scale of development, and the availability of existing or planned infrastructure and community infrastructure, facilities and services.

- d) Growth and development may be accommodated on rural lands in accordance with the policies of Section 4.3, which provide opportunities for the management or use of resources, resource based recreational and tourism uses, home occupations and home industries, limited residential uses and other rural land uses.
- e) Promote the efficient use of existing rural infrastructure and public service facilities.
- f) Promote regeneration and community improvement, including the redevelopment of greyfield and brownfield sites.
- g) Promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.
- h) Provide opportunities for sustainable and diversified tourism, including leveraging historical, cultural, natural, agricultural and recreational assets.
- i) Conserve the biodiversity of the natural heritage features and the ecological benefits provided by the natural environment.
- j) Provide opportunities for a diversified range of economic activities in the Countryside Area.
- k) Protect, mineral, aggregate, and petroleum resources for their long-term use in a manner that is socially and environmentally responsible.

4.2 Prime Agricultural Areas

Lands within the *Prime Agricultural Area* are designated on Schedule C. The designation consists of areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* will be designated in local municipal official plans in accordance with Provincial guidelines. This Plan requires that these lands will be protected for agricultural uses unless appropriate justification is provided for alternative uses.

Lands designated as *Prime Agricultural Area* are intended to preserve and strengthen the continued viability of the agricultural community. Agricultural Areas are to be protected from incompatible uses, while accommodating a diverse range of agricultural uses, agriculture-related uses and on-farm diversified uses.

4.2.1 Objectives

The objectives of the *Prime Agricultural Area* designation are to:

- a) Recognize agriculture as the primary activity and land use in the *Countryside Area*.
- b) Maintain and enhance the agricultural resource base and farming operations within the County.
- c) Protect the County's *prime agricultural area* from fragmentation, *development* and land uses unrelated to agriculture.
- d) Promote *normal farm practices* and to protect the right to farm.
- e) Promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy by accommodating a range of *agriculture-related uses* and *on-farm diversified use*.
- f) Preserve and promote the agricultural and rural *character* of the County.

4.2.2 Permitted Uses

The following policies will apply in determining the uses which are permitted in the *Prime Agricultural Area*:

- a) All types, sizes and intensities of *agricultural uses* and *normal farm practices* will be promoted and protected in accordance with provincial standards.
- b) The primary use of land is for *agricultural uses* including:
 - i. The growing of crops, including nursery, biomass and horticultural crops;
 - ii. Raising of livestock;
 - iii. Raising of other animals for food, fur or fibre, including poultry and *fish*;
 - iv. Aquaculture;
 - v. Apiaries;
 - vi. Agro-forestry;
 - vii. Maple syrup production; and,
 - viii. Associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.



- c) One single residential dwelling is permitted per *lot*, subject to the policies of the local municipal official plan and zoning by-law. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment, and provided the secondary farm residence is on the same *lot*, is accessory to the main farm operation, is used for full time farm help, and servicing is adequate. A consent for land division for such a dwelling will not be permitted.
- d) *Agriculture-related uses* will be permitted which include farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Proposed *agriculture-related uses* will be compatible with, and will not hinder, surrounding agricultural operations. The local municipal official plan will establish land use policies and provisions related to *agriculture-related uses*.
- e) *On-farm diversified uses*, will be permitted which include but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm's products on the farm property, sales outlets for agricultural products produced on the farm, and *agritourism uses* such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. *On-farm diversified uses* are secondary to the principal agricultural use of the property, and are limited in area. Proposed *on-farm diversified uses* will be compatible with, and will not hinder, surrounding agricultural operations. The local municipal official plan will establish land use policies and provisions related to *on-farm diversified uses*. The local municipality may permit on-farm diversified uses as of right.
- f) Home occupations will be permitted in accordance with the policies of the local municipal official plan and zoning by-law and provided the use remains clearly secondary to the farm operation. Home occupations may include:
 - i. Small home occupations conducted from the main residence and normally limited to the occupants of the property; and,
 - ii. *Bed and breakfast establishments*.
- g) Home industries will be permitted in accordance with the policies of the local municipal official plan and zoning by-law and provided the use is conducted in whole or in part in an *accessory building* (e.g., shed or farm building). In order to ensure that the scale of the home industry is clearly *accessory* to the main use, the number of employees, the *gross floor area* and outside storage associated with a home industry will be limited in the local municipal implementing zoning by-law.

- h) New land uses, including the creation of new lots, and livestock facilities and the expansion of existing livestock facilities will comply with the *Minimum Distance Separation Formulae*, as implemented through the applicable local municipal planning documents.
- i) Forestry, conservation uses, wildlife and fisheries management uses, passive recreational uses are permitted.
- j) *Watershed* management and flood and erosion control projects carried out or supervised by a public agency are permitted.
- k) The specific uses permitted and accessory uses will be established in the local municipal official plans and implementing zoning by-laws.
- l) The local municipal official plans and zoning by-laws are encouraged to establish policies and provisions relating to built form, *lot* design, parking, screening/buffering, outside storage, and landscaping for any *agriculture-related use* and *on-farm diversified use* within the *Prime Agricultural Area*.
- m) *Development* proposed on lands within the Niagara Escarpment Plan Area and under Development Control are required to meet the policies of the Niagara Escarpment Plan and are subject to the policies of the Niagara Escarpment Plan and local municipal official plans. *Development* proposed on lands within the Greenbelt Plan area and the Oak Ridges Moraine are required to meet the policies of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, respectively.

4.2.3 Land Use Policies

The following land use policies apply to land designated *Prime Agricultural Areas*:

- a) The County and local municipalities will designate *prime agricultural areas* in their official plans, through procedures established by the Province. *Prime agricultural areas* are designated on **Schedule C** of this Plan. Any changes to the designation of *prime agricultural areas* will require an amendment to this Plan, and an amendment to the local municipal official plan.
- b) In order to avoid land use conflicts within the *Prime Agricultural Area* designation, new land uses, including *lot* creation, and new or expanding livestock facilities will comply with the *Minimum Distance Separation Formulae*, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The *Minimum Distance Separation Formulae* will be implemented through the applicable local municipal planning documents.
- c) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.

- d) Proposed development in *Prime Agricultural Areas* will be serviced with adequate sewage and water services. Development proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of sewage and water services and stormwater management to the satisfaction of the local municipality, and any other required approval agencies.
- e) Land may only be removed or excluded from *prime agricultural areas* for expansions of *settlement areas* in accordance with the policies of this Plan.

4.2.3.1 Recreational and other Non-Agricultural Uses In Prime Agricultural Areas

It is the policy of this Plan to protect lands which are suitable for agricultural uses for the long-term. Non-agricultural uses may only be permitted in *prime agricultural areas* for the extraction of minerals, petroleum resources and mineral aggregate resources, and for limited non-residential uses in accordance with the policies of this Plan. Limited non-residential uses, including new or expanding recreational uses, may only be permitted in *prime agricultural areas* subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:

- i. There is a need within the planning horizon of this Plan for the proposed use;
- ii. The lands do not comprise a *specialty crop area*;
- iii. Alternative locations have been evaluated and,
 - a. There are clearly no other reasonable alternatives that are outside of *prime agricultural areas*; and,
 - b. There are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
- iv. The proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
- v. The proposed use complies with the required MDS I setback distances; and,
- vi. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.

A site-specific local municipal official plan amendment will be required to permit a non-agricultural use within the *prime agricultural area*, however, an amendment to this Plan will not be required.

The extraction of *minerals, petroleum resources and mineral aggregate resources* in *prime agricultural areas*, are permitted in accordance with the policies of Section 4.4.

4.2.3.2 Specialty Crop Areas

Currently, there are no lands designated for specialty crops in the County. Local municipal official plans may include policies for the designation of *specialty crop areas*. Any future identification of *specialty crop areas* will be implemented by way of amendment to this Plan, including the addition of appropriate policies related to *specialty crop areas*.

4.2.4 Supporting Agriculture in the County

The County and local municipalities will encourage the development and implementation of programs and plans to support and sustain agriculture in the County, which may include, among others, the following:

- a) The creation of an agricultural advisory committee to provide advice and act as a direct and on-going liaison between the agricultural community and County Council;
- b) The development of an economic development and investment strategy for agriculture in the County;
- c) The marketing and promotion of local agricultural products to Dufferin County communities and surrounding areas;
- d) The promotion of environmental stewardship including the preparation of Environmental Farm Plans and Nutrient Management Plans, and conservation and enhancement of natural areas and functions;
- e) The establishment of fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative agriculture; and,
- f) The development and implementation of education programs to promote public awareness and support for the agricultural industry.

4.2.5 Prime Agricultural Area Lot Creation and Adjustment

It is recognized that within the County, there are a variety of agricultural land circumstances that influence official plan policies related to minimum agricultural *lot* sizes at the local level. As such, the County encourages local municipalities to establish minimum agricultural *lot* sizes within their official plans which seek to minimize the fragmentation of *agricultural areas* while accommodating a broad range of agricultural and farming operations.

The following policies will apply with respect to *lot* creation in the *Prime Agricultural Areas*:

- a) *Lot* creation in the *Prime Agricultural Area* will generally be discouraged and only permitted in accordance with provincial policy and the policies of the local municipal official plan. The minimum *lot* area of both the retained and severed

lots will be established in the local municipal official plans in accordance with the *lot* creation policies for the uses set out below.

- b) For *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations. For *prime agricultural areas* within the Greenbelt Plan Protected Countryside, the minimum *lot* size will be 40 hectares (100 acres).
- c) Where a previous or current farm acquisition has rendered a *residence surplus to a farming operation*, a consent may be permitted subject to the following conditions:
 - i. The retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
 - ii. The new *lot* will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - iii. The surplus dwelling parcel will be subject to *Minimum Distance Separation I* setback provisions, and be zoned to recognize the non-farm residential use, as required.
- d) For *agriculture-related uses*, the *lot* created will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
- e) *Lot* adjustments in the *Prime Agricultural Area* may be permitted for *legal or technical reasons*. *Lot* line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.
- f) For the creation of a *lot* to permit new *infrastructure* uses where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- g) The creation of new residential lots in the *prime agricultural area* shall not be permitted except in accordance with policy 4.2.5 (c).

4.3 Rural Lands

Rural lands are recognized as lands located outside *settlement areas* and do not comprise *prime agricultural areas* in the County. *Rural lands* are designated on **Schedule C** and may be designated in the local municipal official plans. *Rural lands* are intended to protect the natural amenities and rural *character* of the County while providing opportunities for rural and other *agricultural uses* and resource-based activities, and recreational and tourism opportunities.

4.3.1 Objectives

The objectives of the *rural lands* are to:



- a) Promote *development* opportunities related to the management or use of resources; resource-based recreational uses (including recreational dwellings); tourism, limited residential *development*; home occupations and home industries; and other rural land uses that cannot be located in *settlement areas*;
- b) Protect and promote *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*;
- c) Promote opportunities to support a diversified rural economy by protecting *agricultural uses* and other resource-related uses and directing non-related *development* to areas where it will minimize constraints on these uses;
- d) Promote *development* that is compatible with the rural landscape and *character* and can be sustained by rural service levels, which generally includes *individual on-site sewage and individual on-site water services*;
- e) Accommodate *development* that is appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of *infrastructure*;
- f) Provide opportunities to locate new or expanding land uses that require separation from other uses, and that cannot be located in *settlement areas*; and,
- g) Provide for the protection of natural heritage features and their ecological functions.

4.3.2 Permitted Uses

The following policies will apply in determining the uses that are permitted in the *rural lands*:

- a) The primary use of land will be for:
 - i. The management or use of resources, such as forestry and *mineral aggregate operations*;
 - ii. Resource-based recreational uses (including recreational dwellings);
 - iii. Limited residential *development*, which includes no more than three *new lots* or units;
 - iv. Home occupations and home industries;
 - v. Cemeteries;
 - vi. *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* as permitted in Section 4.2.2; and,

- vii. Other similar rural land uses that cannot be located in *settlement areas*.
- b) In addition to *agricultural uses* and *agriculture-related uses*, rural industrial/commercial uses which are resource-based and forestry uses, may be permitted without an amendment to this Plan, subject to the policies of Section 4.2.3, the local municipal official plan, and may be subject to a site-specific rezoning.
- c) Recreational and tourist commercial uses, publicly-owned open spaces, and limited residential *development* in the form of single detached dwellings, which includes no more than three new *lots*, may be permitted in *rural lands* without requiring an amendment to this Plan, but may be subject to a rezoning, and provided the use is permitted in the local municipal official plan, and meets the criteria established within the local municipal official plan.
- d) Notwithstanding the foregoing, within *rural lands*, *existing uses* that may be zoned for residential or tourist commercial type uses are permitted to continue as such.
- e) The specific permitted uses and *accessory uses* will be established in the local municipal official plans and implementing zoning by-laws.
- f) *Development* proposed on lands within the Niagara Escarpment Plan Area and under Development Control are required to meet the policies of the Niagara Escarpment Plan and are subject to the policies of the Niagara Escarpment Plan and local municipal official plans. *Development* proposed on lands within the Greenbelt Plan area and the Oak Ridges Moraine are required to meet the policies of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, respectively.

4.3.3 Land Use Policies

The following land use policies apply to the *rural lands*:

- a) *Rural lands* are designated on **Schedule C** of this Plan and may be designated in the local municipal official plans, where applicable, and in accordance with the policies of this Plan.
- b) Any *agriculture use* or *agriculture-related use* will meet the requirements of Section 4.2.3.
- c) *Development* in *rural lands* will be subject to the policies of Section 7.3, with respect to servicing.
- d) The *development* of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.
- e) All farm and non-farm *development*, including lot creation and new or expanding livestock facilities, will comply with the *Minimum Distance Separation*



Formulae as implemented through the applicable local municipal planning documents.

- f) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.
- g) Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the County and/or local municipality.
- h) Rural industrial uses proposed adjacent to a residential and/or *sensitive land use* within *settlement areas* will generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions, and subject to the requirements of subsection i).
- i) An appropriate separation distance, based upon the Ministry of the Environment's relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any *sensitive land use*. This separation distance will be enforced through a site-specific amendment to the applicable zoning by-law and/or through *site plan control*.
- j) Rural industrial uses will be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
- k) Access to a Provincial Highway, County road or municipal road will require approval from the Ministry of Transportation, County and/or local municipality, as applicable.
- l) Where rural industrial/commercial uses, are proposed, the following must be met:
 - i. The proposed use will not create or add to a negative impact on the environment, adjacent or nearby *sensitive land uses*, or traffic patterns;
 - ii. The proponent will demonstrate how outside storage, if any, and the storage and removal of on-site generated waste is to be accommodated;
 - iii. The proponent will demonstrate how the traffic generated from the proposed use will impact the existing roads and how much will be generated;
 - iv. For a use that may have the ability to compromise or contaminate the subject lands, the proponent will submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the municipality, County, and the applicable Ministry(ies); and,

- v. The proponent will submit a study that not only justifies the proposed use of land but also demonstrates how the foregoing and any other requirements set out in this Plan and the local municipal official plan will be met.
- m) *Lot* creation in the *rural lands* will only be permitted in accordance with the policies of this Plan and the local municipal official plan.
- n) All development and servicing shall conform to the applicable policies and guidelines of the Niagara Escarpment Plan.

4.4 Management of Mineral Aggregate, Minerals and Petroleum Resources

The County recognizes that *mineral resources* are a fixed location non-renewable resource found throughout the County. The County will ensure the long-term protection and appropriate management of *mineral resources*, including *mineral aggregate resources*, *minerals*, and *petroleum resources*. It is also recognized that a balance must be struck between the competing priorities for the protection of the *mineral resources* and the need to address other goals of the Official Plan in accommodating growth and prosperity in the County.

4.4.1 Objectives

The County's objectives related to the management of *minerals*, *mineral aggregate resources* and *petroleum resources* include:

- a) Protect *deposits of mineral aggregate resources* and areas of potential *mineral aggregate resources* for potential future extraction.
- b) As much of the *mineral aggregate resources* as is realistically possible will be made available as close to markets as possible.
- c) Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion.
- d) The development of new pits and quarries, and petroleum exploration and production are in accordance with the natural heritage policies of this Plan.
- e) Provide a framework for *mineral aggregate operations* such that they are carried out in a manner that minimizes potential negative social, economic and environmental *impacts*.
- f) Provide for the progressive rehabilitation of pits and quarries to an appropriate after-use.

4.4.2 Mineral Aggregate Resources

The extraction of *mineral aggregate resources* will be undertaken in a manner which minimizes social, economic and environmental *impacts* and the appropriate use and management of *mineral aggregate resources*.

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, and are identified on **Schedule D**, in addition to identified *mineral aggregate resources*.

It is the policy of the County that:

- a) In accordance with the Provincial Planning Statement, and the policies of this Plan, *mineral aggregate resources* will be protected for long-term use. *Significant mineral aggregate resources* are identified on **Schedule D**, which include significant sand and gravel resources and bedrock *mineral aggregate resource* areas. The identification of *significant mineral aggregate resources* does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing *mineral aggregate operations*. Furthermore, it is recognized that there is potential for deposits of *mineral aggregate resources* to exist outside of the areas identified on **Schedule D** for which there were no records existing at the time this Plan was prepared. The extraction of *mineral aggregate resources* may be permitted outside of the *mineral aggregate resource* areas identified on **Schedule D** where there is a sufficient quantity and quality of *mineral aggregate resources* to warrant extraction.
- b) The County may undertake the preparation of an Aggregate Resources Master Plan to more accurately identify and examine the *mineral aggregate resources* in the County. The intent of the Aggregate Resources Master Plan is to identify the location of areas of sand and gravel, and bedrock deposits that are appropriate for protection and suitable for extraction. The Aggregate Resources Master Plan may assist the County in refining the identification of the *mineral aggregate resources* as shown on **Schedule D** and will be implemented through an amendment to the County Official Plan, in consultation with various stakeholders.
- c) Until such time as an Aggregate Resources Master Plan is prepared, the policies of this Plan apply to all *mineral aggregate resources*, regardless of whether or not they are delineated on **Schedule D**.
- d) *Deposits of mineral aggregate resources* and *mineral aggregate resource operations* will be identified in the local municipal official plans.
- e) *Mineral aggregate resource* conservation will be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4.4.2.1 New or Expanding Mineral Resource Operations

New or expanding *mineral aggregate resource operations* will be managed in a manner which minimizes social, economic and environmental *impacts* and the appropriate use and management of *mineral aggregate resources*.

It is the policy of the County that:

- a) New *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation* that extends beyond the lands identified in the local municipal official plan will require an amendment to the local municipal official plan, and will conform to the policies of this Plan and the local municipal official plan. An amendment to this Plan will not be required for new or expanding *mineral resource operations*.
- b) *Development* and activities in known deposits of *mineral aggregate resources* and on *adjacent lands*, with the exception of *agricultural uses*, which would preclude or hinder the establishment of new *mineral aggregate resource operations* or access to the resources will only be permitted if:
 - i. Resource use would not be feasible; or
 - ii. The proposed land uses or *development* serves a greater long-term public interest; and,
 - iii. Issues of public health, public safety and environmental impact are addressed.

For the purposes of this policy, '*adjacent to*' will generally include lands within 1,000 metres of an existing pit, quarry, and aggregate reserve.

- c) *Mineral aggregate resource operations* shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- d) In considering new *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation*, the County and local municipality will be satisfied that prior to approval of a local municipal official plan amendment that impacts are minimized with respect to the following:
 - i. Surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts;
 - ii. Surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;
 - iii. Transportation *infrastructure*, particularly as it relates to County Roads and Provincial Highways;

- iv. Surface water and groundwater quality and quantity, provincially significant natural features, natural heritage features and areas, and the environment;
 - v. Social and community considerations;
 - vi. Cultural heritage and archaeological resources;
 - vii. Noise, dust and vibration, in accordance with Provincial Standards;
 - viii. The removal and placement of fill, topsoil or overburden;
 - ix. Demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal official plan;
 - x. Other matters identified by the Province, County, or local municipality, or identified in the local municipal official plan; and,
 - xi. Requirements under the *Aggregate Resources Act*.
- e) The County's Aggregate Resources Master Plan may rely on studies prepared in response to policy 4.4.2.1 (c) and take into account the potential cumulative impacts that may result from proposed new or expanding *mineral aggregate resource operations* when added to other past, present and known *mineral aggregate resource* applications in the vicinity. The cumulative impact assessment will be undertaken in consultation with local municipalities, applicable Conservation Authorities, aggregate operation owner/applicants, and the public.
- f) A pre-application consultation meeting with the Province, County, local municipality and applicable Conservation Authority will be required to ensure that any specific requirements for each of the agencies are addressed to avoid overlap among the required studies, and such that the studies can satisfy all the requirements of the identified agencies. Following the pre-application consultation meeting, the County and/or local municipality to the extent of its jurisdiction, may appropriately scope, waive, or establish a peer review or other suitable evaluation process for any required study, at the expense of the applicant.
- g) Where the licensee has circulated an application under the *Aggregate Resources Act*, to expand an existing licensed *mineral aggregate operation* or increase the depth of extraction which does not require the approval of a *development* application, the County and local municipality will review and provide comments on the application to the Province in the context of all policies in this Plan that would apply to an application for a new or expanding *mineral aggregate operation*.
- h) The County will encourage the Province to ensure that all appropriate requirements resulting from the review of an application for a new or expanding

mineral aggregate operation are imposed and enforced as conditions on the license or through the site plan required under the *Aggregate Resources Act*, particularly as it relates to the matters identified in Section 4.4.2.1 c).

4.4.2.2 Rehabilitation

The County will require the rehabilitation of *mineral aggregate resource operations* after the extraction and other related activities has ceased.

It is the policy of the County that:

- a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations, in consideration of the County Plan and local municipal official plan, as well as the opportunity to accommodate parks and open space uses.
- b) Comprehensive and coordinated rehabilitation planning is encouraged where there is a concentration of *mineral aggregate operations*.
- c) In *prime agricultural areas*, on *prime agricultural land* the extraction of *mineral aggregate resources* is permitted as an interim use provided the site will be rehabilitated back to an *agricultural condition*. Complete rehabilitation back to an *agricultural condition* is not required if:
 - i. There is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - ii. Other *mineral aggregate resource* extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other *mineral aggregate resource* extraction alternatives will include *mineral aggregate resources* in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *settlement areas*, and, resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3 lands; and,
 - iii. Agricultural rehabilitation in remaining areas is maximized.
- d) Local municipal official plans may establish policies for the removal of *accessory buildings, structures* and uses after the *mineral aggregate operation* ceases.

4.4.3 Mineral Resources

At the time of preparing the Official Plan, there are no known *mineral resources* (metallic and industrial *minerals*) identified in Dufferin County that are designated under the *Mining Act*. Should such *mineral resources* be identified, they will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. In the event that mineral resources are identified, this Plan and the respective local municipal official plans will be amended to identify the location of these *minerals*, and establish appropriate policies for the management of the resource, in accordance with provincial policy.

4.4.4 Petroleum Resources

Throughout Dufferin there is a potential for the exploration, discovery and production of *petroleum resources*. The PPS protects petroleum resources for long-term use and generally discourages development and activities on those lands or adjacent lands that would preclude or hinder the establishment of new operations or access to petroleum resources, excepting if the resource is not feasible, or the proposed land use or development serves a long-term public interest, and issues of public health, public safety and environmental impact are addressed.

It is the policy of the County that:

- a) In areas of known *petroleum resources* and *significant areas of petroleum resource potential, development* and activities in these resource areas or on *adjacent lands*, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. Resource use would not be feasible; or
 - ii. The proposed land use or *development* serves a greater long-term public interest; and,
 - iii. Issues of public health, public safety and environmental impact are addressed.
- b) *Petroleum resource operations, exploration and drilling under the Oil, Gas and Salt Resources Act* will be permitted within the *prime agricultural area and rural lands* provided the site is *rehabilitated* to the pre-activity land capacity and/or *agricultural condition*. Such use will minimize impacts by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section 5.0 of this Plan, regarding *development* within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential impacts are minimized.

- c) *Petroleum* exploration and production under the *Oil, Gas and Salt Resources Act* is subject to the policies of the local municipal official plan and may require an amendment to the local municipal official plan to permit the use.

4.4.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts will be permitted, without the need for a County Official Plan amendment or local municipal official plan amendment or local municipal zoning by-law amendment under the Planning Act in all areas except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities as identified in local municipal official plans. At their discretion, local municipalities may require site plan approval for the development of wayside pits and quarries, portable asphalt plants and portable concrete plants.

All areas used for either *wayside pits and quarries, portable asphalt plants, and/or portable concrete plants* will be *rehabilitated*. The local municipal official plans will provide more detailed policies with respect to the permissions and land use policies for *wayside pits and quarries, portable asphalt plants, and portable concrete plants*.

4.4.6 Cultural Heritage and Archaeology

It is the policy of the County that:

- a) Protected heritage property, which may contain built heritage resources or significant cultural heritage landscapes shall be conserved;
- b) Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved;
- c) Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved;
- d) Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources; and,
- e) Planning authorities shall engage with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

5.0 NATURAL HERITAGE AND WATER RESOURCES

The County and local municipalities will encourage the protection and enhancement of natural heritage features and functions and the protection and conservation of water resources.

The Plan implements a County-wide Natural Heritage System to support the overall diversity and interconnectivity of the natural heritage features and areas. The County recognizes and supports the implementation of provincial policy and legislation which seek to protect and manage *development* within the *significant* landforms and areas that encompass areas of the County, such as the Greenbelt Plan, Niagara Escarpment and the Oak Ridges Moraine.

5.1 Objectives

The County's objectives related to the protection and conservation of natural heritage and water resources include:

- a) Protect, restore or where possible enhance natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area.
- b) Protect, restore or where possible enhance natural heritage features and the environment, and recognize the importance of Provincially significant landscapes and land forms located within the Niagara Escarpment Plan, the Oak Ridges Moraine, and the Greenbelt Plan Area.
- c) Implement a *Natural Heritage System* to reinforce the protection, restoration or, where possible, enhancement of natural heritage features and functions and strengthen and promote their interconnectivity, for the overall environmental health of the County.
- d) Direct *development* and *site alteration* away from *significant natural heritage features and areas*.
- e) Protect water resources and sourcewater areas from contamination and degradation in order to improve the *quality and quantity of water*.
- f) Natural heritage features and areas will be protected for the long-term.

5.2 Natural Heritage System

A Natural Heritage System has been mapped to support a comprehensive, integrated, and long-term approach to planning for the protection of the County's natural heritage and biodiversity.

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



- a) Schedule E identifies specific Natural Heritage Features, such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, woodlands, and unevaluated wetlands which should form the basis for the identification of the natural heritage system. The identification of natural heritage features and areas, and related policies are provided in Section 5.3.
- b) Schedule E1 illustrates the County-wide Natural Heritage System, which includes the Provincial Plan natural heritage systems, as well as the natural heritage features and areas that are identified on Schedule E, in addition to watercourses, and associated flooding hazards, steep slopes, unstable soils and erosion hazards, which establish linkages between the natural heritage features and areas. The Provincial Plan natural heritage systems include the Escarpment Natural Area and Escarpment Protection Area of the Niagara Escarpment Plan, the Natural Heritage System of the Greenbelt Plan, and the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan.
- c) The County and local municipalities recognize that a natural heritage and open space system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The County and local municipalities will consider all options for the acquisition of land associated with natural heritage features and areas, functions and linkages in accordance with the land acquisition policies of this Plan. Notwithstanding the options for the acquisition of lands as part of a natural heritage and open space system strategy, the County, local municipalities, or any other public agency will not be obligated to acquire or purchase any land containing natural heritage features and areas.
- d) The natural heritage features and areas under private ownership continue to be private and their identification as such features in no way increases their accessibility to the public or their eligibility for acquisition by the local municipalities, or any other conservation group or agency.
- e) The County and local municipalities will encourage the creation of a linked NHSS through the integration of:
 - i. Natural heritage features and areas as identified and described in Section 5.3, including land owned by the local municipalities, Provincial and Federal Ministries, and land trusts;
 - ii. Natural corridors such as streams, *flood plains*, steep slopes, valleys, contiguous narrow woodlands and wetlands that connect two or more natural heritage features;
 - iii. Existing municipal rights-of-way;
 - iv. Established and proposed service and *utility* corridors, where appropriate;
 - v. Existing public parkland and open space lands;

- vi. Watercourses, where appropriate;
- vii. Trails and pathways;
- viii. Linkages provided through the draft plan of subdivision approval process;
- ix. Agreements with private landowners; and,
- x. Land acquisition.

5.3 Natural Heritage Features and Functions

The County encourages the protection, restoration, or where possible, enhancement of natural heritage features and associated functions. While the location and significance of these features has yet to be determined in some cases, all of these features need to be considered when applications for *development* and *site alteration* are being evaluated. It is recognized that additional natural heritage features may be identified by the County, local municipalities, applicable Conservation Authority's and/or the Ministry of Natural Resources and Forestry.

Schedule E is intended to reflect the following known natural heritage features and areas:

- i. *Provincially Significant Wetlands* (which are also designated on **Schedule B**);
- ii. *Provincially Significant Areas of Natural and Scientific Interest (ANSI)*, including Earth Science and Life Science ANSI's;
- iii. *Woodlands*; and,
- iv. *Unevaluated wetlands* and locally or regionally significant *wetlands*.

The boundaries of these features and areas are considered to be approximate, and their boundaries may be further refined without an amendment to this Plan.

An ecological site assessment by a qualified professional will be required for *development* applications where natural vegetation or landscape features exist on or near the property. Where natural heritage features and areas are identified, a more detailed assessment of the feature will be undertaken to determine the significance of the natural heritage feature and areas.

Where any land within a *Provincially Significant Wetlands* designation on **Schedule B** or a natural heritage feature and area identified on **Schedule E** is held under private ownership, this Plan will not be construed as implying that such areas are free and open to the general public. The local municipal official plans will provide more detailed policy guidance with respect to the identification and protection of *natural features and areas*, and consistent with the policies of this Plan.

Development and Site Alteration

- a) *Development and site alteration* will not be permitted in *significant wetlands*.
- b) *Development and site alteration* will not be permitted in
 - i. *Significant woodlands*;
 - ii. *Significant valleylands*;
 - iii. *Significant wildlife habitat*; and,
 - iv. *Significant areas of natural and scientific interest*,
unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
- c) *Development and site alteration* will not be permitted in *fish habitat* except in accordance with Provincial and Federal requirements.
- d) *Development and site alteration* will not be permitted in *habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.
- e) Nothing in the policies of Section 5.2 and 5.3 are intended to limit the ability of *agricultural uses* to continue.

Determining Significance

It is the policy of the County that:

- a) The responsibility for determining the significance of *significant wetlands*, *significant areas of natural and scientific interest*, and *habitat of endangered species and threatened species*, rests with the Province of Ontario. As new information becomes available, this Plan will be amended as appropriate to ensure that the information is as up to date as is feasible.
- b) This Official Plan includes criteria to determine whether the *woodlands* shown on **Schedule E** are *significant*. A woodland would be classified as being *significant* if it is determined to be an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.
- c) This Official Plan includes criteria to determine what valleyland areas or *wildlife habitat* areas in the County are *significant*. These features would be considered *significant* if they are considered to be ecologically important in terms of

features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*.

- d) Where technical papers are in effect related to *provincial plans*, the criteria for determining significance, as provided in the technical papers will prevail over any County or local municipal official plan policy within the specific *provincial plan area*.
- e) An ecological site assessment by a qualified professional will be required for *development* applications where natural vegetation or landscape features exist on or near the property. Where natural heritage features and areas are identified, a more detailed assessment of the feature will be undertaken to determine the significance of the natural heritage feature.

5.3.1 Provincially Significant Wetlands

Provincially Significant Wetlands in the County will be protected and conserved. If any additional *Provincially Significant Wetlands* are identified during the planning horizon, this Plan will be amended.

It is the policy of the County that:

- a) Provincially Significant Wetlands are designated on Schedule B, and will be designated in the local municipal official plans.
- b) No development or site alteration will be permitted within Provincially Significant Wetlands.
- c) The contiguous land adjacent to Provincially Significant Wetlands represents an area where it is likely that development or site alteration would have a negative impact on the feature or area. Development and site alteration will not be permitted on land adjacent to a Provincially Significant Wetland, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. For the purposes of this policy, the extent of adjacent land will be defined as 120 metres. An Environmental Impact Study (EIS) will be required for all development proposals within 120 metres of a Provincially Significant Wetland. Prior to considering development and/or site alteration, the County and/or local municipality, in consultation with the applicable Conservation Authority, will be satisfied that the EIS demonstrates that there will be no negative impacts on the Provincially Significant Wetland and the sustaining ecological and/or hydrologic functions.
- d) The boundaries of Provincially Significant Wetlands will be defined based on information from the Ministry of Natural Resources and Forestry. The boundaries of Provincially Significant Wetlands may be refined without an amendment to this Plan provided approval is obtained by a qualified professional and submitted to the County and the Ministry of Natural Resources and Forestry. The addition or

removal of a Provincially Significant Wetland will require an amendment to this Plan.

5.3.2 Habitat of Endangered Species and Threatened Species

The *habitat of endangered species and threatened species* is not shown on **Schedule E**, since species and habitat information is limited or not published. *Habitat of endangered and threatened species* are listed or categorized on the Ontario Ministry of Environment, Conservation and Parks, Conservation and Parks official Species at Risk list, as updated and amended from time to time. The Ministry of Environment, Conservation and Parks, Conservation and Parks administers the *Endangered Species Act, 2007* (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the Ministry of Environment, Conservation and Parks, Conservation and Parks 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 Planning Statement. For the purposes of the Provincial Planning Statement, the Ministry of Environment, Conservation and Parks, Conservation and Parks is responsible for approving the delineation of *habitat for endangered and threatened species*. *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.

5.3.3 Areas of Natural and Scientific Interest

Earth Science and Life Science ANSI's are identified on **Schedule E**. *Development and site alteration* will not be permitted within or *adjacent to ANSI's* 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 *EIS*.

5.3.4 Woodlands

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 illustrated on **Schedule E**. Some areas may not be identified since the exact boundaries of mapped areas may change over time. *Development and site alteration* will not be permitted within or *adjacent to significant woodlands* 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 *EIS*.

5.3.4.1 Criteria for Identifying Significant Woodlands

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

- a) The Woodland accounts for between 5-60% of the land cover and is between 2 to 50 hectares in area;

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

- h) The Woodland has a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention
- i) The Woodland has important identified appreciation, education, cultural or historic value

5.3.5 Wildlife Habitat Areas

A *wildlife habitat* area is an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. *Development* and *site alteration* will not be permitted within or *adjacent* to *significant wildlife habitat* areas 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 *EIS*. *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 corridors.

5.3.6 Unevaluated Wetlands and Locally or Regionally Significant Wetlands

Wetlands that are not classified as *Provincially Significant Wetlands* are considered *unevaluated wetlands* or *locally or regionally significant wetlands*. *Unevaluated wetlands* and *locally or regionally significant wetlands* are identified on **Schedule E**, based on available information. Prior to *development* or *site alteration* within or *adjacent* to any *unevaluated wetland* an evaluation will be required to determine its significance.

Development and *site alteration* will not be permitted within any *unevaluated wetland* or *locally or regionally significant wetland* or *adjacent land* 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 *EIS*.

5.3.7 Fish Habitat

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.

Development and *site alteration* will not be permitted in or *adjacent* to *fish habitat* except in accordance with Provincial and Federal requirements.

5.3.8 Watercourses

It is the intent of this Plan to protect natural watercourses from incompatible *development* to minimize the impacts of such *development* on their function.

5.3.9 Adjacent Lands

Adjacent lands, as referenced in Sections 5.3.1 through 5.3.7, are the lands contiguous to a natural heritage feature or area where *development* or *site alteration* may have a

negative impact on the natural heritage feature or area. For the purposes of this Official Plan, *adjacent lands* are determined to include all lands within the specified distance of the boundary of natural heritage features and areas as set out in Table 5.1.

Table 5.1 – Natural Heritage Feature Extend of Adjacent Lands

Natural Heritage Feature	Extent of Adjacent Lands (metres)
<i>Provincially Significant Wetlands</i>	120 (m)
<i>Significant Habitat of Endangered Species and Threatened Species</i>	120 (m)
<i>Significant Woodlands</i>	120 (m)
<i>Significant Wildlife Habitat</i>	120 (m)
<i>Significant Valleylands</i>	120 (m)
<i>Fish Habitat</i>	120 (m)
<i>Provincially Significant Areas of Natural and Scientific Interest – Life Science</i>	120 (m)
<i>Provincially Significant Areas of Natural and Scientific Interest – Earth Science</i>	50 (m)
<i>Unevaluated wetlands</i>	120 (m)
<i>Locally or Regionally significant wetlands</i>	120 (m)

No development or site alteration will be permitted on *adjacent lands* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated, through an *EIS*, that there will be no *negative impact* on the natural features or their *ecological functions*.

5.3.10 Vegetative Protection Zone

For lands within a provincial plan area, the applicable provincial plan policies regarding the identification of vegetative protective zones apply, as do the associated policies regarding the minimum vegetative protective zone buffer area and prohibition of development and site alteration within them.

5.3.11 Environmental Impact Studies

Where the policies of this Plan require that an *Environmental Impact Study (EIS)* is be prepared, such an *EIS* will be prepared in accordance with the policies of the local municipal official plan and the requirements of this Section.

The purpose of an *Environmental Impact Study* is to:

- 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;
- b) To determine whether there are any additional natural heritage features on the lands and *adjacent lands*; and,
- 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 ecological and hydrological functions.

The County and local municipality, in consultation with the applicable Conservation Authority or Niagara Escarpment Commission, where applicable, may scope the EIS requirements based on a review of the proposed *development* and/or *site alteration* and the associated natural heritage features and areas.

The County and local municipality, in consultation with the applicable Conservation Authority must be satisfied with an *EIS* prior to the granting of *development* approvals.

The recommendations of an *EIS* will be implemented through official plan amendments, zoning by-laws, subdivision conditions, *site plan control*, and/or applicable regulations.

Where *development* and *site alteration* is proposed within the Niagara Escarpment Plan Area, the Niagara Escarpment Commission must be satisfied with an *EIS* prior to the granting of *development* approvals.

Before *development* is approved in the area subject to the *EIS*, the *EIS* will demonstrate that the relevant policies of this Plan and the local Official Plan are met, and *provincial plans* where applicable. The *EIS* should also demonstrate that the use will not have a *negative impact* on *significant* natural heritage features and related *ecological functions*.

An *EIS* will be prepared by a qualified professional will include identification of the potential impacts from the proposed *development* and *site alteration* and will propose mitigation measures to appropriately protect and/or conserve the values of the associated *natural features and areas*. The *EIS* should also identify potential linkages between and among natural heritage features and areas, surface water and ground water features to support the implementation of the County's *natural heritage system*.

5.4 Water Resources and Source Water Protection

5.4.1 Water Resources

The County contains many *rivers, streams and small inland lake systems* that support the *natural environment* and the County's communities. The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management



and the protection of surface and groundwater resources and associated natural heritage features and areas allows for the continuance of a healthy environment.

It is the policy of the County that:

- a) The County will protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long-term planning.
- b) The County and local municipalities will work cooperatively with the Ministry of Natural Resources and Forestry and Conservation Authorities in dealing with land management issues within the *watersheds* draining to any of the watercourses, including those that extend beyond the County.
- c) The County and local municipalities will support appropriate flood control management programs of the Ministry of Natural Resources and Forestry and Conservation Authorities.
- d) The County and local municipalities will encourage the protection and restoration of natural heritage features and areas to improve the *quality and quantity of water*.
- e) Under the very limited circumstances where permitted by this Plan, *development applications* that propose to make use of a private water source, such as any commercial, industrial, or any other large water user, which proposes to extract a minimum of 50,000 litres/day, will be required to submit a detailed hydrogeological study to determine the suitability of the lands for groundwater extraction in addition to acquiring any water taking permits/studies required by the Ministry of the Environment and under the *Ontario Water Resources Act* to ensure protection of the natural ecosystem, fair sharing and conservation of water, and prevention of unacceptable interference with other water users. The permits/studies will be prepared to the satisfaction of the County, local municipalities, and the Province.
- f) The County and local municipalities will require the use of stormwater management facilities on-site and/or downstream of new *developments*, where appropriate, to mitigate *development* impacts on stormwater quantity and quality and in accordance with Section 7.3.2.
- g) In cooperation with the private sector and the community, the County and local municipalities will encourage the reduction of water consumption levels through the promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new *development*.
- h) The County and/or local municipalities may establish sector-specific targets for water use reductions.
- i) The County and local municipalities will contribute to and promote a culture of water conservation among all public, private, and community groups and local



citizens and aim to encourage the efficient and *sustainable* use and protection of water resources.

- j) The County and local municipalities, where possible, will encourage and promote the health of watercourses by:
 - i. Requiring the conservation and enhancement of natural stream bank vegetation and promote suitable erosion control methods;
 - ii. Promoting tree planting along watercourses, where possible, to enhance the natural corridor function, provide for cool water temperatures and protect watercourse banks from erosion;
 - iii. Encouraging best management practices and that interim measures are utilized during construction projects adjacent to watercourses to reduce sedimentation and erosion; and,
 - iv. Promoting the use of *adjacent lands* to watercourses, provided there is an appropriate buffer from the watercourse, for pedestrian movement and passive recreation areas, where feasible.
- k) The County encourages local municipalities to undertake *watershed planning* with the applicable conservation authorities to inform planning for sewage and water services and stormwater management, including *low impact development*, and the protection, improvement or restoration of the *quality and quantity of water*.

5.4.1 Sourcewater Protection

The protection, conservation and careful management of groundwater resources is necessary to meet the present and future needs of residents, businesses, visitors, and the flora and fauna within the *natural environment*. Surface and groundwater must be protected across the County to ensure a clean water baseflow for creeks, streams, ponds and *wetlands*, and to ensure the protection of the quality and quantity of drinking water sources.

It is the policy of the County that:

- a) The County and local municipalities will support and participate in initiatives that implement the *Clean Water Act*, where necessary and appropriate, and ensure coordination amongst local municipalities. It is recognized that at the time this Plan was prepared *Source Protection Plans* are in the process of being approved. Once the *Source Protection Plans* are approved, an amendment to this Plan and the local municipal official plans will be required to implement the *Source Protection Plans* through appropriate official plan policies and mapping. Until such time as these Plans are amended, the local municipal official plans will continue to provide policy guidance with respect to the protection of source water drinking water sources, including *designated vulnerable areas*, wellhead protection areas, significant groundwater recharge areas, and areas susceptible



to groundwater contamination and depletion. **Appendix 2** illustrates boundaries of the Source Protection Plans applicable to the County, and identifies the municipal wellhead protection areas and *vulnerable* aquifer areas based on the associated Source Protection Assessment Reports. **Modification 11a subject to appeal**

- b) The County and local municipalities will support the implementation of restrictions on *development* and *site alteration* to protect all municipal drinking water supplies and *designated vulnerable areas*, and protect, improve or restore *vulnerable* and sensitive surface and *ground water features* and their *hydrologic functions*.
- c) Prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted.
- d) Prior to approval of new or expanded development within well head protection areas Q2-A1 and Q2-A2 (shown as "Water Quantity Area" on Appendix 2), the proponent shall demonstrate that pre-development groundwater recharges rates will be maintained and/or where possible, improved.
- e) Local municipalities shall further identify within their official plans the time of travel zone/areas within the Wellhead Protection Areas.
- f) Local municipalities shall implement source water protection policies and regulations through the development approval process at the local level.

6.0 NATURAL AND HUMAN-MADE HAZARDS

The policies of this Plan seek to protect the residents, property and natural environment of the County by managing natural and human-made hazards, which may represent a risk to human health and/or safety or may pose constraints to *development*. Such hazards may include flood susceptibility, erosion susceptibility resulting from steep slopes and unstable soils, and potential hazards associated with waste disposal sites, potentially contaminated lands, and land uses which may pose unacceptable levels of noise, vibration or odour.

6.1 Objectives

The County's objectives related to natural and human made hazards include:

- a) Reduce the potential for public cost or risk to the County residents from natural or human-made hazards.
- b) Direct *development* away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.
- c) Promote the *redevelopment* and revitalization of contaminated or potentially contaminated lands for reintegration into the community.
- d) Minimize potential land use conflicts by ensuring compatibility amongst land uses and activities.

6.2 Natural Hazards

It is the intent of the County and local municipalities to protect life and property by mitigating natural and human-made hazards, which may represent constraints to *development*. *New development* should only take place in areas that are not susceptible to hazards. *Natural hazard lands* are lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions, which are severe enough, if developed upon, to pose a risk to occupants including loss of life, property damage and social disruption.

The County and local municipalities will consider the potential impacts of climate change that may increase the risk associated with natural hazards, and in consideration of the policies in Section 7.6.

The County and/or local municipalities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

Local municipal official plans will identify hazards and provide associated policies which achieve the intent of this Plan.

6.2.1 Flooding Hazards, Steep Slopes, Unstable Soils and Erosion Hazards

Development will be directed away from areas of natural hazards including *flooding hazards*, and lands subject to hazards due to steep slopes, unstable soils and/or *erosion hazards*. *Development* of such areas may be considered provided that the risks of the existing or potential hazards can be satisfactorily mitigated.

It is the policy of the County that:

- a) Development will be directed to areas outside of flooding hazards, erosions hazards, and hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.
- b) *Development and site alteration* will not be permitted within:
 - i. Areas that would be rendered inaccessible to people and vehicles during times of *flood hazards* and *erosion hazards*, unless it has been demonstrated that the site has safe access, as defined by the applicable conservation authority, appropriate for emergency response resources, the nature of the *development* and the natural hazard; and,
 - ii. A *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
- c) The replacement of existing buildings or structures, or minor additions to existing buildings or structures, may be permitted on an existing *lot* of record in a *flood plain* subject to the policies of this Plan and the local municipal official plan policies and subject to approval from the applicable Conservation Authority and/or Ministry of Natural Resources and Forestry. Lot creation will be directed to areas outside of a *flooding hazard*.
- d) Notwithstanding Section 6.2.1 b), *development and site alteration* may be permitted in certain areas associated with a *flooding hazard* along *river, stream and small inland lake systems* in those exceptional situations where a *Special Policy Area* has been approved by the Province, in accordance with Provincial Policy. Currently, there are no *Special Policy Areas* designated within the County.
- e) Notwithstanding Section 6.2.1 b), *development and site alteration* may be permitted in certain areas associated with a *flooding hazard* along *river, stream and small inland lake systems* where development is limited to uses by their nature which must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- f) Uses prohibited from locating in *hazardous lands* including the *flood plain* or on lands that may be susceptible to a *flooding hazard*, or *erosion hazard* include:
 - i. An essential emergency service such as that provided by fire, police and ambulance stations, telecommunications and electrical substations;

- ii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances;
 - iii. Uses associated with the administration of government, justice, or corrections; and,
 - iv. Additional residential units.
- g) Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.
- h) Further to Section 6.2.1 g), and except as prohibited in Section 6.2.1 b) and f), *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
- i. *Development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
 - ii. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - iii. New hazards are not created, and existing hazards are not aggravated; and,
 - iv. No adverse environmental impacts will result.
- i) The stable top of the bank will be determined by a qualified Professional, in consultation with the County and/or local municipality and Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.
- j) A geotechnical study or engineering analysis may be required in order to determine the feasibility of proposed *development* adjacent to *hazardous lands*. A minimum setback may be included in the implementing zoning by-law.

6.2.2 Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation

Certain lands within the County are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province, which is implemented by the relevant Conservation Authority or other public agency. The Regulation Limit represents a compilation of various information including wetlands, engineered *flood plain* mapping, estimated *flood plain* mapping and *erosion hazards*. The extent of these regulated areas and features are subject to adjustment as



confirmed by site visits and studies. The respective Conservation Authorities should be consulted for details and the implementation of the regulation. **Appendix 1** identifies the Conservation Authority jurisdictions for information purposes.

Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland will require permission or clearance from the applicable Conservation Authority, as required.

6.2.3 Wildland Fire Hazards

Certain lands within the County have been identified as areas that may be unsafe due to the presence of *hazardous forest types for wildland fire*. *Development* will generally be directed to areas outside lands identified as a high to extreme risk for *wildland fire*, unless the risk may be appropriately mitigated.

It is the policy of the County that:

- a) *Development* will generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*. Potential forest hazard classifications for *wildland fire* identified as high to extreme risk for *wildland fire* are illustrated on **Appendix 3**. **Appendix 3** is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for *wildland fire*. Where updated and/or more detailed assessments are undertaken, **Appendix 3** may be revised without requiring an amendment to this Plan.
- b) *Development* may be permitted in lands with *hazardous forest types for wildland fire* where risk is mitigated in accordance with the *wildland fire assessment and mitigation standards*, as identified by the Ministry of Natural Resources and Forestry.
- c) In the absence of detailed municipal assessments, proponents of *development* applications will undertake a site review to assess for the presence of areas of high to extreme risk for *wildland fire* on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for *wildland fire* are present, measures must be identified as to how the risks will be mitigated.
- d) Environmentally appropriate mitigation measures will be promoted. *Wildland fire* mitigation measures which would result in *development* or *site alteration* will not be permitted in *significant wildlife habitat* unless it has been demonstrated that there will be no *negative impacts* on the natural features or ecological functions.
- e) Local municipalities are encouraged to implement more detailed policies in their respective local municipal official plans to address natural hazards associated with *wildland fires*, and in conformity with the policies of this Plan.

6.3 Human-Made Hazards

6.3.1 Waste Disposal Sites

The location of new waste disposal sites and the expansion of existing waste disposal sites will require an amendment to this Plan and the local municipal official plan. *Development* within proximity to waste disposal sites will be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*.

It is the policy of the County that:

- a) Closed and active waste disposal sites in the County are identified on **Schedule F** of this Plan, and will be identified in the local municipal official plans.
- b) *Development* proposals within 500 metres of any closed or inactive waste disposal site will be accompanied by a study prepared by the proponent that satisfies the County and local municipality and the requirements of the Ministry of the Environment guidelines related to land uses on or near landfills and dumps. The study will address any mitigation measures required.
- c) Use of any closed waste disposal site will be in accordance with the Environmental Compliance Approval.
- d) New waste disposal sites, or expansions thereto, are not contemplated within the horizon of this Plan and will only be considered through an amendment to this Official Plan and in accordance with the requirements of the *Environmental Assessment Act*.
- e) Notwithstanding policy d), wherever practical and feasible, methane or other greenhouse gas emissions from *waste management systems* will be captured and used as an *alternative energy source* for the County and its surrounding areas. Additional opportunities for other *renewable energy undertakings* on any of the waste disposal sites will be supported.

6.3.2 Petroleum Wells

Development within proximity to petroleum resource operations will be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*.

It is the policy of the County that:

- a) Known petroleum wells are identified on **Schedule F** of this Plan and will be identified in the local municipal official plans.
- b) New *development* will be set back 75 metres from existing petroleum wells and associated works, with this setback being equivalent to the required setback under the *Oil, Gas and Salt Resources Act* for new wells from existing development.

6.3.3 Potentially Contaminated Lands

Potentially contaminated lands represent a potential hazard to human health, ecological health and the *natural environment*, but also represent opportunities for potential *redevelopment* and reintegration into the community, if they are properly remediated to suit a new use of the site.

It is the policy of the County that:

- a) The County and local municipalities will encourage remediation and their appropriate *redevelopment*, of contaminated sites, or land adjacent to known or potentially contaminated sites, in accordance with provincial regulations and procedures and the policies of this Plan and the local municipal official plan.
- b) For land with a historic use which may have resulted in site contamination or land adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) will be prepared as part of the *development* approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.
- c) The County and local municipalities will encourage owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.
- d) *Development* may only be permitted on, abutting or adjacent to contaminated sites if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.

6.3.4 Environmental Procedures for Potentially Contaminated Lands

If the site of a proposed use or development is in the opinion of the County, local municipality or other approval authority known or suspected to be a contaminated site, the local municipality will require that prior to permitting *development* on the site, the proponent will complete the following to the satisfaction of the County or other approval authority:

- a) Environmental Site Assessment (ESA) in accordance with Ministry of Environment, Conservation and Parks guidelines; and,
- b) Site restoration in accordance with a remedial plan, where the need for remediation is identified.

Where an ESA has determined that contamination exists, no development will be permitted until such time as the completion of any required decommissioning and/or remediation of the site, and a Record of Site Condition (RSC) has been prepared by a Qualified Person confirming that site soil conditions meet provincial criteria for the proposed use.

The local municipal official plans may establish more detailed procedures and requirements to address the remediation of contaminated sites.

6.3.5 Noise, Vibration, Odour and Other Contaminants

Managing noise, vibration and odour levels is important to ensuring health and well-being, and in managing appropriate relationships between major facilities, *sensitive land uses*, land uses that emit noise, vibration and/or odour, and certain elements of the *transportation system*.

It is the policy of the County that:

- a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with the Ministry of the Environment sound level criteria/guidelines. In addition, the proponent must demonstrate the following:
 - i. There is an identified need for the proposed use;
 - ii. Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - iii. Adverse effects to the proposed sensitive land use are minimized and mitigated; and,
 - iv. Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
- b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Ministry of the Environment sound level criteria and/or guidelines.
- c) Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria will be permitted.
- d) The *development* of new employment uses and *sensitive land uses* will have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and *sensitive land uses*.
- e) For any proposed *development* of a *sensitive land use* in proximity to a Provincial Highway, a noise and vibration study will be required to be submitted by a proponent, prepared by a qualified acoustical consultant, in accordance with the appropriate provincial guidelines, to the satisfaction of the County and/or local municipalities, and/or other jurisdiction prior to *development* approval. The recommendations of the approved noise and vibration report will be incorporated in the *development* agreement for implementation, as approved.



- f) The County and/or local municipalities will support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The County and/or local municipalities will support agencies and firms in the *development* of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.
- g) *Development* proposals for uses that involve the storage or processing of *hazardous substances* or contaminated materials, including water, will demonstrate, to the satisfaction of the County and/or local municipalities that they will comply with all relevant Provincial and/or Federal regulations.
- h) The County and local municipalities shall safeguard the long-term viability of existing or planned industrial, manufacturing, and other *major facilities* that are vulnerable to encroachment. The County and local municipalities will ensure that the *development* of adjacent *sensitive land uses* is only permitted under the following conditions:
 - i. Potential adverse impacts on proposed *sensitive land uses*, including but not limited to noise, vibration, emissions, and safety concerns, must be identified, minimized, and appropriately mitigated;
 - ii. The impacts of proposed *sensitive land uses* on existing or planned industrial, manufacturing, and other *major facilities* must also be minimized and mitigated to ensure these facilities can continue to operate effectively; and,
 - iii. All mitigation measures and planned decisions are consistent with provincial guidelines, standards, and procedures.



7.0 TRANSPORTATION, INFRASTRUCTURE AND SERVICING

Growth and *development* is serviced through a system of *infrastructure*, which include the roads and parking facilities, trail systems, *sewage and water services*, stormwater facilities and *waste management systems, utilities* and telecommunications *infrastructure*, electricity generation facilities and transmission and distribution systems. These systems play an important role in defining the communities and areas within the County and ensuring their *sustainability*, in terms of community health, economic competitiveness and environmental awareness. The policies of this Plan, strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and *infrastructure* so they are financially viable over their life cycle; leverage the capacity of development proponents, where appropriate; and are available to meet current and projected needs.

Prior to considering the development of new or expanding *infrastructure* and *public service facilities*, the use of existing *infrastructure* and *public service facilities* should be optimized; and opportunities for *adaptive reuse* should be considered, wherever feasible.

7.1 Objectives

The County's objectives related to transportation, *infrastructure* and servicing are to:

- a) Promote the establishment of a comprehensive and efficient transportation system to move people and goods to support mobility and economic development objectives of the County.
- b) Support and encourage *active transportation* to contribute to the development of healthy, safe and *complete communities* and minimize auto-dependence.
- c) Support the implementation of the current Dufferin County Active Transportation Master Plan, through the establishment of trails and active transportation opportunities.
- d) Encourage local municipalities in their provision of *sewage and water services* which are environmentally and fiscally viable over their life cycle.
- e) Optimize the use of existing *infrastructure*, transit and public facilities prior to considering the development of new *infrastructure*.
- f) Plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission and distribution systems to meet current and projected needs.
- g) Establish effective stormwater management measures and encourage innovative approaches to support water quality maintenance and flood management.

- h) Support waste management initiatives which support waste diversion, reuse, reductions in material consumption and minimize impacts on the *natural environment*.
- i) Promote modern and robust telecommunications and *utilities infrastructure* which meets the needs of the County and growing businesses.
- j) Encourage energy efficiency and conservation which reduces impacts on air quality and the impacts of climate change.
- k) Support the coordination and efficient provision of *infrastructure* to accommodate growth in a fiscally and environmentally responsible manner.

7.2 Transportation System

The transportation system plays an important role in determining the quality of life within a community through the level of service and accessibility to employment, social, recreational and commercial opportunities. The transportation system, set out in **Schedule G** supports the establishment of a comprehensive and efficient *transportation system* to move people and goods.

In addition to all the applicable municipal and County requirements, all proposed *development* located in the vicinity of a Provincial Highway within the Ministry of Transportation's permit control area under the Public Transportation and *Highway Improvement Act*, will be subject to Ministry of Transportation approval.

7.2.1 Movement of People and Goods

The County provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, and rail corridors. The County has excellent access to higher-order *transportation systems* including Provincial Highways. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the County.

It is the policy of the County that:

- a) The County will undertake the preparation and ongoing maintenance of a County-wide Transportation Master Plan to assess the implications of growth and establish a long-term plan for the provision of *transportation systems*.
- b) The County and local municipalities will ensure the co-ordination between growth management and the *transportation systems*.
- c) The County will work with transportation industries to facilitate the efficient movement of goods by improving the level of service while maintaining community safety and minimizing risk.

- d) The County and local municipalities will ensure that appropriate transportation service, including support for active transportation, is provided to *settlement areas, employment areas* and commercial areas.
- e) The County and local municipalities will support the use of zero- and low-emission vehicles by integrating zero-emission vehicle considerations into long-term transportation planning.
- f) The County and local municipalities will ensure that designated commercial areas are serviced by roads with appropriate traffic capacity and support *active transportation*.
- g) The County will undertake planning studies in consultation with relevant stakeholders to identify truck routes. Through the passing of by-laws, the County and local municipalities may establish truck routes along County Roads, and other arterial roads and non-residential collector roads, thereby avoiding local roads in residential neighbourhoods, in order to protect residents from noise and corridor emission pollutants. The County and local municipalities will comply with the requirements of the *Public Transportation and Highway Improvement Act* while planning truck routes and consult with the Ministry of Transportation while planning truck routes to assess any potential impacts on the Provincial Highway system.
- h) The County will maintain and encourage the protection of rail corridors for other linear uses should they become abandoned.
- i) The County will encourage the efficient use of existing and planned *infrastructure*, including the use of *transportation demand management* strategies, where feasible.
- j) The County supports the protection of *major goods movement facilities and corridors* for the long term, by ensuring that *development* proposed on *adjacent lands* is compatible and supportive of the long-term purposes of the corridor as described in Ontario's Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe, and is designed to avoid, or where avoidance is not possible, mitigate or minimize *negative impacts* on and adverse impacts from the corridor and transportation facilities.
- k) The County will require a Transportation Impact Study for any proposal or development or site alteration in proximity to a County Road.

7.2.2 Provincial Highways and County Roads

The County has excellent access to higher-order *transportation systems* including Provincial Highways such as Highway 10, 9 and 89. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the County.

It is the policy of the County that:

- a) The following roads are identified on **Schedule G**:
- i. Provincial Highways; and,
 - ii. County Roads.
- b) The following minimum right-of-way road widths should be maintained where possible:
- i. Provincial Highways – As determined by the Province; and,
 - ii. County Roads – 30 metres.
- c) Requirements for local municipal roads under the jurisdiction of the local municipalities will be established by the local municipality.
- d) Where additional land is required for road widening and extensions, such land will be dedicated wherever possible, in the course of approving draft plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan. The dedication of such land will take into account the following:
- i. The extent of the right-of-way that may be required as established in the policies of this Plan and the local municipal official plan;
 - ii. Road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors, such as topography, historic building locations, grade separation, channelization, existing development or other unique conditions make the dedication of equal widenings is not feasible;
 - iii. The need to provide acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, sight triangles at intersections including intersections of road and a railway line, railway grade separations and/or any other traffic or road engineering consideration. The extent of the widening will be based on specific characteristics of the intersection and will be determined in accordance with accepted traffic engineering design criteria; and,
 - iv. Other requirements as established by the County, and/or local municipality.
- e) Any proposals to widen, extend, realign, or improve roads will consider natural heritage features and areas and their functions, and *cultural heritage landscape* factors and attributes of adjacent land, or by views created by the road. The County and/or local municipality may require that appropriate studies be undertaken prior to approval or endorsement of any proposals to widen, extend, realign or improve roads.

- f) The preservation and reuse of abandoned *transportation corridors* for purposes that maintain the corridor's continuous linear characteristics will be encouraged, whenever appropriate and feasible.
- g) The County supports more efficient use of the road network to improve the *active transportation* network, transit system and influence the built environment form to effect change in transportation mode choice. A land use pattern, density and mix of uses will be promoted, particularly within the *settlement areas* and along appropriate roadways within the County, thereby reducing the length and number of vehicle trips, complementing the increased level of *active transportation*.
- h) Safe and convenient pedestrian interfaces with roads will be encouraged wherever appropriate and practical.
- i) The impact of a *development* proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the County and/or local municipality and will generally include a traffic impact study. Only those *development* proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the County and/or local municipality will require, as a condition of *development* approval, that the proponent of the *development*:
 - i. Improve the transportation system to accommodate the proposed *development* to the satisfaction of the County and/or local municipality, without the County or local municipality incurring any costs;
 - ii. Make the necessary financial contributions for the required improvements; and/or,
 - iii. Dedicate rights-of-way for the development of roads.

7.2.2.1 Provincial Highways

Highways 9, 10 and 89 are designated Provincial Highways in the County. They are owned and maintained by the Ministry of Transportation.

The Ministry of Transportation's statutory authority for its Permit Control System, including highway access control, is set out in Sections 31, 34 (King's Highway) and 38 (controlled access highway) of the *Public Transportation and Highway Improvement Act*. Any *development* located within the Ministry of Transportation's permit control area under the *Public Transportation and Highway Improvement Act* is subject to Ministry of Transportation review and approval prior to the issuance of entrance, building and land use permits. These permits must be obtained prior to any construction being undertaken within the Ministry of Transportation's permit control area.

It is the policy of the County that:

- a) Where *development* is proposed in proximity to a Provincial Highway, Ministry of Environment, Conservation and Parks Noise Assessment Criteria will be applied.
- b) Direct access to a Provincial Highways is only permitted provided that the proponent of *development* meets the Ministry of Transportation's access management practices and principles and demonstrates to the satisfaction of the County, local municipality, and the Province that direct access is appropriate, considering the settlement structure and land use policies of this Plan and the local municipal official plan and the following:
 - i. The location of proposed access with respect to sight lines, topography and the geometric design of the highway; and,
 - ii. The effect of turning movements on through traffic taking into consideration the volume of traffic generated by the proposed land use, other existing direct accesses onto the highway within the immediate vicinity and the need for turning, acceleration and/or deceleration lanes.
- c) Where new *development* is abutting a Provincial Highway and a County or local municipal road, the *development* will seek to gain access from first the local municipal road wherever practical, followed by the consideration of the County Road, where possible.
- d) Only those uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to a patrol yard. The Ministry of Transportation owns and operates a patrol yard in the northeast corner of the Town of Shelburne, located at County Road 124, RR 3, #516116.
- e) The County will align planning processes with current and conceptual road infrastructure as identified in Ontario's Connecting GGH: A Transportation Plan for the Greater Golden Horseshoe.

7.2.2.2 County Roads

It is the policy of the County that:

- a) Where development is proposed in proximity to a County Road, Ministry of Environment, Conservation and Parks Noise Assessment Criteria will be applied.
- b) Direct access to County Roads from abutting properties is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road. Access to a County Road will require the approval of an entrance permit in accordance with the County's application procedures and entrance policies. Amongst several requirements in line with County policies and procedures, the relocation and/or removal of existing non-conforming access points will become conditions of approval where applicable.

- c) Existing County Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the County.
- d) County Road access points will be designed to the satisfaction of the County and be in locations that will not create a hazard due to impaired line of sight, or any other safety, transportation or land use planning consideration.
- e) The impact on County Roads and the determination of suitable access points will be assessed through the consideration of *settlement area* expansions and growth allocations, and in accordance with Section 3.5.

7.2.3 Active Transportation

A shift towards active lifestyles and increasing demands for *sustainable* modes of transportation presents a need for a useful and accessible walking and cycling network in the County. This Plan recognizes that *active transportation*, such as bicycle and pedestrian trails and paths contribute to complete communities, supports *sustainable* modes of travel, and contributes to the achievement of reducing greenhouse gas emissions and the County's Climate Action Plan. The County and local municipalities encourage the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes. The County supports the establishment of trails and the *active transportation* objectives as identified in the Dufferin County Active Transportation (DCAT) Master Plan, and identified on **Schedule H** and **H1** of this Plan.

The DCAT outlines the County's long-term strategy for improving conditions for *active transportation* in the County. The *active transportation* network plays an important role in the County by connecting communities and supporting County and local municipal tourism and *active transportation* objectives. The DCAT provides for a primary and secondary route network to accommodate various user groups. The primary network consists of trail and *active transportation* routes that are designed to connect the *urban settlement areas*, provide connections to surrounding municipalities and connect to regional trail systems. In the urban areas of Orangeville and Shelburne, the *active transportation* network generally utilizes routes that have been approved through previous plans in order to provide a continuous spine. The Secondary network includes routes that connect to the primary network and includes routes that showcase the County's geographic diversity and connect to key destinations.

It is the policy of the County that:

- a) The County and local municipalities will support the implementation of the DCAT Master Plan and trail network as identified in the DCAT and generally shown on **Schedule H** and **H1**. The proposed network facility types are outlined in the DCAT and associated Planning and Design Guidelines and will be considered in the implementation of the *active transportation* network. Local municipalities are encouraged to establish more detailed and comprehensive active transportation master plans which complement the DCAT Master Plan.

- b) The County and local municipalities will support the development of the *active transportation* network by considering cycling and pedestrian enhancements to County and local roads to implement the trails network when they are scheduled for improvements, and subject to the County and local municipality's capital works program.
- c) The County will consult and work cooperatively with the local municipalities, neighbouring municipalities, and community partners to ensure that the County-wide network is contiguous with local *active transportation* networks.
- d) The County and local municipalities will work towards providing safe bicycle and pedestrian paths, both along the roadway or separated from the roadway, on existing and proposed roads, on abandoned *transportation corridors*, on trail dedications or easements associated with rehabilitated *mineral aggregate operations*, and connecting parks and open spaces, as appropriate.
- e) The County and local municipalities are encouraged to interconnect existing walking trails and bicycle paths and, where feasible and appropriate, provide continuous trail system linkages, including linkages to trail systems in neighbouring municipalities.
- f) The County and local municipalities are encouraged to promote accessible and convenient trail systems within a reasonable distance from any trailheads.
- g) The County and local municipalities are encouraged to promote aesthetically pleasing, safe trail systems, for recreational and utilitarian purposes. Particular attention will be given to trail systems associated with natural assets including watercourses, parks, and natural features.
- h) The implementation of trail systems and active transportation facilities will be feasible in terms of the costs and benefits associated with the route selection. Healthy lifestyles, *sustainability*, and safety will be taken into consideration.
- i) The County and local municipalities will encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at places of employment and *community infrastructure*, facilities, and cultural and shopping locations, where appropriate.
- j) The County and local municipalities are encouraged, where applicable, to implement and operate an effective trail system maintenance program.
- k) The County and local municipalities in association with other organizations and agencies are encouraged to support the development and promotion of scenic, recreational and educational pathways and trails (such as the Bruce Trail) with well signed and interesting attractions along the Niagara Escarpment and connected multi-purpose trail systems throughout the County.

- l) The County and local municipalities are encouraged to support the use of active and inactive rail corridors for use as multi-use trails where feasible and appropriate.
- m) The County, local municipalities and partners will pursue alternative funding from other levels of government and the private sector to implement the *active transportation* and trail routes in the County, and have a lead role in public outreach and in promoting the benefits of *active transportation*.
- n) Local municipalities are encouraged through their official plans to require the dedication of lands for roads and *active transportation*, such as pedestrian and bicycle pathways, and public transit rights-of-way as a condition of subdivision approvals in accordance with the *Planning Act*.

7.2.4 Rail

The County supports the continuation of safe and efficient *rail facilities* and rail network within the County. *Development* adjacent to *rail facilities* will be carefully controlled to eliminate land use conflicts and ensure the safe and continued operation of the rail line.

It is the policy of the County that:

- a) Planning for uses in the vicinity of *rail facilities* will protect the long-term operation and economic role of the corridor.
- b) The County will encourage economic development opportunities associated with the rail transportation system, and or future public transit opportunities.
- c) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.
- d) Any proposed new *development* within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.
- e) For *development* adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the County and/or local municipality in consultation with the appropriate railway company.
- f) Proponents of *development* within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal *development applications*.

- g) The County supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 7.2.3.

7.2.5 Airports and Airfields

Airports must be appropriately designed, buffered and/or separated to prevent *adverse effects* from noise. New residential *development* and other *sensitive land uses* are prohibited in areas near *airports* above the 30 NEF/NEP, as set out on maps approved by Transport Canada, in order to protect *airports* from incompatible *development*.

It is the policy of the County that:

- a) Planning for uses in the vicinity of *airports* will protect the long-term operation and economic role of the *airport*.
- b) New residential *development* and other *sensitive land uses* will not be permitted in areas above 30 NEF/NEP as set out in local municipal official plans.
- c) *Redevelopment* of existing residential uses and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the *airport*.
- d) New *development* in areas below 30 NEF/NEP, but in close proximity to *airports* may be required to address noise and vibration and/or land use compatibility as established in local municipal official plans.
- e) New *development* permitted within the airport lands and other areas above the 30 NEF/NEP may be subject to a noise analysis to identify noise reduction features and other mitigation measures in accordance with the policies and guidelines of Transport Canada Aviation.
- f) New *development* within proximity to airfields will address compatibility issues related to land use, noise, dust and lighting, among other matters.

7.3 Sewage and Water Systems

7.3.1 Sewage and Water Services

The provision of *sewage and water services* is the responsibility of the local municipalities. The County will promote efficient and environmentally responsible *development* which is supportable on the basis of appropriate *sewage and water services* consistent with the Provincial Planning Statement.

7.3.1.1 Servicing Strategy

The County requires new *development* to proceed on the basis of *municipal water services* and *municipal sewage services*, where available or planned, and local municipalities are required to co-ordinate their approach to, and timing of, the

provision of water and sewage treatment through the preparation of an overall servicing strategy that will:

- a) Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing:
 - i. Municipal sewage services and municipal water services; and,
 - ii. Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible.
- b) Ensure that these services are provided in a manner that:
 - i. Can be sustained by the water resources upon which such services rely;
 - ii. Is feasible and financially viable over their lifecycle;
 - iii. Protects human health and safety, and the natural environment, including the quality and quantity of water; and,
 - iv. Aligns with comprehensive municipal planning for these services, where applicable.
- c) Promote water conservation and efficiency;
- d) Integrate servicing and land use considerations at all stages of the planning process;
- e) Consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and,
- f) Be in accordance with servicing options outlined in this plan and provincial guidance.

7.3.1.2 Servicing Hierarchy

It is the policy of the County that:

- a) Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services, including both centralizing servicing systems and decentralized servicing systems.
- b) Where *municipal sewage services* and *municipal water services* are not available, *private communal sewage services* and *private communal water*

services are the preferred form of servicing for multi-unit/lot development to support the protection of the environment and minimize potential risks to human health and safety. Approval from the Ministry of Environment, Conservation and Parks, Conservation and Parks (MECP) is required for communal subsurface sewage systems under the Environmental Protection Act and Ontario Water Resources Act. Consultation with MECP is recommended when communal systems are proposed.

- c) Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- d) The use of *partial services* will only be permitted in the following circumstances:
 - i. Where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
 - ii. Within *settlement areas*, to allow for *infilling* and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*)
 - iii. Within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.
- e) Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.
- f) All new *development* within *settlement areas* will only occur on the preferred form of servicing applicable to the *settlement area*, unless there are interim servicing policies provided in the local municipal official plan. Consultation with the Province will be required prior to the approval of interim servicing policies.
- g) The local municipality must confirm the availability of the required servicing capacity prior to *development* being approved, and not until an appropriate *servicing agreement* is in place to ensure that such capacity will be available to service the *development* within a reasonable timeframe. Such an agreement will be executed once the Environmental Assessment process has been completed, where applicable. Ministry of the Environment guidelines will be used when



determining the remaining uncommitted reserve sewage system capacity and reserve water system capacity.

- h) Public or private investment in upgrading or expanding *municipal sewage services* or *municipal water services* should be focused within the *urban settlement areas*. Circumstances may warrant *infrastructure* investment in *community settlement areas*.
- i) Encourage monitoring and proper maintenance of private sewage treatment systems in the County in order to protect water resources and the *natural heritage system*.
- j) The County will encourage local municipalities to prepare comprehensive master *servicing plans* for the planning, expansion and on-going operation of sewage treatment and water treatment facilities, pumping stations, force mains and trunk distribution and collection systems. Where appropriate, joint *servicing plans* are encouraged to ensure that *infrastructure* is built and maintained in a cost effective, environmentally sound and co-ordinated manner that meets the long-term needs of the communities affected.
- k) The County and local municipalities will promote the use of *green infrastructure* to complement *infrastructure*.

7.3.2 Stormwater Management

It is the policy of the County that:

- a) The County will require local municipalities in their planning for stormwater management to:
 - i. Integrate planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - ii. Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - iii. Minimize changes in water balance and erosion including through the use of *green infrastructure*;
 - iv. Not increase risks to human health and safety and property damage;
 - v. Maximize the extent and function of vegetative and pervious surfaces;
 - vi. Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact *development*; and,

- vii. Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.
- b) Where development is proposed that is not serviced by a stormwater management facility, existing drainage patterns are to be maintained, and all related *infrastructure* is to be within the limits of *development* wherever practical.
- c) The County and local municipalities will promote naturalized stormwater management facilities, constructed with gentle slopes. Applications for *development* will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of the Environment's Stormwater Management Planning and Design Manual. Consideration should also be given to any applicable stormwater management guidelines or materials prepared by the applicable Conservation Authority.

7.4 Waste Management

It is the policy of the County that:

- a) Waste management will include waste diversion waste disposal, and waste as a potential resource in accordance with the County's Long-Term Water Management Strategy (LTWMS). The County and local municipalities recognize and support the provincial initiative of reducing waste through a diversion action plan, and may initiate their own diversion plan.
- b) In addition to the requirements of this Section, new waste management sites, or expansions thereto, will only be considered through an amendment to this Plan.
- c) The County will effectively and efficiently manage the solid waste generated within the County and support a sustainable long-term strategy for waste management.
- d) The County and local municipalities will contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.
- e) The County and local municipalities will continually promote household and commercial efforts for waste-diversion.
- f) The County and local municipalities will co-operate with all levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.
- g) The County and local municipalities will emphasize the responsibility of the municipality, developers, residents, and commercial, institutional, and industrial

establishments to minimize environmental impact as a result of solid waste and to bear the costs of doing so.

- h) The County and local municipalities should consider the implications of *development* and land use patterns on waste generation, collection management and diversion.
- i) Waste management systems shall be provided that are of an appropriate size and type to accommodate present and future requirements, and shall be located and designed in accordance with provincial legislation and standards.

7.5 Utilities and Telecommunications Networks

It is the policy of the County that:

- a) The County and local municipalities will facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision.
- b) Through the County's and local municipalities planning activities, existing *utilities*, telecommunications and transmission corridors and networks will be protected and enhanced, and maintained and operated to minimize their impact on the local communities.
- c) The County and local municipalities will encourage the establishment of a modern telecommunications network to meet the needs of the County, and such facilities are to be located and designed, to the extent possible, to reflect local conditions and implement the policies of this Plan and the local municipal official plan.
- d) The County and local municipalities will promote and encourage the shared and multiple use of telecommunications towers and corridors for *utility* uses. Additionally, the County and local municipalities will support the shared use of corridors for transportation and trail uses, where appropriate.
- e) *Utilities* will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements, and permission for such uses are subject to the policies of this Plan and the local municipal official plans.
- f) Secondary uses, such as active and passive recreation, agriculture, community gardens, other *utilities* and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, may be permitted within *utility* corridors, where compatible with surrounding land uses and subject to any required technical approvals.

- g) The County and local municipalities will ensure that adequate *utility* networks, are or will be, established to serve the anticipated *development* and that these networks can be phased in a manner that is cost-effective and efficient.
- h) The County and local municipalities will promote all *utilities* and telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.
- i) The County and local municipalities will ensure that all large, above-ground *utility infrastructure* is located and designed to be compatible with its surroundings.

7.6 Energy Conservation, Air Quality and Climate Change Adaptation

Energy efficiency and conservation is an important element of sustainable policy and contributes to the achievement of the County's Climate Action Plan. Reduced energy demand allows for a more sustainable approach to the management of energy use and could provide additional opportunities for local renewable energy projects. By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable resources with renewable energy sources.

It is the policy of the County that:

- a) The County and local municipalities will pursue opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, *energy storage systems*, district energy, *renewable energy systems* and *alternative energy systems*, to accommodate current and projected needs, and to contribute to the elimination of emissions that contribute to climate change.
- b) The County and local municipalities will contribute to and promote a culture of conservation among all public, private, community groups and local citizens, which includes increasingly efficient and lower levels of energy use in all sectors.
- c) The County and local municipalities will be leaders in energy conservation and efficiency by incorporating considerations for renewable energy development, and energy conservation and efficiency into decision-making and operations.
- d) The County and local municipalities may prepare a Conservation and Demand Management Plan in accordance with the *Green Energy Act*.
- e) The County and local municipalities will promote *renewable energy systems*, wherever feasible, in accordance with provincial and federal requirements.

- f) The County and local municipalities will encourage and may require the design and development of green buildings, and neighbourhoods comprised of *green buildings*.
- g) The County and local municipalities will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.
- h) The County and local municipalities support government programs and encourage industries to substantially reduce the production of chemical products known to have adverse effects on air quality, and eliminate emissions and activities known to adversely affect air quality.
- i) The County and local municipalities may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.
- j) The County and local municipalities will promote a living snow fence, tree planting strategy along appropriate roadways to improve the safety of roadways and contribute to improved air quality.
- k) Opportunities for upgrades to municipal *infrastructure* will consider the impacts of climate change including more frequent and more severe rain events and floods, which may require the provision of stormwater management infrastructure that is designed for a larger capacity than is conventionally considered to prevent a failure of existing systems.
- l) The County and local municipalities will promote and may require *compact urban forms*, a mix of land uses and the use of *active transportation* and *transit-supportive development* as a means of mitigating adverse environmental and climate impacts.
- m) The County and local municipalities will promote and may require the use of low impact development technologies when considering development and re-development proposals.
- n) The County and local municipalities will support and may require a heightened level of stormwater management facilities to accommodate extreme weather events.
- o) The County and local municipalities will consider trees and other vegetation as infrastructure that has measurable benefits to quality of life and climate change adaptation, and which appreciates in value over time. The County supports the creation of tree planting and management plans and/or *green infrastructure* management plans.
- p) The County and local municipalities will promote *development* that is resilient to the effects of climate change, especially in the *development* of sensitive land uses. This includes consideration for buildings that are safe, functional and

accessible for all ages and abilities in cases of power outages. For example, tall buildings reliant on elevators and pumped water could pose a hazard during power outages, and poorly insulated and poorly ventilated buildings reliant on air-conditioning may not be habitable during power outages due to extreme heat.

- q) The County will establish a telecommunications tower protocol to help streamline the review of applications for new infrastructure.

7.6.1 Alternative and Renewable Energy

New or expanded alternative or *renewable energy systems* should be designed and constructed to minimize impacts on adjacent land uses in order to prevent *adverse effects* from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or *renewable energy systems* should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impact in accordance with the *Green Energy Act*.

The County and local municipalities will provide input to the Province when applications for alternative and *renewable energy systems*, such as wind energy generation and solar energy facilities are being contemplated in the County. The County will develop a protocol for the review and comment on applications made under the *Green Energy Act*. The County will encourage coordination in planning for the provision of energy transmission corridors. It is recognized that such facilities are subject to the approval or permits of various ministries and approval bodies such as the Ministry of Environment, Conservation and Parks, Ministry of Transportation, Ministry of Natural Resources and Forestry, Conservation Authorities and the Niagara Escarpment Commission.

7.7 Coordination of Infrastructure and Environmental Assessments

The County will work with local municipalities and the Province to support the efficient provision of *infrastructure* required to accommodate growth in a fiscally and environmentally responsible manner. The County will support coordinated efforts in the provision of *transportation corridors* and *transit-supportive networks*, water and wastewater systems, *waste management systems*, trails and recreation networks, communication/telecommunications and *utilities*, and *community infrastructure* and facilities.

The requirement for undertaking Municipal Class Environmental Assessments (EAs) apply to municipal *infrastructure* projects including roads, water and wastewater projects, in accordance with the *Environmental Assessment Act*. The Municipal Class EA recognizes the desirability of coordinating or integrating the planning process and approvals under the *Environmental Assessment Act* and the *Planning Act*, as long as the intent and requirements of both Acts are met.



The County and local municipalities will support the integration of Class EA projects with *Planning Act* approvals, which may include the preparation of Master Plans for integrating *infrastructure* requirements for existing and future land uses and *infrastructure* with environmental assessment planning principles and requirements, which may address Phase 1 and 2 of the Municipal Class EA process, and *Planning Act* approvals with respect to official plan amendments, secondary plans adopted as official plan amendments, community improvement plans, and plans of subdivision.

The County will undertake the preparation and ongoing maintenance of a County-wide Transportation Master Plan to facilitate the provision of *transportation systems* to accommodate growth in a fiscally and environmentally responsible manner.

8.0 IMPLEMENTATION AND INTERPRETATION

This Official Plan will be implemented by means of the powers conferred upon the County by the *Planning Act*, the *Municipal Act* and other statutes as may be applicable. In particular, the Official Plan will be implemented primarily through local municipal official plans and the enactment of local municipal zoning by-laws, and the planning tools available to the County and local municipalities, development control under the *Planning Act*, and the undertaking of public works.

8.1 Objectives

The County's objectives related to the implementation and interpretation of this Plan include:

- a) The County will exercise its planning authority in implementing the policies of this Plan, recognizing that local land use planning decisions will remain the responsibility of the local municipalities in implementing their official plans, in conformity with the policies of this Plan.
- b) The County encourages the local municipalities to utilize the full range of planning tools available under the *Planning Act* in exercising their responsibilities to fulfill the objectives of this Plan and the local municipal official plans.
- c) The County will actively monitor and review the policies of this Plan to ensure they provide sufficient flexibility for the local municipalities in undertaking their planning responsibilities and ensure opportunity for sufficient participation and consultation with the public, local municipalities, and Indigenous communities in the planning process.
- d) The County will review the policies of this Plan at regular intervals to ensure they remain relevant in addressing County-level planning issues and matters related to coordination and cross-jurisdictional issues and emerging provincial policies and legislation.

8.2 Official Plan Administration

The County is responsible for conducting county-wide planning and for ensuring that land use decisions are in conformity with this Plan.

County Council and the local Councils will not undertake any public work or pass any bylaw that does not conform to the intent and policies of this Plan. This section of the Plan describes how the Official Plan will be administered, updated and amended, as required.

8.3 Monitoring and Review of the Plan

The strategic goals and objectives of this Plan were developed through the public consultation undertaken during the preparation of this Official Plan. The policies of the

Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Official Plan monitoring and review is required to identify trends in planning issues in the County, to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.

It is the policy of the County that:

- a) As provided for in the *Planning Act*, the County will provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every five years after the Plan comes into effect. Through this process, the County, with assistance from the local municipalities, will determine the need to amend the Plan to ensure that the policies: remain realistic and appropriate with regard to changing social, economic and environmental circumstances; conform or do not conflict with *Provincial Plans*; have regard to matters of provincial interest; and are consistent with any policy statements issued under subsection 3(1) of the *Planning Act*.
- b) Monitoring of specific policies is prescribed in the policies of the Plan, and will be undertaken in accordance with those policies.
- c) The County will continue to develop and maintain a geographic information system for planning and management purposes, and provide updated mapping information, statistics, forecasts, and analyses related to planning issues and Plan policies.
- d) In response to any changes in the regulatory environment, changes to the planning policies of the Province of Ontario or other planning initiatives, the County or local municipalities may initiate an amendment process at any time.
- e) Where judicial or quasi-judicial decisions, including those of the Ontario Municipal Board, materially impact the County's interpretation or intent in the policies of this Plan, the County may choose to initiate a review of any or all of the policies at any time.
- f) Additional monitoring of this Official Plan and the monitoring of sewage and water servicing capacity in any of the local municipalities, where applicable, may be included in:
 - i. Annual briefings or status reports;
 - ii. Annual reports, such as reports prepared for capital and/or operational budgeting purposes; and,
 - iii. Provincial performance measures reporting.
- g) The County will undertake monitoring of this Plan as it relates to the implementation of Source Protection Plans.

8.3.1 Amendments to County Official Plan

The County will consider all *complete applications* to amend this Official Plan, and will notify the public, local municipalities, the Ministry of Municipal Affairs and Housing and other agencies in accordance with the requirements of the *Planning Act*.

It is the policy of the County that:

- a) Applications to amend this Plan shall include a planning rationale report prepared by the proponent. This will include, but not be limited to, information regarding the proposed use, servicing, density, *floor area*, *lot layout*, and site plans (as appropriate and applicable). The County may waive the requirement for a planning rationale report for minor and/or site-specific amendments.
- b) Any specific Official Plan amendment procedures and supporting information requirements as outlined in the policies of this Plan will apply in the consideration of the application and the completeness of the application, in accordance with the requirements of the *Planning Act*.
- c) The County will consider the following criteria when reviewing applications to amend this Plan:
 - i. The manner in which the proposed amendment is consistent with Provincial Planning Statements issued under the *Planning Act*, and prevailing provincial policy and regulations, and the policies of this Plan;
 - ii. The impacts of the proposed amendment on the provision of and local demand for municipal services, *infrastructure* and facilities;
 - iii. The impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;
 - iv. The impact of the proposed amendment on cultural heritage resources and/or natural heritage features and areas;
 - v. The impact of the proposed amendment on *prime agricultural areas* and *agricultural uses*;
 - vi. The impact of the proposed amendment on the financial *sustainability* of the County and local municipality; and,
 - vii. Any other information determined by the County, in consultation with the local municipality(ies), and appropriate agencies, to be relevant and applicable.
- d) Where applications to amend both the County Official Plan and the local municipal official plan are required, the County will encourage the proponent to submit concurrent applications to amend both the County Official Plan and the

local municipal official plan. For County Official Plan amendments that are determined to be primarily of a local significance, as determined in consultation with the County, the County may request endorsement of the local municipal official plan amendment by the Council of the respective local municipality prior to the consideration of a County Official Plan amendment.

8.3.2 Growth Monitoring

Local municipalities will report their progress towards intensification and density targets annually. The County, in co-operation with the local municipalities, will develop common measuring and reporting tools to monitor and report on progress towards achieving the targets established by this Plan, including:

- a) The growth forecasts and allocations as identified in Section 3.2 of this Plan;
- b) The minimum *intensification targets* within the *built-up areas* as established in Section 3.4.2 of this Plan;
- c) The minimum *density targets* as identified for the *designated greenfield areas* as established in Section 3.4.3 of this Plan; and,
- d) Other performance measures and indicators as may be established by the Province.

8.4 Public Consultation and Participation

The County supports the opportunity for public participation and input through all stages in the planning process.

It is the policy of the County that:

- a) The County will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. The following policies will apply to public consultation and participation:
 - i. The County will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the *Planning Act*, the County may establish the public consultation program it feels will best deal with the matters before it.
 - ii. The County will provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the County and adjacent Indigenous communities are aware of the purpose and intent of the amendment. Adjacent Indigenous communities include the Mississaugas of the Credit First Nation, Six Nations of the Grand River,

Chippewas of Rama First Nation, Chippewas of Beausoleil First Nation, and the Chippewas of Georgina Island.

- iii. The County recognizes that the provisions of the *Planning Act* require it to take action on a *development application* within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and County so that informed decisions can be made.
- b) The County will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan. In each case involving such planning matters, at least one public meeting will be held, and the public will be encouraged to offer their opinions and suggestions.
- c) Depending on the complexity of the application and potential impacts on adjacent uses, the County encourages a pre-consultation meeting held in a public forum to review and hear preliminary input on the proposal.
- d) The County and local municipalities will engage with Indigenous communities in land use matters and continue to build meaningful partnerships with Indigenous communities.

8.5 Coordination and Cross-Jurisdictional Matters

The County will support cross-jurisdictional coordination and will work with the Province, local municipalities, Indigenous communities, adjacent municipalities, and other agencies.

It is the policy of the County that:

- a) The County will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the local municipalities as well as the County, Indigenous communities, other jurisdictions, boards, and Service Managers including:
 - i. Managing and/or promoting growth and *development*;
 - ii. Economic development strategies;
 - iii. Managing natural heritage, water, agricultural, *mineral*, and cultural heritage and *archaeological resources*;
 - iv. Managing *infrastructure*, electricity generation facilities and transmission and distribution systems, *multimodal transportation systems*, *public service facilities* and *waste management systems*;
 - v. Managing ecosystem and *watershed* related issues;
 - vi. Managing natural and human-made hazards;

- vii. Population, housing and employment projections for the County, as appropriate; and,
 - viii. Addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.
- b) The County will coordinate and encourage coordination amongst local municipalities, emergency management and other economic, environmental and social planning considerations to support resilient communities.

8.6 Planning Administration and Tools

8.6.1 Local Municipal Official Plans

It is the intent of the County, and a requirement of the *Planning Act*, that local municipal official plans will conform to the County Official Plan and be one of the primary means of implementing the policies herein. In the event of a conflict between the provisions of a local municipal official plan and the provisions of this Plan, the provisions of this Plan will prevail to the extent of that conflict.

Local municipal official plans will establish planning strategies and policies for the local municipality which have appropriate regard for Provincial Plans, policies and legislation, and which implement and are in conformity with this Plan. Local municipal official plans may include policies that are more restrictive than the policies in this Plan, but are not more restrictive than where expressly limited by provincial policy and legislation.

Local municipal official plan amendments may be exempt from County approval where permitted by Ontario Regulation 699/98 and by County by-law and where they are of local significance and no County interest is adversely affected. Copies of the official plan amendment application and other information will be forwarded to the County in accordance with the *Planning Act*. Consultation with the County is encouraged to identify whether a local municipal official plan amendment may be exempt from County approval. Local municipal official plan amendments impacting any one of the following areas are not eligible for exemption:

- i. Local municipal official plan reviews under Section 26 of the *Planning Act*;
- ii. *Urban settlement area* boundary expansions in accordance with Section 3.5.1;
- iii. *Community settlement area boundary* expansions and boundary alterations in accordance with Section 3.5.4;
- iv. The allocation of the future reserved population and/or future reserved employment growth in accordance with Section 3.5.2 and 3.5.3;
- v. Employment land conversions in accordance with Section 3.6.2;

- vi. A recreational or non-agricultural use in the *Prime Agricultural Area* in accordance with Section 4.2.3.1;
- vii. Change to the boundary of the county *natural heritage system*;
- viii. New or expanding *mineral aggregate operations*;
- ix. Applications that may adversely affect County infrastructure, such as County roads; and,
- x. Applications which are not consistent with the Provincial Planning Statement, 2024.

8.6.1.1 Secondary Plans

A Secondary Plan serves as a valuable tool in developing a refined land use pattern within an established municipal boundary. Through an Official Plan Amendment (OPA), this plan provides guidance for land use and development in the specified area. It is essentially a detailed Official Plan, used to enhance existing development areas and promote the orderly and appropriate development of vacant lands. The implementation of a Secondary Plan can greatly benefit a community by facilitating growth and development while adhering to established policies and regulations.

Secondary Plans play a key role in specifying the housing mix and density targets within Residential Areas, as well as identifying complementary permitted uses such as commercial, institutional, and public uses. By providing this information, these plans help to guide the development of the specified area and ensure that it aligns with established policies and regulations. Additionally, Secondary Plans can promote the integration of various land uses, which can contribute to the overall livability and functionality of a community.

- a) Secondary Plans identify detailed land use, density, mix targets and other requirements to address housing and employment needs;
- b) Secondary Plans may identify additional intensification corridors;
- c) Secondary Plans are to identify the location of retail areas and all other commercial uses including live-work uses, Institutional and Public Uses;
- d) Secondary Plans are to identify detailed open space system, connectivity and movements through the area; and,
- e) Secondary Plans shall include general development policies regarding infrastructure, environmental protection, transportation/transit, phasing of development, and other implementation policies.

8.6.2 Local Municipal By-laws

8.6.2.1 Local Zoning By-laws

The local municipal zoning by-laws are the regulatory tool that implements the policies of the County and local municipal official plans. A zoning by-law contains provisions that regulate the use, size, height, density and location of buildings on properties within the local municipalities. The basic purpose of a zoning by-law is to regulate what can be built on a property, relationship to adjacent uses, and how it will be configured on the *lot*.

When this Plan or any part thereof takes effect, every local zoning by-law will be amended by the local municipalities to conform with this Plan pursuant to Section 27(1) of the *Planning Act*. The Amendments to the zoning by-laws should occur after the local municipal official plan has been amended to conform to this Plan, where required.

8.6.2.2 Holding Zones

Holding zones may be incorporated into the local municipality's zoning by-laws in order to achieve orderly *development* and ensure that policies established in this Plan have been met. The local municipality may place a holding symbol on the zone that prevents *development* from occurring until they are satisfied that certain conditions have been met.

This allows the local municipality to indicate support for the *development* in principle, while identifying the need for additional actions prior to *development* proceeding. Specific actions or requirements for the lifting of the holding provision will be set out in the local municipality's zoning by-law.

8.6.2.3 Temporary Use By-laws

The local municipality may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the zoning by-law for a specific period of time not to exceed three years (except in the case of *Garden Suites*, which may be permitted for up to 20 years). Local municipal zoning by-laws will establish the requirements and considerations for passing temporary use by-laws.

8.6.2.4 Interim Control By-laws

The local municipalities may establish interim control by-laws in accordance with the relevant sections of the *Planning Act*, in order to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one-year extension in length.

8.6.2.5 Community Benefits Charges

The local municipalities, in accordance with the *Planning Act*, may pass a site-specific local municipal zoning by-law amendment to authorize increases in the height and

density of *development* above what is permitted in the zoning by-law, in return for such matters, which may include, but are not limited to the following:

- a) A community benefits charge may be imposed only with respect to development or redevelopment that requires;
 - i. The passing of a zoning by-law or of an amendment to a zoning by-law;
 - ii. The approval of a minor variance under section 45;
 - iii. A conveyance of land to which a by-law applies;
 - iv. The approval of a plan of subdivision;
 - v. A consent;
 - vi. The approval of a description under section 9 of the Condominium Act, 1998; or,
 - vii. The issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

- b) A community benefits charge may not be imposed with respect to:
 - i. Development of a proposed building or structure with fewer than five storeys at or above ground;
 - ii. Development of a proposed building or structure with fewer than 10 residential units;
 - iii. Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
 - iv. Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure; or,
 - v. Such types of development or redevelopment as are prescribed.

8.6.3 Plans of Subdivision and Condominium

It will be the policy of the County that local municipalities approve only those plans of subdivision which comply with the policies of this Plan. Under conditions of approval attached to plans of subdivision or condominium pursuant to the *Planning Act*, County Council will require that the applicant enter into an agreement with the local municipality which may be registered against the title of the subject lands and which will address requirements to implement the provisions of this Plan and the local municipal official plan.

It is the policy of Council:

- a) That if approval of a draft plan of subdivision lapses, opportunities for achieving the growth management policies this Plan will be considered as part of the development review process.
- b) That if a plan of subdivision or part thereof has been registered for eight years or more, and does not conform to the policies of this Plan, the Council of the respective local municipality may use its authority under Section 50(4) of the *Planning Act* to deem it not to be a registered plan of subdivision.
- c) The Council of the respective local municipality will require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the *Planning Act*.

8.6.4 Minor Variances and Consents

Minor Variances

A minor variance is a small variation from the requirements of a zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law.

The Committee of Adjustment of the local municipality is the approval authority for all applications for minor variances to the provisions of the zoning by-law and other bylaws, as delegated by Council. The Committee of Adjustment or Council will deal with such applications in accordance with the relevant provisions of the *Planning Act*.

Consent to Sever

Applications to create *lots* through the consent to sever process will be in accordance with the policies contained in the local municipal official plans which are required to be in conformity with the policies contained herein and provincial policy. The County may comment on consent applications particularly those that involve lands abutting County roads and cross-jurisdictional matters. Consents will not be granted if the application is contrary to the policies of this Plan or local municipal official plans.

8.6.5 Site Plan Control

This Plan encourages the use of *site plan control* by the local municipalities. Provisions for *site plan control* will be detailed in the local municipal official plans and may include urban and architectural design guidelines that enhance the *development* of the local municipality. Those *developments* that propose to obtain access from a County Road are required to consult with the County regarding access requirements, setbacks and possible road improvements.

8.6.6 Parkland Dedication

Local municipalities will seek to achieve the maximum benefit of the *Planning Act* with respect to land dedication for park development and cash-in-lieu of parkland dedication. Local municipalities through their official plans will establish policies to

require the conveyance of land for park or other public recreational purposes and where cash-in-lieu of land dedication may be considered as a requirement of development, and may establish sustainability criteria for the reduction of cash-in-lieu payments where land is proposed for *redevelopment*, in accordance with the *Planning Act*.

8.6.7 Community Improvement Plans

The goal of any Community Improvement Plan will be to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of a community for environmental, social or community economic reasons. The County will encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization. The community improvement policies of Section 3.9.2 of this Plan will apply to the use of community improvement provisions of the *Planning Act*.

8.6.8 Community Planning Permit System

A local municipality may choose to enact a by-law to implement the Development Permit System, relating to the streamlining of local municipal zoning by-law amendments, minor variances, and *site plan control*.

If it has been determined that a Development Permit System is appropriate for a local municipality, a local official plan amendment will be prepared that:

- a) Identifies the area as a proposed development permit area.
- b) Sets out the scope of the authority that may be delegated and any limitations on the delegation, if the local municipality intends to delegate any authority under the development permit by-law.
- c) For each proposed development permit area identified, contains a statement of the local municipality's goals, objectives and policies in proposing a development permit system for the area.
- d) Sets out the types of criteria that may be included in the development permit by-law for determining whether any class of *development* or any use of land may be permitted by development permit.
- e) Sets out the types of conditions that may be included in the development permit bylaw in accordance with the *Planning Act*.
- f) Upon approval of the local official plan amendment, a by-law will be passed for any area in the local municipality outlining where the development permit system will be applied.

8.6.9 Existing Uses

Nothing in this Plan is intended to prevent the continuation, expansion, or enlargement of legally established uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the expansion or enlargement of legally existing uses provided that such uses are in accordance with conditions contained in a local municipal official plan. Where *Provincial Plans* include existing use and/or prohibition policies, such policies or prohibitions will take precedence over this Plan and the local municipal official plan policies with respect to existing uses.

8.6.10 Removal and Placement of Fill

The County encourages local municipalities to prepare and adopt by-laws related to the removal and placement of fill and *site alteration* to ensure that such activities are undertaken in an environmentally appropriate manner and in consideration of mitigating any potentially negative impacts.

8.7 Consultation and Complete Application Requirements

This Official Plan is not a static document. Amendments to this Plan are sometimes required or requested. To ensure that Council can make an informed decision on any *Planning Act* application and in order to ensure that the public understands the implications of the application, technical studies may also be required.

The *Planning Act* permits municipalities to set out requirements for technical studies and plans to support a development application. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the *Planning Act*, with this date being the date on which the processing time frame in the *Planning Act* begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the *Planning Act* have elapsed.

Local municipalities may establish suggested guidelines for pre-consultation and *complete application* requirements in their local municipal official plans, consistent with the policies of this Plan and the *Planning Act*.

8.7.1 Optional Pre-Application Consultation

If a person or public body files an application to amend the County Official Plan, local municipal official plan or zoning by-law, files an application for approval of a draft plan of subdivision/condominium, consent or minor variance, or files an application for a land located on a County road, a regional or provincial road within the County, the person or public body is encouraged to consult with the local municipality and the approval authority, in addition to the applicable Conservation Authority and the Niagara Escarpment Commission, where required, prior to submitting a formal application in order to determine the information required to support the application, as set out in this Section and in accordance with the *Planning Act*.

8.7.2 Complete Applications

Where there is a need for one or more supporting studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the approval authority.

Notification of a *complete application* will be given to the applicant and all other parties by the approval authority in accordance with the *Planning Act*.

8.7.3 Supporting Studies

It is the policy of the County that:

- a) Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.
- b) Applicants seeking *development* approval should be aware of the required supporting studies, information and materials prior to submitting an application, or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.
- c) During an optional pre-application consultation process for a County Official Plan amendment, local municipal official plan amendment, local municipal zoning by-law amendment, draft plan of subdivision/condominium, or consent application, the applicant may be requested to submit any of the following information and supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and the local municipal official plan and/or accepted professional standards and/or guidelines as applicable:
 - i. Affordable Housing Report;
 - ii. Agricultural Impact Assessment;
 - iii. Archaeological Impact Assessment;
 - iv. Approved Class Environmental Assessment;
 - v. Condominium Description;
 - vi. Deed and/or Offer of Purchase;
 - vii. Draft Plan of Subdivision;
 - viii. Ecological Site Assessment;
 - ix. Environmental Impact Study (EIS);
 - x. Employment Land Need Assessment;



- xi. Erosion and Sediment Control;
- xii. Floodplain Hazard Assessment;
- xiii. Floor Plan and/or Elevations;
- xiv. Geotechnical Study;
- xv. Groundwater Impact Assessment;
- xvi. Growth Analysis;
- xvii. Heritage Impact Assessment;
- xviii. Hydrogeological Study;
- xix. Land Use Compatibility Assessment;
- xx. Lighting Study;
- xxi. Low Impact Development;
- xxii. Market Research and Feasibility Study;
- xxiii. Mineral Aggregate Assessment;
- xxiv. Minimum Distance Separation (MOS) Calculation;
- xxv. Natural Hazard Assessment;
- xxvi. Nitrate Loading Report;
- xxvii. Noise and/or Vibration Study;
- xxviii. Parking Study;
- xxix. Phase I Environmental Site Assessment (ESA);
- xxx. Planning Rationale Report;
- xxxi. Preliminary Engineering Designs;
- xxxii. Servicing Concept Plans;
- xxxiii. Record of Site Condition (RSC);
- xxxiv. Retail Market Impact Study;
- xxxv. Site Plan (Conceptual);
- xxxvi. Septic System Design;
- xxxvii. Servicing Feasibility Study/Functional Servicing Report;
- xxxviii. Sight Line Analysis;
- xxxix. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
- xl. Slope stability Assessment;
- xli. Social Impact Assessment;
- xlii. Stormwater Management Plan;

- xliii. Topographic Plan of Survey;
 - xliv. Transportation Traffic Impact Study
 - xlv. Trails Concept;
 - xlvi. Tree Survey & Preservation Plan / Report;
 - xlvii. Urban Design Strategy;
 - xlviii. Viewshed or Visual Impact Assessment;
 - xlix. Water Resource Management Report; and,
 - I. Other information or studies relevant to the development and lands impacted by the proposed development approval application.
- d) Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications should seek the advice of the approval authority of the required supporting study contents.
- e) *Development* applications within *designated greenfield areas* will be accompanied with a density analysis to demonstrate how the proposed *development* will assist the County and the local municipality in achieving the *density targets* of this Plan, where applicable.
- f) The approval authority will ensure that supporting studies, information and materials provided by an applicant of a *complete development application* will be made available to the public for review.
- g) The cost of supporting studies and any other required supporting documentation will be borne by the proponent. The proponent will reimburse costs incurred by the County and/or local municipalities in engaging peer review consultants to evaluate the proposal and supporting submissions.

8.8 Interpretation Policies

The County and its staff will be responsible for interpreting all aspects of the Plan. Where policies may reference specific issues of significance to the Province, the appropriate Ministry may assist the County on an as-needed basis. Where policies may reference specific issues of significance to the local municipalities, the County will consult with the appropriate local municipality.

8.8.1 General

The following policies apply to assist in the interpretation of this Official Plan:

- a) The Official Plan for Dufferin County is comprised of Sections 1 to 8 and Schedules A to H inclusive. This Plan will be read in its entirety to understand its intent as a policy guide for priority setting and decision making.

- b) This Plan is intended to serve as public policy for the *sustainable* planning and *development* of the County and will be interpreted on that basis. Local municipal official plans will continue to provide more detailed land use and planning policy applicable to the local municipalities.
- c) Technical revisions to this Plan are permitted without an amendment provided they do not change the intent of the Plan. Technical amendments include:
 - i. Changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - ii. Altering punctuation or language for consistency;
 - iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors; and,
 - iv. Adding technical information to maps or schedules.
- d) An amendment to this Official Plan will be required where a policy, designation, schedule, goal, or objective is added, deleted or significantly altered.
- e) The boundaries of the land use designations on **Schedule B** and **Schedule C** will be considered approximate, except where they coincide with roads, railways, *lot* and concession lines, or other definitive features. The boundaries of the land use designations will be interpreted by the County. Actual measured distances and boundaries will be determined based on the schedules of the local municipal official plan and zoning by-laws.
- f) Any modifications or revisions to street names, or other names in this Plan, including the Schedules, will not require an amendment to this Plan.
- g) In the case of a discrepancy between the policies in the text and related schedule, the policies in the text will take precedence.
- h) In the case of a perceived discrepancy between the policies, the more restrictive policy, as determined by the County, will apply.
- i) Permitted uses included in this Plan are intended to illustrate the range of activities in each respective land use designation rather than a complete list of uses. Specific uses will be defined in the local municipal official plan and implementing zoning bylaws. Wherever a use is permitted in a designated area, it is intended that uses, buildings or structures normally incidental, *accessory* and/or essential to that use will also be permitted.
- j) Terms and words used in this Plan are consistent with the Provincial Planning Statement and will be interpreted as defined. Defined terms are indicated in italics and defined in Section 8.8.2. However, the definitions may exceed minimum standards as established in the Provincial Planning Statement. Terms



and words not defined in this Plan, or by any other planning documents or legislation, shall have ordinary dictionary meaning.

- k) Municipal buildings, activities, services and public and private *utilities* will be permitted in any land use designation, save and except in *significant natural heritage features and areas* and the Prime Agricultural Area. This will be deemed to include activities and services provided under the *Municipal Act* or any other legislation.
- l) Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute.
- m) Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.
- n) The effect of this Plan is such that no municipal public works will be undertaken, and no municipal by-law passed for any purpose, that does not conform to and comply with this Plan.
- o) The implementation of this Plan will take place over time and the use of words such as "shall", "will" or "must" should not be construed as the County or local municipality's commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting and program availability.
- p) The references to the "County" in this Plan will mean Dufferin County. References to the "local municipality(ies)" will mean the constituent lower-tier local municipality(ies) within Dufferin County.
- q) This Plan has been prepared to be consistent with the Provincial Planning Statement in effect at the time of adoption and to conform with applicable *Provincial Plans* and legislation. Should, at any time, the Province amend the Provincial Planning Statement or *Provincial Plan*, the County will amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Planning Statement or *Provincial Plan* at the earliest 5-year review or otherwise as directed by Provincial legislation. The County's planning decisions may go beyond the minimum standards provided in the Provincial Planning Statement and/or *Provincial Plan* provided they do not conflict with any other area of the Provincial Planning Statement and/or *Provincial Plan*.

9.0 DEFINITIONS

The following definitions are indicated in italics in the Plan and are intended to assist in the interpretation of the policies and land use schedules of the Plan. Where definitions are taken directly from Provincial documents, they are cited.

1. **Access standards:** means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.
2. **Accessory building or structure:** means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also be referred to as accessory dwellings or accessory units.
3. **Accessory use:** means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.
4. **Active transportation:** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Source: PPS, 2024)
5. **Additional needs housing:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2024)
6. **Adjacent lands** means:
 - a) for those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
 - b) for those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development or site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
 - c) for those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that

development would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and,

- d) for those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (Adapted from Source: PPS, 2024)
7. **Adaptive reuse:** means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use.
8. **Adverse effects:** as defined in the *Environmental Protection Act*, means one or more of:
- a) Impairment of the quality of the natural environment for any use that can be made of it;
 - b) Injury or damage to property or plant or animal life;
 - c) Harm or material discomfort to any person;
 - d) An adverse effect on the health of any person;
 - e) Impairment of the safety of any person;
 - f) Rendering any property or plant or animal life unfit for human use;
 - g) Loss of enjoyment of normal use of property; and,
 - h) Interference with normal conduct of business. (Source: PPS, 2024)
9. **Affordable** means:
- a) In the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the County.
 - b) In the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the County.

For the purposes of this definition:

Low- and moderate-income households means, a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the County; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the County. (Source: PPS, 2024)

10. **Agricultural condition** means:

a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and,

b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced. (Source: PPS, 2024)

11. **Agricultural impact assessment:** means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts. (Source: PPS, 2024)

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

a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help create a continuous productive land base for agriculture; and,

b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

13. **Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment. (Source: PPS, 2024)

14. **Agri-food network:** within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities. (Source: PPS, 2024)

15. **Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS, 2024)
16. **Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS, 2024)
17. **Airports:** means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (Source: PPS, 2024)
18. **Alternative energy source or system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Source: PPS, 2024)
19. **Archaeological resources:** means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*. (Source: PPS, 2024)
20. **Areas of archaeological potential:** means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*. (Source: PPS, 2024)
21. **Areas of Natural and Scientific Interest (ANSI):** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (Source: PPS, 2024)
22. **Assisted housing:** means housing that is available to low- and moderate-income households for rent or purchase where part of the housing cost is subsidized through a government program.
23. **Barrier:** means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice. (Source: *Accessibility for Ontarians with Disabilities Act, 2005*)
24. **Bed and breakfast establishment:** means a single detached dwelling in which the owners currently hold as a primary residence with the primary purpose of providing short-term overnight accommodations, including the provision of meals.

25. **Brownfield sites (brownfields):** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Source: PPS, 2024)
26. **Built heritage resources:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Source: PPS, 2024)
27. **Built-up area:** means all land within the built boundary.
28. **Delineated Built Boundary:** means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target.
29. **Complete application:** means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.
30. **Community infrastructure:** refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.
31. **Compact built form:** means a land-use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.
32. **Complete communities:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. (Source: PPS, 2024)
33. **Conserved:** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation

plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (Source: PPS, 2024)

34. **Countryside Area:** means a system of lands within municipalities that includes rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. (Source: Adapted from PPS, 2024 definition of Rural Areas)
35. **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Source: PPS, 2024)
36. **Density targets:** The density target for designated greenfield areas is defined in Section 3.4.3. of this Plan.
37. **Deposits of mineral aggregate resources:** means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (Source: PPS, 2024)
38. **Designated Greenfield area:** lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.
39. **Designated vulnerable area:** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (Source: PPS, 2024)
40. **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:
 - a) activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards;
 - b) works subject to the Drainage Act; or
 - c) for the purposes of policy 4.1.4.(a), underground or surface mining of minerals or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.(a). (Source: PPS, 2024)

41. **Development application:** means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.
42. **Dwelling unit:** means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.
43. **Ecological function:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socioeconomic interactions. (Source: PPS, 2024)
44. **Employment Area:** means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above. (Source: PPS, 2024)
45. **Environmental Impact Study (EIS):** means an analysis of the potential effects on the natural environment from a project.
46. **Existing use:** means the use of any land, building or structure legally existing on the day of adoption of the Plan.
47. **Endangered species:** means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources and Forestry’ official Species at Risk List, as updated and amended from time to time. (Source: PPS, 2024)
48. **Energy Storage System:** means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage. (Source: PPS, 2024)
49. **Erosion hazard:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Source: PPS, 2024)
50. **Essential emergency service:** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (Source: PPS, 2024)

51. **Fish:** means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Source: PPS, 2024)
52. **Fish habitat:** as defined in the *Fisheries Act*, means water frequented by *fish* and any other areas on which *fish* depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas. (Source: PPS, 2024)
53. **Flood fringe:** for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (Source: PPS, 2024)
54. **Flood plain:** for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (Source: PPS, 2024)
55. **Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:
- a) Along the shorelines of the *Great Lakes -St. Lawrence River System* and large inland lakes, the flooding hazard limit is based on the *one-hundred-year flood level* plus an allowance for wave effects and other water-related hazards;
 - b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - ii. the *one-hundred-year flood*; and
 - iii. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry
- except where the use of the *one-hundred-year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (Source: Adapted from the PPS, 2024)
56. **Flood proofing standard:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or

eliminate *flooding hazards, wave effects and other water-related hazards* along the shorelines of the *Great Lakes St. Lawrence River System and large inland lakes*, and *flooding hazards along river, stream and small inland lake systems*. (Source: PPS, 2024)

57. **Floodway:** for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe. (Source: PPS, 2024)
58. **Floor area, gross:** means the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical.
59. **Freight-supportive:** in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)
60. **Garden suite:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Source: *Planning Act*, 1990)
61. **Green Building:** means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land. This may include conforming to energy efficiency standards, such as LEED and Passive House, the incorporation of sustainably-sourced and replaceable materials, designs that respond to and support ecological function, and/or building techniques that incorporate the same considerations in the building's construction.
62. **Green infrastructure:** means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (Source: PPS, 2024)
63. **Greenbelt Area:** means the geographic area of the Greenbelt as defined by the Ontario Regulation 59/05 as provided by the *Greenbelt Act, 2005*.

64. **Greyfields:** means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.
65. **Ground water features:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (Source: PPS, 2024)
66. **Group home:** means a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or the receiving family) live as a unit under responsible supervision. Group homes are licensed or approved under provincial statute.
67. **Habitat of endangered species and threatened species:** means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*.
68. **Hazard lands:** means 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. (Source: Adapted from PPS, 2024)
69. **Hazardous forest types for wildland fire:** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time. (Source: PPS, 2024)
70. **Hazardous sites:** means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Source: PPS, 2024)
71. **Hazardous substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Source: PPS, 2024)
72. **Heritage attributes:** means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (Source: PPS, 2024)
73. **High quality:** means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (Source: PPS, 2024)
74. **Housing Options:** means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses,

multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes. (Source: PPS, 2024)

75. **Hydrologic function:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (Source: PPS, 2024)
76. **Impacts of a changing climate:** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (Source: PPS, 2024)
77. **Individual on-site sewage services:** means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2024)
78. **Individual on-site water services:** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2024)
79. **Infill:** means the development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.
80. **Infrastructure:** means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation* systems, oil and gas pipelines and associated facilities. (Source: PPS, 2024)
81. **Institutional use:** for the purposes of Section 6.2.1, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion. (Source: Adapted from PPS, 2024)
82. **Intensification:** means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; or
- d) the expansion or conversion of existing buildings. (Source: PPS, 2024)

83. **Intensification areas:** mean lands identified by municipalities or the Minister of Municipal Affairs and Housing within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

84. **Intensification target:** the intensification target is as established in Section 3.4.2. of this Plan.

85. **Legal or technical reasons:** means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. (Source: PPS, 2024)

86. **Lot:** means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*.

87. **Low Impact Development:** means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. (Source: PPS, 2024)

88. **Major facilities:** means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Source: PPS, 2024)

89. **Major goods movement facilities and corridors:** means transportation facilities, corridors and networks associated with the inter-and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended

in provincial guidance or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)

90. **Minerals:** means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*. Metallic minerals mean those minerals from which metals (e.g., copper, nickel, gold) are derived. Non-metallic minerals mean those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes. (Source: PPS, 2024)

91. **Mineral aggregate operation** means:

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Source: PPS, 2024)

92. **Mineral aggregate resources:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*. (Source: PPS, 2024)

93. **Mineral deposits or resources:** means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (Source: Adapted from PPS, 2024)

94. **Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use. (Source: PPS, 2024)

95. **Minimum distance separation formulae:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: PPS, 2024)

96. **Multimodal:** means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, *higher order transit*, rail (such as freight), trucks, air, and marine. (Source: PPS, 2024)
97. **Municipal sewage services:** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality. (Source: PPS, 2024)
98. **Municipal water services:** means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*. (Source: PPS, 2024)
99. **Mixed use:** means development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.
100. **Natural environment:** means the land, air or water or any combination or part thereof.
101. **Natural heritage features and areas:** means features and areas, including significant wetlands, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Source: Adapted from PPS, 2024)
102. **Natural heritage system:** means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Source: PPS, 2024)
103. **Negative impacts** means:
- a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive development. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- b) in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities;
- d) in regard to policy 4.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their *related hydrologic functions*, due to single, multiple or successive *development or site alteration* activities; and
- e) in regard to policy 3.3.3, any *development or site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.
(Source: PPS, 2024)

104. **Normal farm practices:** means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act. (Source: PPS, 2024)

105. **On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (Source: PPS, 2024)

106. **One-hundred-year flood:** for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (Source: PPS, 2024)

107. **One-hundred-year flood level** means a) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups. (Source: Adapted from PPS, 2024)

108. **Partial services** means:

- a) Municipal sewage services or private communal sewage services and individual on-site water services; or

b) Municipal water services or private communal water services and individual onsite sewage services. (Source: PPS, 2024)

109. **Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage. (Source: PPS, 2024)

110. **Petroleum resources:** means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons, or compressed air energy storage. (Source: PPS, 2024)

111. **Planned corridors:** means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor. Approaches for the identification and protection of *planned corridors* may be recommended in guidelines developed by the Province. (Source: PPS, 2024)

112. **Portable asphalt plant:** means a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (Source: PPS, 2024)

113. **Portable concrete plant:** means a building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Source: PPS, 2024)

114. **Prime agricultural area:** means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or

informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries. (Source: PPS, 2024)

115. **Prime agricultural land:** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (Source: PPS, 2024)
116. **Private communal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality. (Source: PPS, 2024)
117. **Private communal water services:** means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences. (Source: PPS, 2024)
118. **Protected heritage property:** means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (Source: PPS, 2024)
119. **Protection works standards:** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (Source: PPS, 2024)
120. **Provincial and federal requirements:** means:
- a) In regard to policy 4.1.6., legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and,
 - b) In regard to policy 4.1.7., legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.
121. **Provincial plan:** means a provincial plan within the meaning of Section 1 of the *Planning Act*. (Source: PPS, 2024)
122. **Public service facilities:** means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, childcare and

educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. (Source: PPS, 2024)

123. **Quality and quantity of water:** is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (Source: PPS, 2024)
124. **Rail facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities. (Source: PPS, 2024)
125. **Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Source: PPS, 2024)
126. **Rehabilitate:** means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.
127. **Renewable energy source:** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (Source: PPS, 2024)
128. **Renewable energy system:** means a system that generates electricity, heat and/or cooling from a renewable energy source. (Source: PPS, 2024)
129. **Renewable energy project:** means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility. (Source: *Green Energy Act, 2009*)
130. **Renewable Energy Undertaking:** means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project. (Source: *Planning Act*)
131. **Reserve sewage system capacity:** means design or planned capacity in a wastewater treatment facility, within *municipal sewage services* or *private communal sewage services*, which is not yet committed to existing or approved development. For lot creation using *private communal sewage services* and *individual on-site sewage services*, *reserve sewage system capacity* includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing. (Source: PPS, 2024)
132. **Reserve water system capacity:** means design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. *Reserve water system capacity* applies to *municipal water services* or *private*

communal water services, and not individual on-site water services. (Source: PPS, 2024)

133. **Residence surplus to a farming operation:** means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Source: PPS, 2024)

134. **River, stream and small inland lake systems:** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (Source: PPS, 2024)

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

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses. (Source: PPS, 2024)

136. **Rural lands:** means lands which are located outside settlement areas and which are outside prime agricultural areas. (Source: PPS, 2024)

137. **Sensitive:** in regard to *surface water features* and *ground water features*, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

138. **Sensitive land uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Source: PPS, 2024)

139. **Servicing agreement:** means a legal agreement between a property owner and the municipality to extend or modify municipal services within the municipal road allowance in order for a site to be developed.

140. **Settlement areas:** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's *settlement*

areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. *Settlement areas* are:

- a) built up areas where development is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an official plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated. (Source: PPS, 2024)

141. **Settlement area, Urban:** means a settlement area that includes the Town of Orangeville, Town of Shelburne, and the urban area of Grand Valley.

142. **Settlement area, Community:** means a settlement area that is identified as community settlement area in Table 3.3 of this Plan.

143. **Sewage and water services:** includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (Source: PPS, 2024)

144. **Servicing plan:** means an analysis of the local municipality's provisioning and phasing of water and wastewater and other infrastructure to service future growth and development.

145. **Significant** means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index; and,

- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Source: PPS, 2024)

146. **Site alteration:** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 4.1.4.a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a). (Source: PPS, 2024)
147. **Site Plan Control:** means a process which requires the preparation of detailed site-specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.
148. **Special Policy Area:** means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria for designation and procedures for approval are established by the Province. A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*. (Source: PPS, 2024)
149. **Sourcewater protection:** means the act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.
150. **Source protection plan:** means a plan that protects drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.

151. **Special policy area:** means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (Source: PPS, 2024)

152. **Speciality crop area:** means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

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

153. **Strategic growth areas:** means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*. *Strategic growth areas* include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit service* or *higher order transit* corridors may also be identified as *strategic growth areas*. (Source: PPS, 2024)

154. **Streetscape:** means the visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.

155. **Supportive housing:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2024)

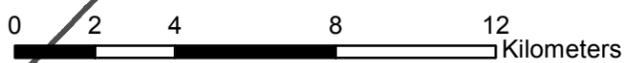
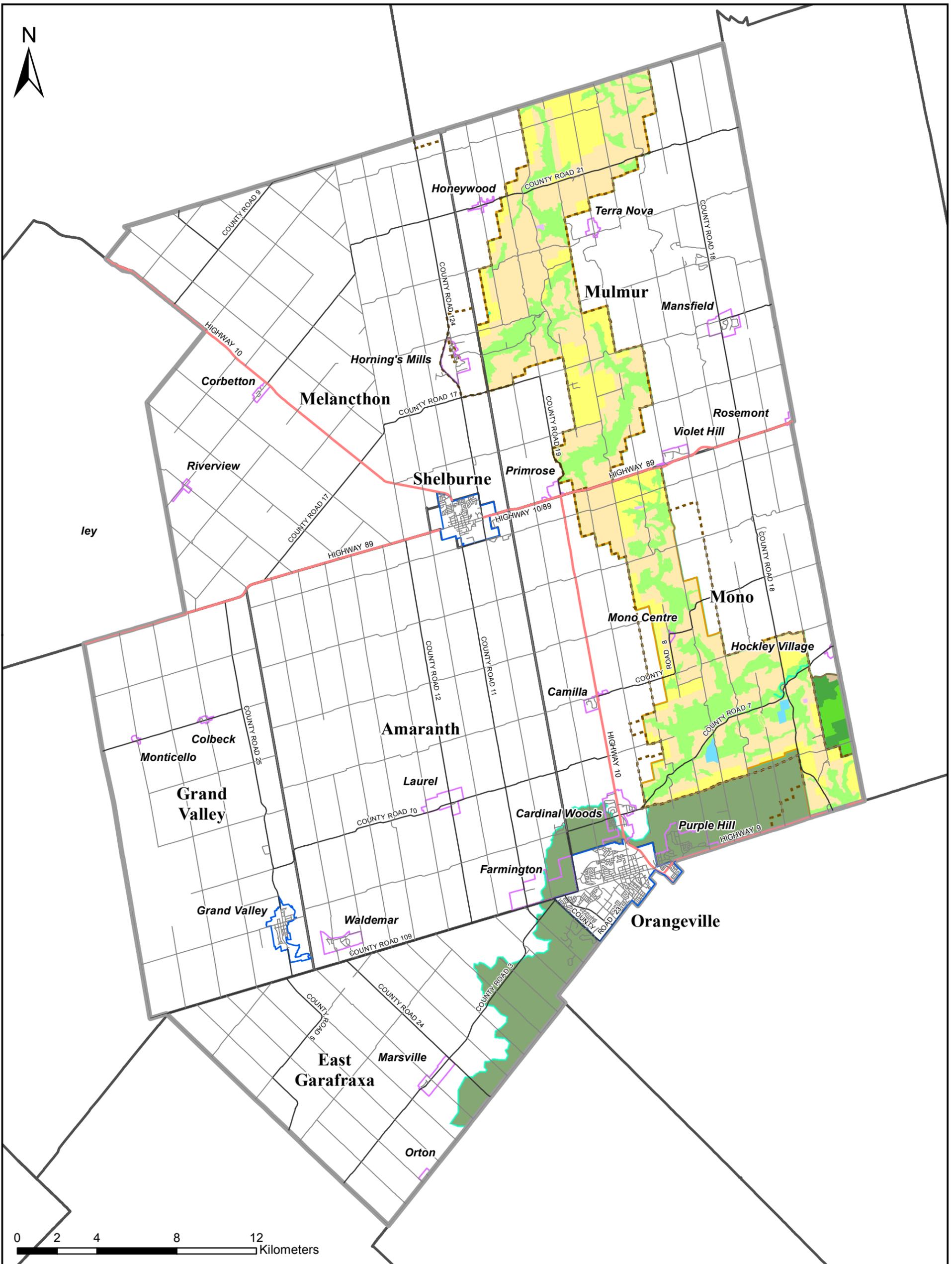
156. **Surface water feature:** means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (Source: PPS, 2024)
157. **Sustainability:** means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.
158. **Threatened species:** means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time. (Source: PPS, 2024)
159. **Transit-supportive:** in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)
160. **Transportation demand management:** means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Source: PPS, 2024)
161. **Transportation corridor:** means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:
- a) Major roads, arterial roads, and highways for moving people and goods;
 - b) Rail lines/railways for moving people and goods;
 - c) Transit rights-of-way/transitways including buses and light rail for moving people.
162. **Transportation systems:** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park 'n' ride lots, service centres, rest stops, vehicle inspection stations, inter-modal terminals, harbours, and associated facilities such as storage and maintenance. (Source: Adapted from PPS, 2024)
163. **Two zone concept:** means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (Source: PPS, 2024)

164. **Urban agriculture:** means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.
165. **Utility:** means a water supply, storm or sanitary sewage, gas or oil pipeline, electricity generation facilities, electricity transmission and distribution systems, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.
166. **Valleylands:** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (Source: PPS, 2024)
167. **Vulnerable:** means surface and/or ground water that can be easily changed or impacted. (Source: PPS, 2024)
168. **Waste management system:** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (Source: PPS, 2024)
169. **Watershed:** means an area that is drained by a river and its tributaries. (Source: PPS, 2024)
170. **Watershed planning:** means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. *Watershed planning* evaluates and considers the *impacts of a changing climate on water resource systems* and is undertaken at many scales. It may inform the identification of *water resource systems*. (Source: PPS, 2024)
171. **Water resource systems:** means a system consisting of *ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions*, which are necessary for the ecological and hydrological integrity of the *watershed*.
172. **Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (Source: PPS, 2024)
173. **Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically



soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Source: PPS, 2024) See also the definition for significant.

174. **Wildland fire assessment and mitigation standards:** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire. (Source: PPS, 2024)
175. **Wildlife habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (Source: PPS, 2024)
176. **Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest." (Source: PPS, 2024)



Legend

- ▭ Urban Settlement Area
- ▭ Community Settlement Area
- ▭ Provincial Highway
- ▭ County Road
- ▭ Other Road
- ▭ Dufferin County Boundary
- ▭ Municipal Boundaries

- ▭ Greenbelt Plan Area (S. 2.2)
- ▭ Protected Countryside
- ▭ Oak Ridges Moraine Conversation Plan Area (S. 2.2)
- ▭ Natural Core
- ▭ Natural Linkage
- ▭ Countryside

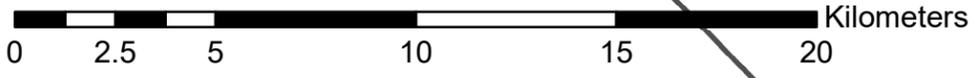
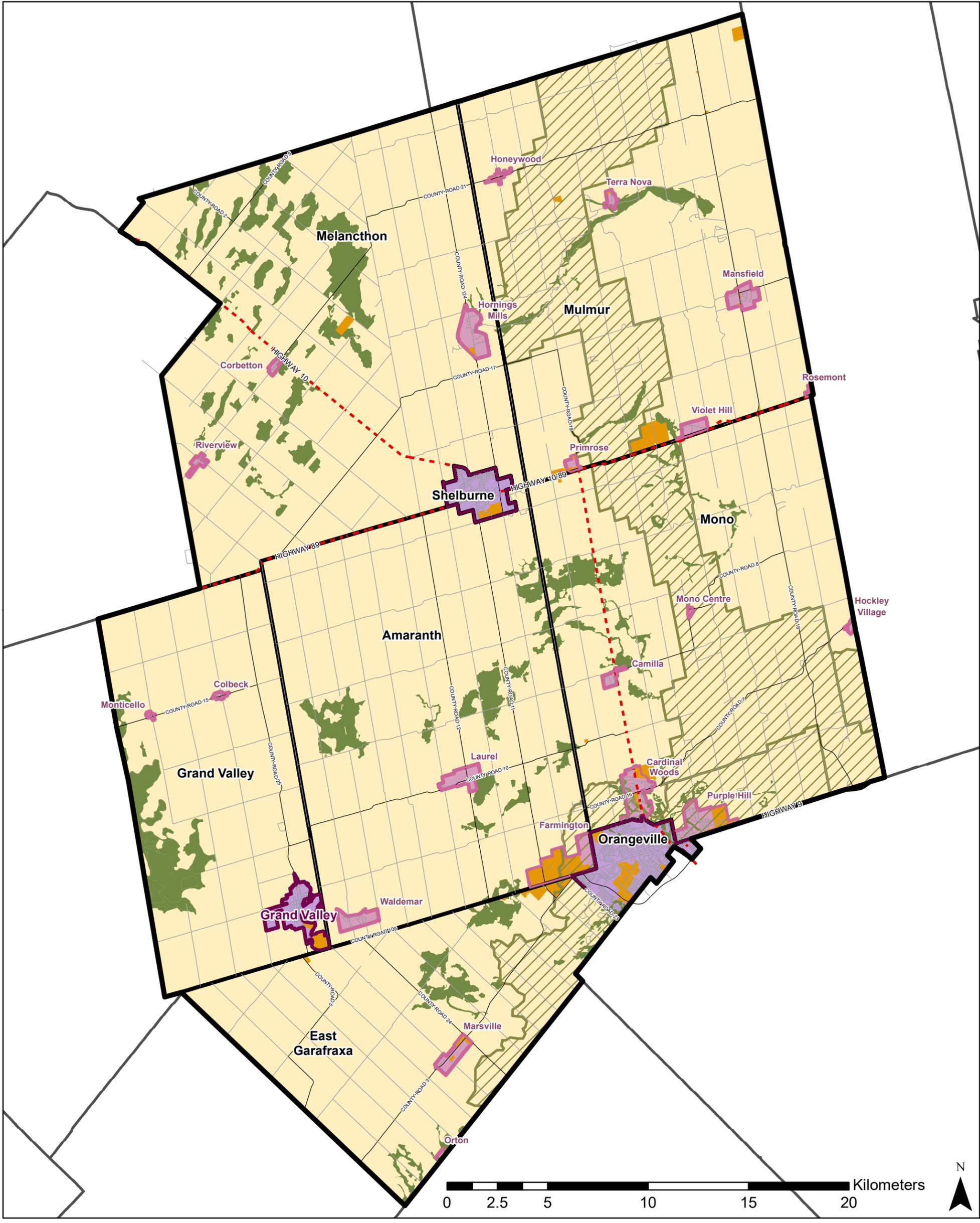
- ▭ Niagara Escarpment Plan Area (S. 2.3)
- ▭ Escarpment Natural Area
- ▭ Escarpment Protection Area
- ▭ Escarpment Recreation Area
- ▭ Escarpment Rural Area
- ▭ Mineral Resource Extraction Area
- ▭ Niagara Escarpment Development Control Area



**Schedule A
Provincial Plan Areas**



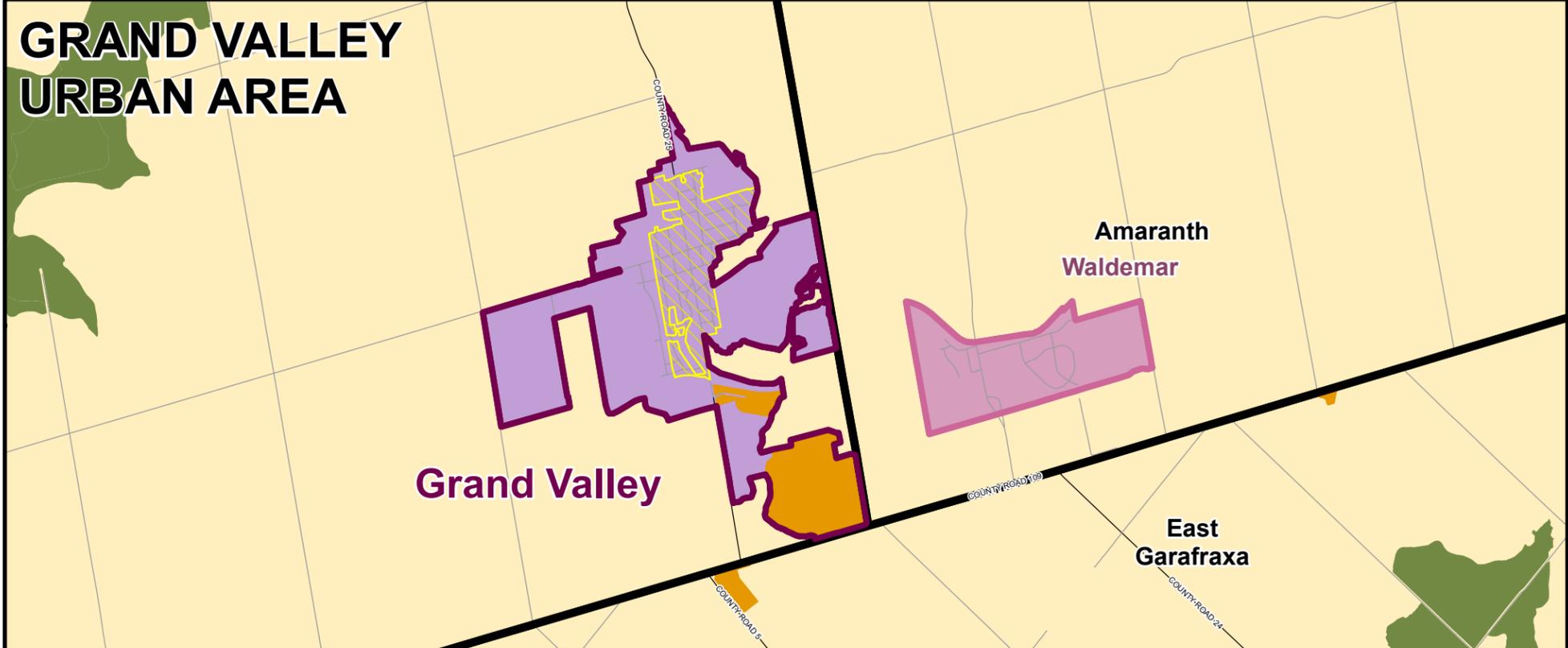
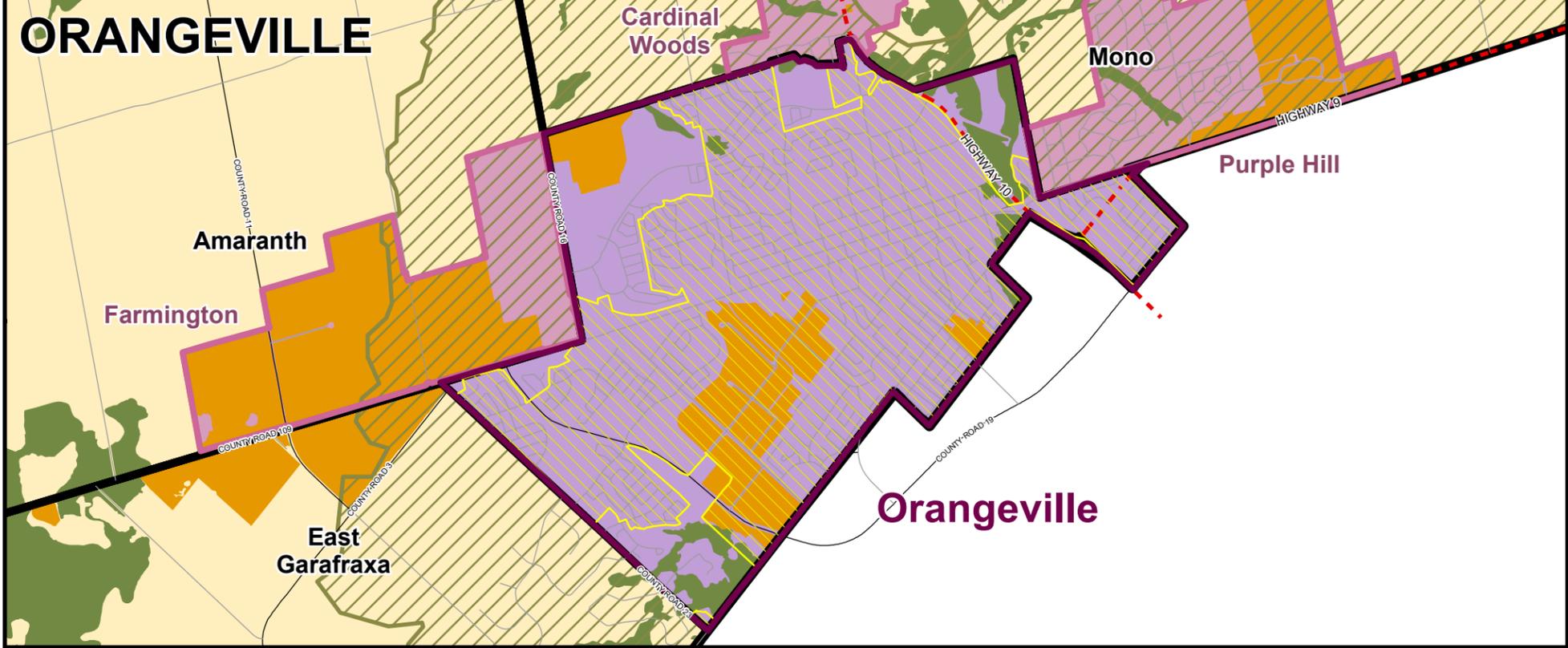
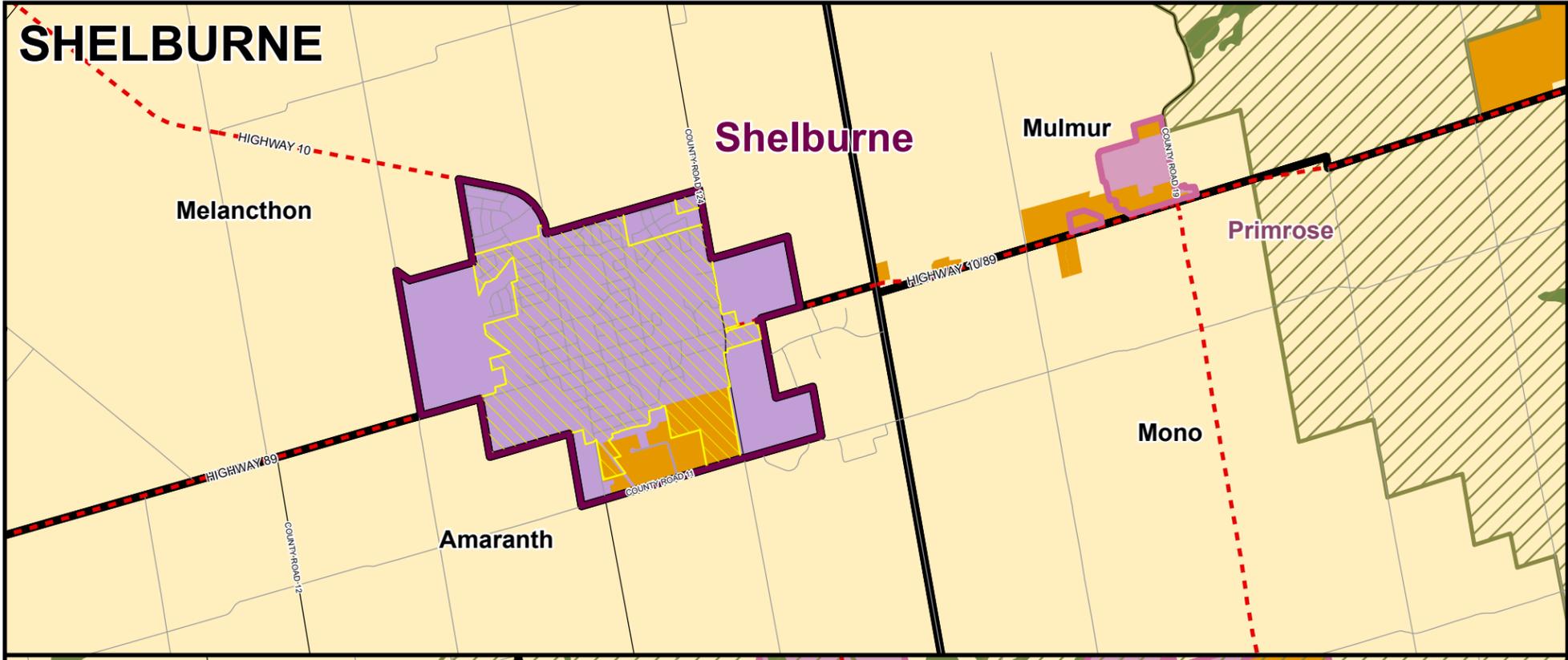
Date: March 2015



- Dufferin County Boundary
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Employment Land Use
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

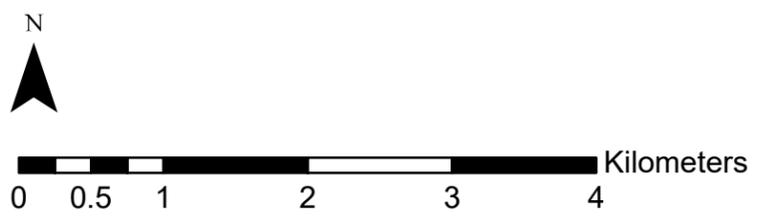
Schedule B
Community Structure
and Land Use

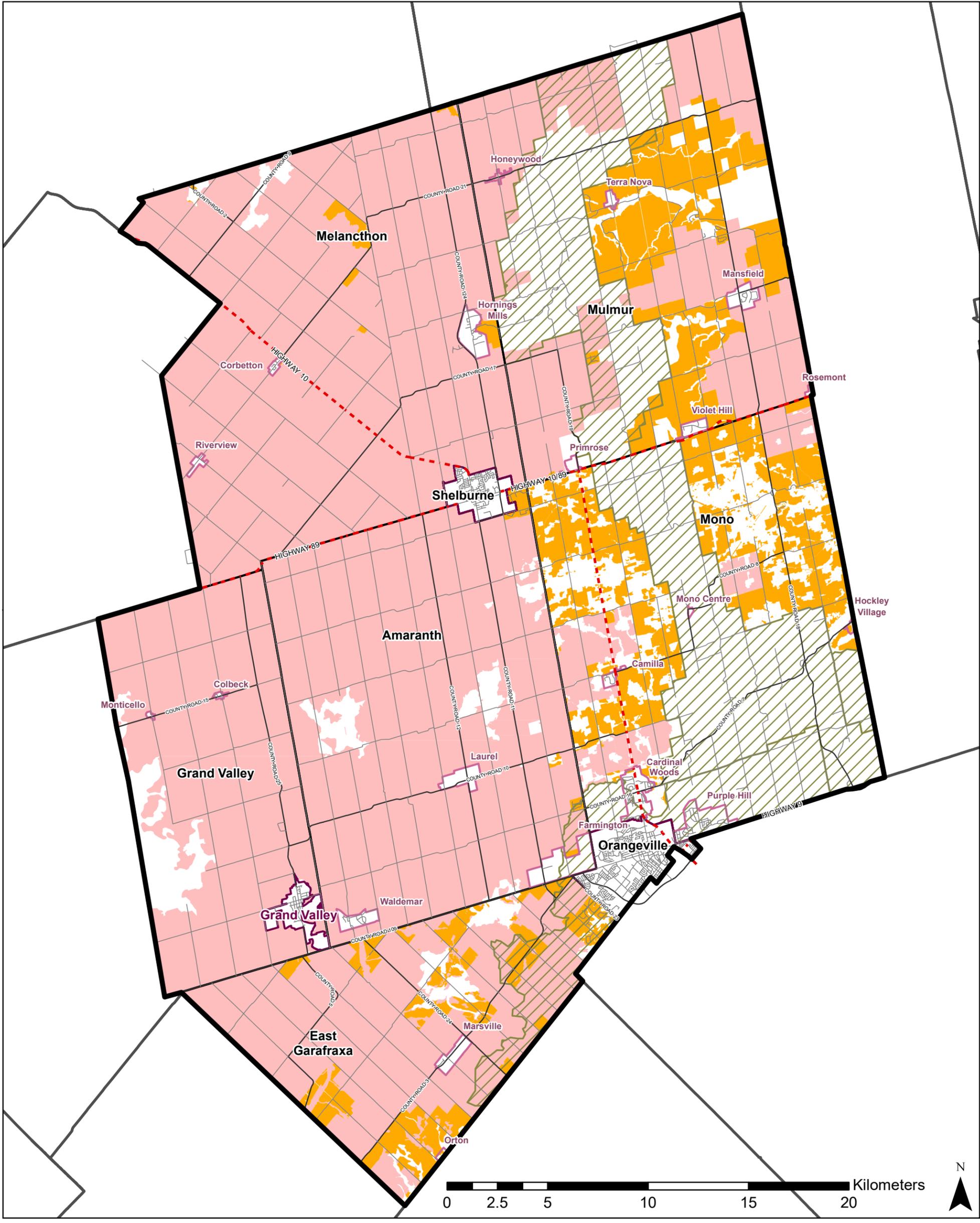




- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Employment Land Use
- Built Boundary Area (S. 3.5.1)
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

Schedule B1
Community Structure
and Land Use

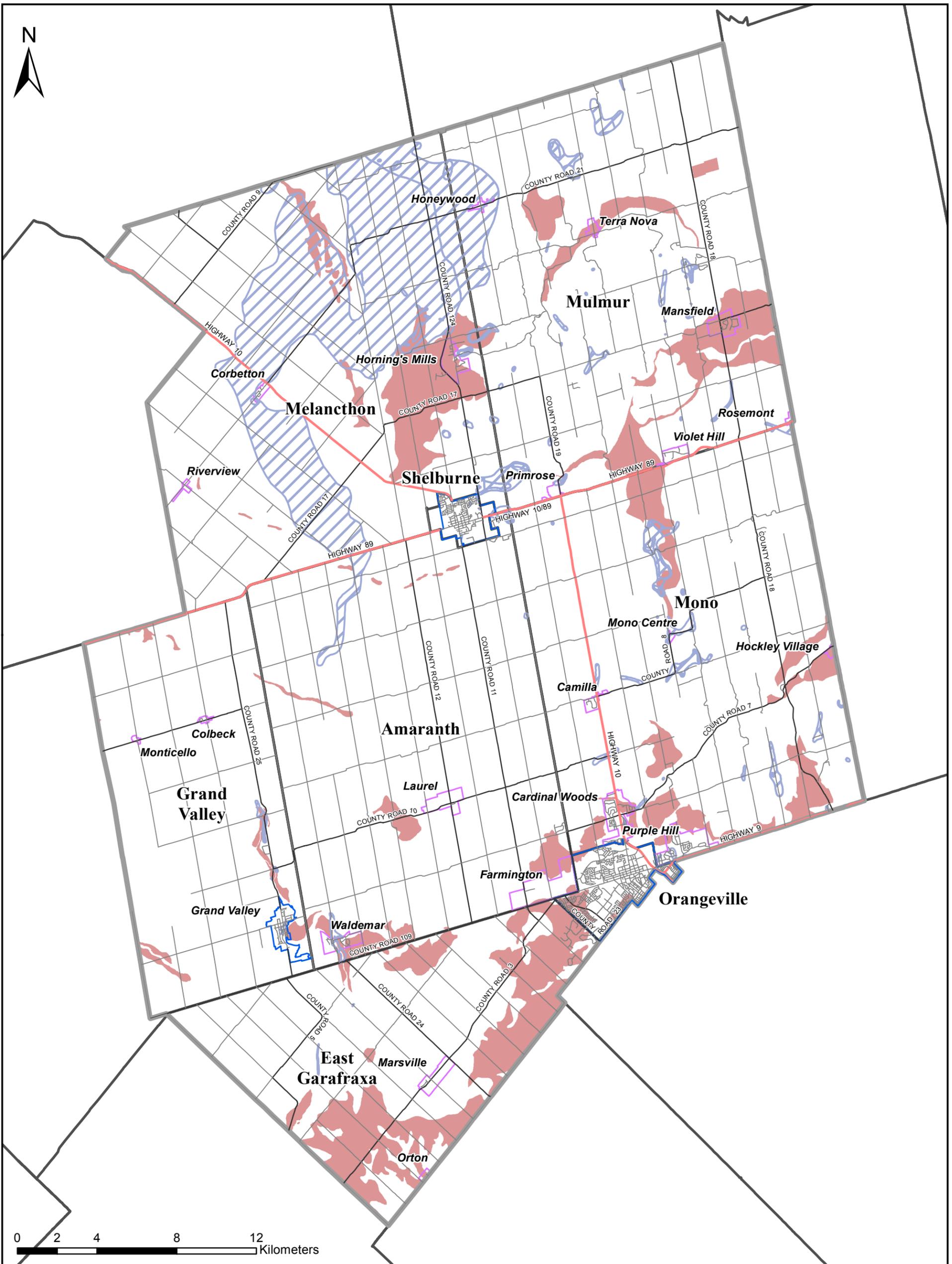




- Dufferin County Boundary
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Provincial Plan Areas (S. 2.0)
- Rural Area
- Prime Agricultural Area (S. 4.2)

Schedule C
Prime Agricultural Areas
and Rural Lands





Legend

- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Dufferin County Boundary
- Municipal Boundaries

Mineral Aggregate Resources (S. 4.4)

- Sand and Gravel Resource Area
- Bedrock Resource Area

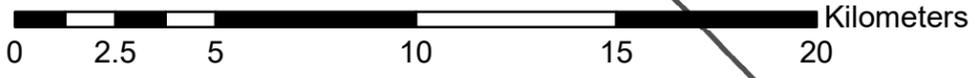
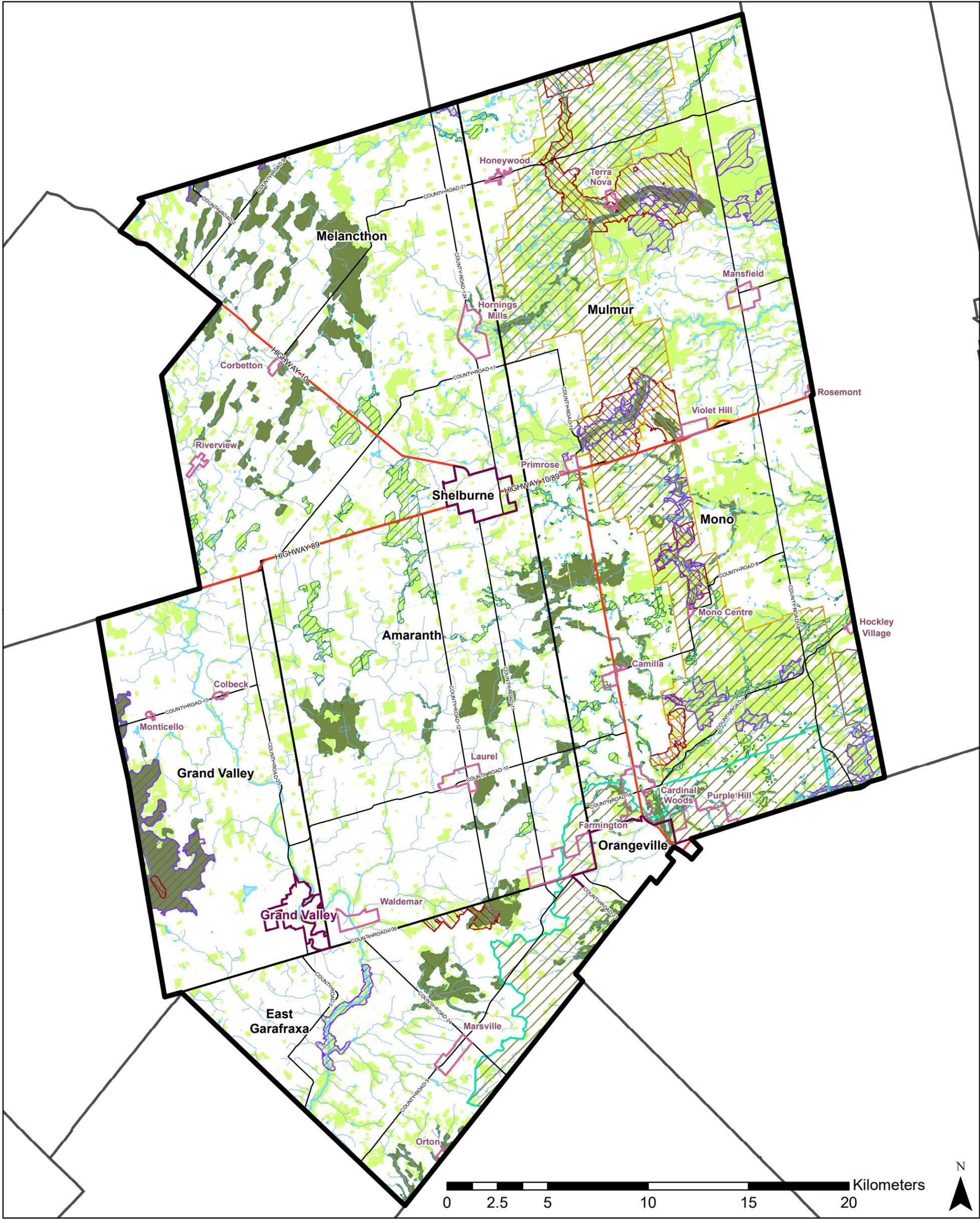


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**Schedule D
Mineral Aggregate
Resource Areas**



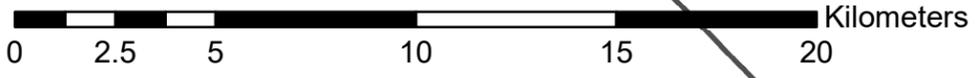
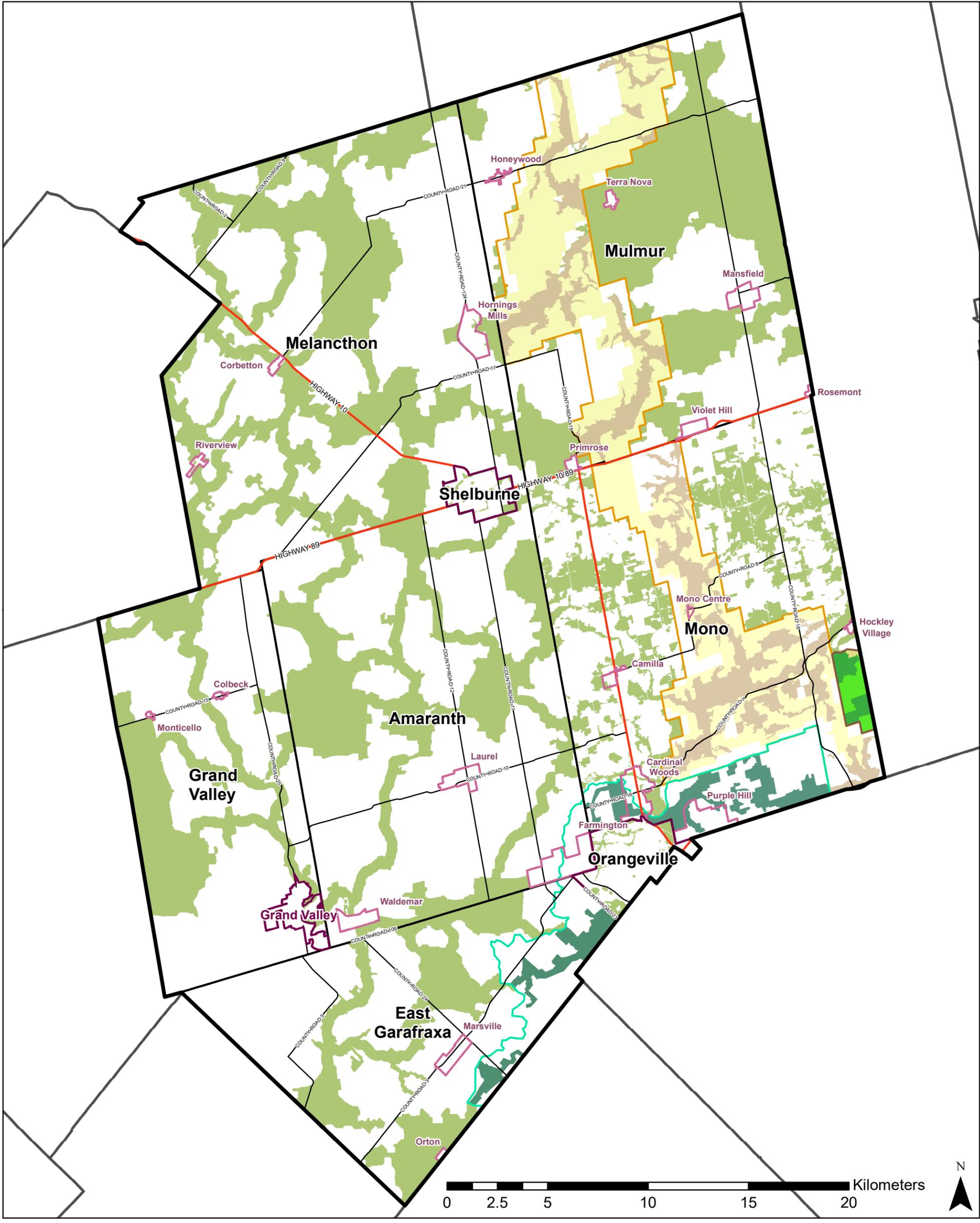
Date: March 2015



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

**Schedule E
Natural Heritage
Features**

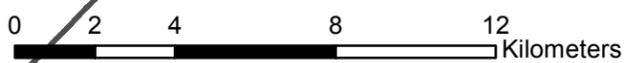
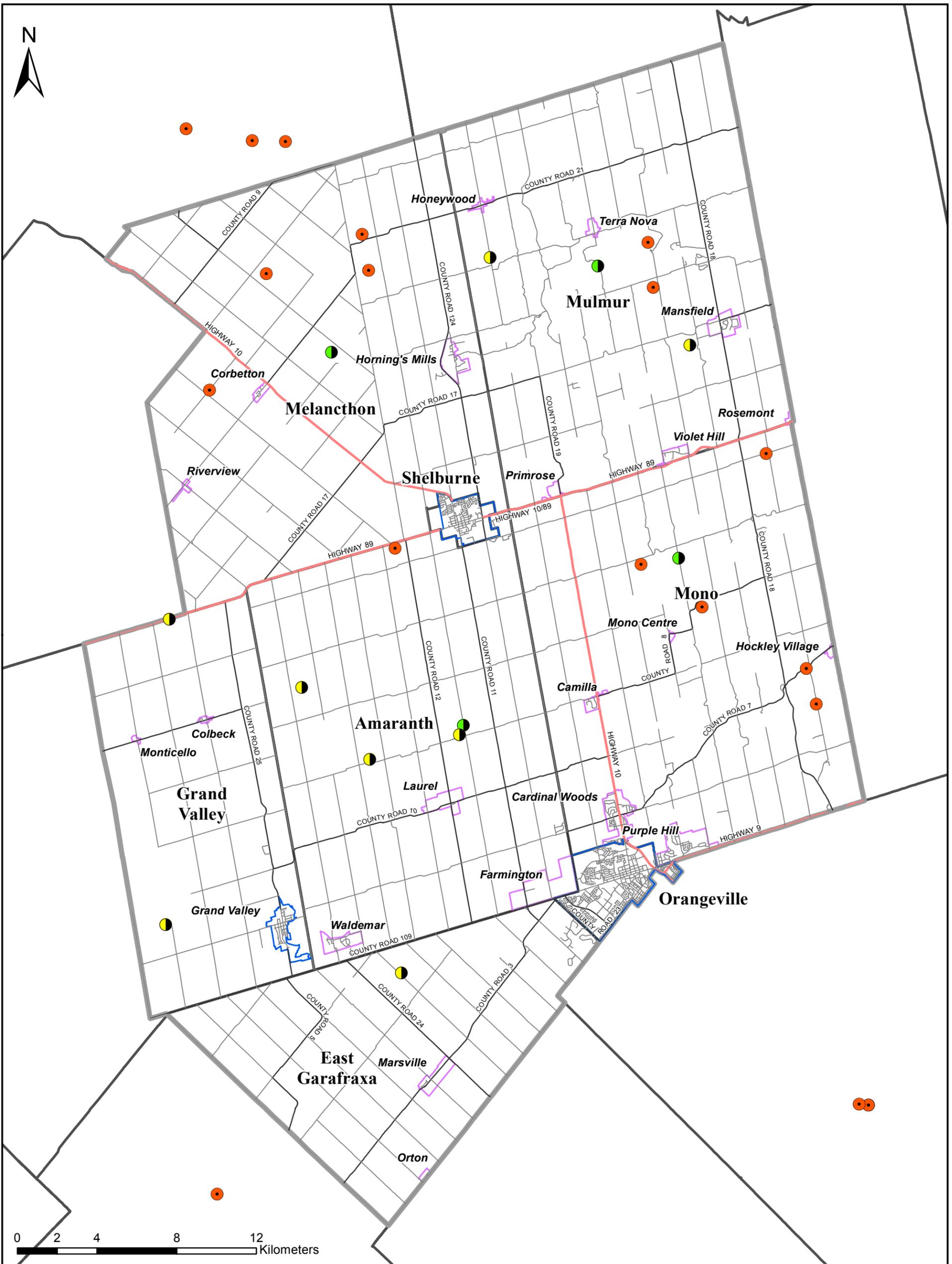




- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- County Preliminary Natural Heritage System (S. 5.2)
- Oak Ridges Moraine Conservation Plan Area (S. 2.2)
- Countryside Area
- Natural Core Area
- Natural Linkage Area
- Niagara Escarpment Plan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

**Schedule E1
Natural Heritage
System**





Legend

-  Urban Settlement Area
-  Community Settlement Area
-  Provincial Highway
-  County Road
-  Other Road
-  Dufferin County Boundary
-  Municipal Boundaries

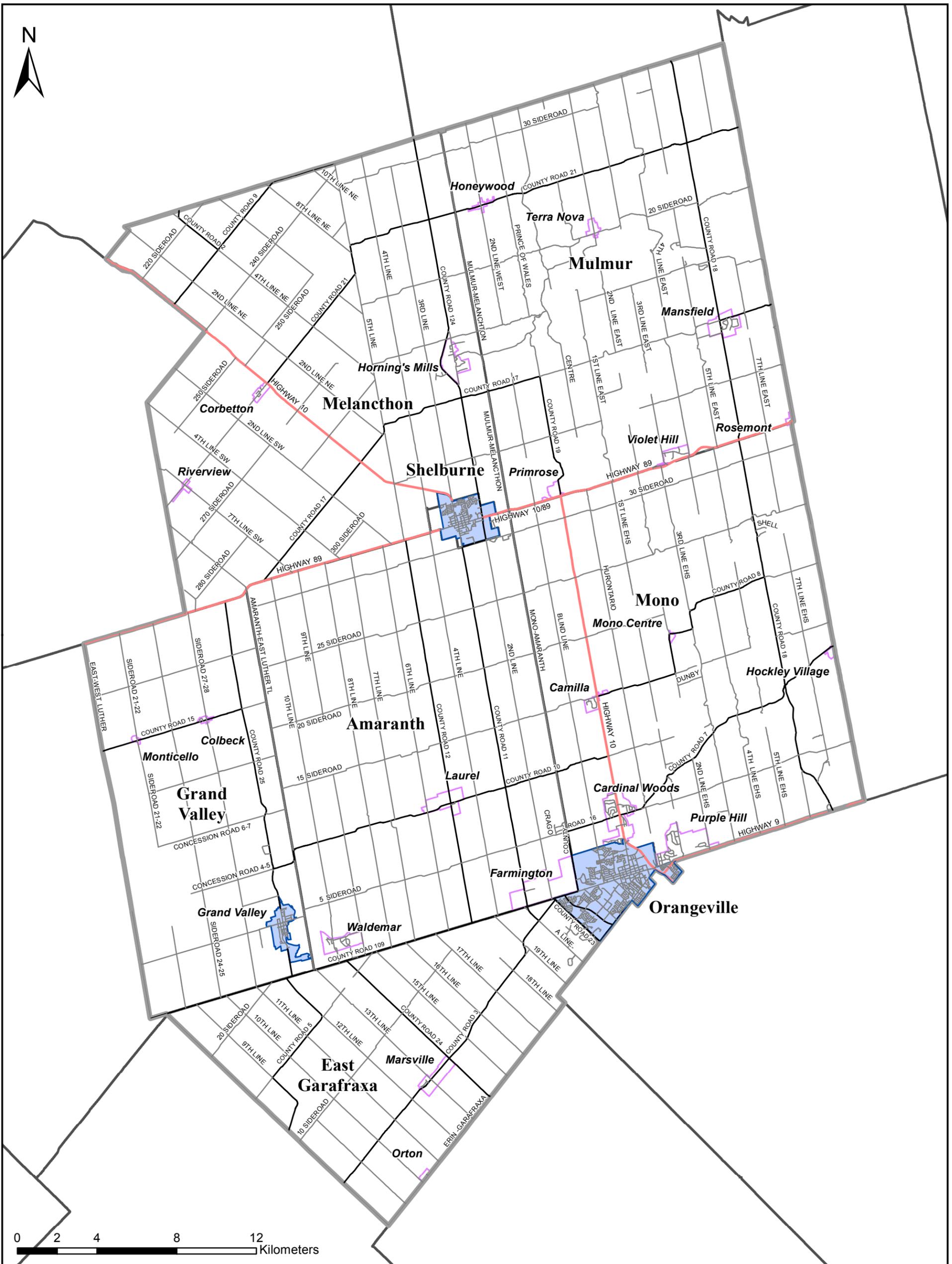
- Petroleum Wells (S. 4.4.4)**
-  Petroleum Well
- Waste Disposal Sites (S. 6.3.1)**
-  Active
 -  Former



**Schedule F
Human-Made Hazards**



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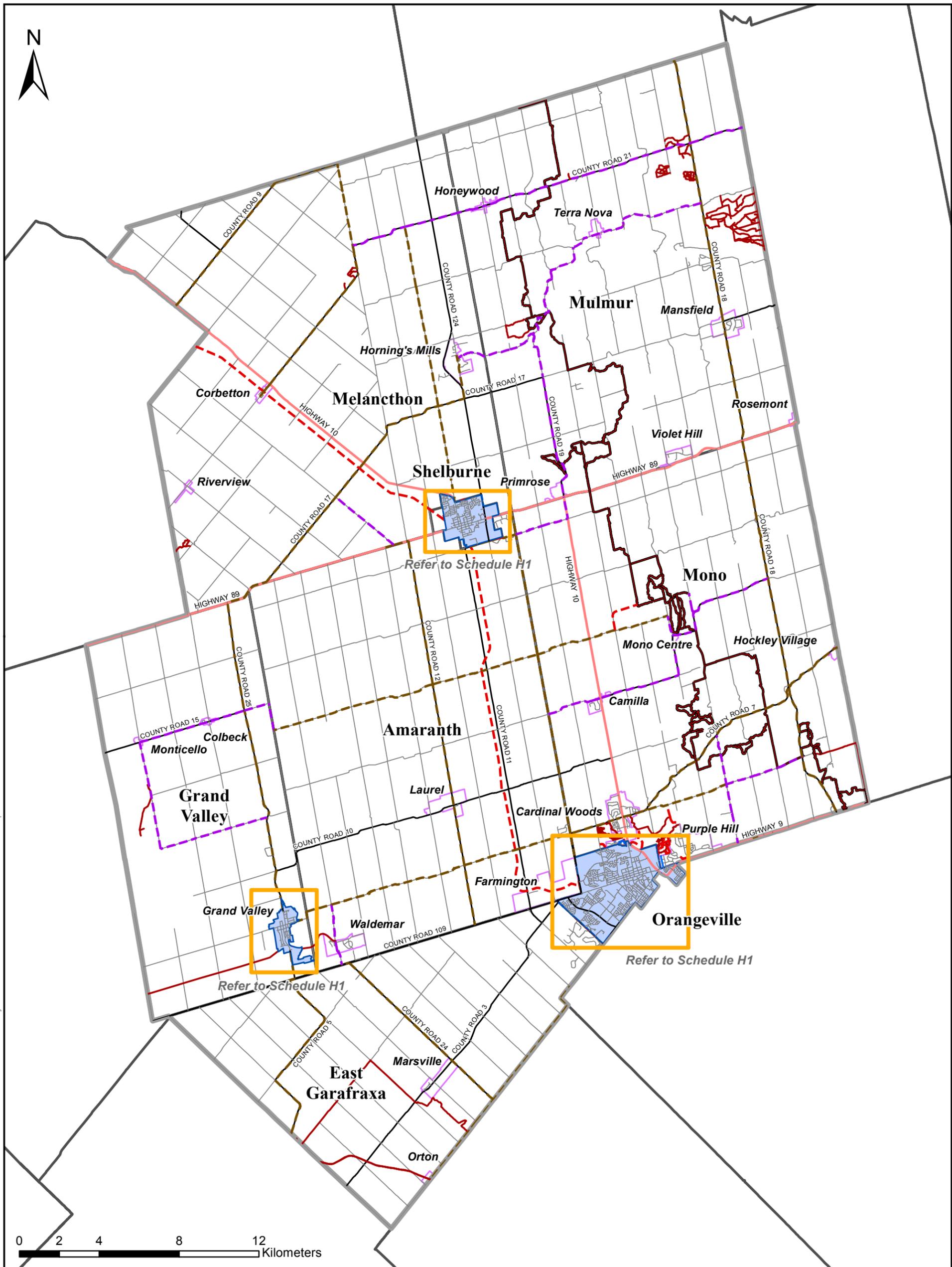
- Urban Settlement Area
- Community Settlement Area
- Dufferin County Boundary
- Municipal Boundaries
- Provincial Highway (S. 7.2.2)
- County Road (S. 7.2.2)
- Other Road



**Schedule G
Transportation**



Date: March 2015



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Legend

- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Dufferin County
- Municipal

Facility Types (S. 7.2.3)

- Existing Bike Lane
- Proposed Bike Lane
- Existing Shoulder
- Proposed Shoulder
- Proposed Signed Route

- Existing On Road Route¹
- Previously Planned On Road Route¹
- Existing Off Road Route¹
- Previously Planned Off Road Route¹
- Bruce Trail

1. For existing and previously planned On & Off-Road Routes within the urban areas of Orangeville and Shelburne Refer to the Town of Orangeville Trails Master Plan and Town of Shelburne Active Transportation Plan.

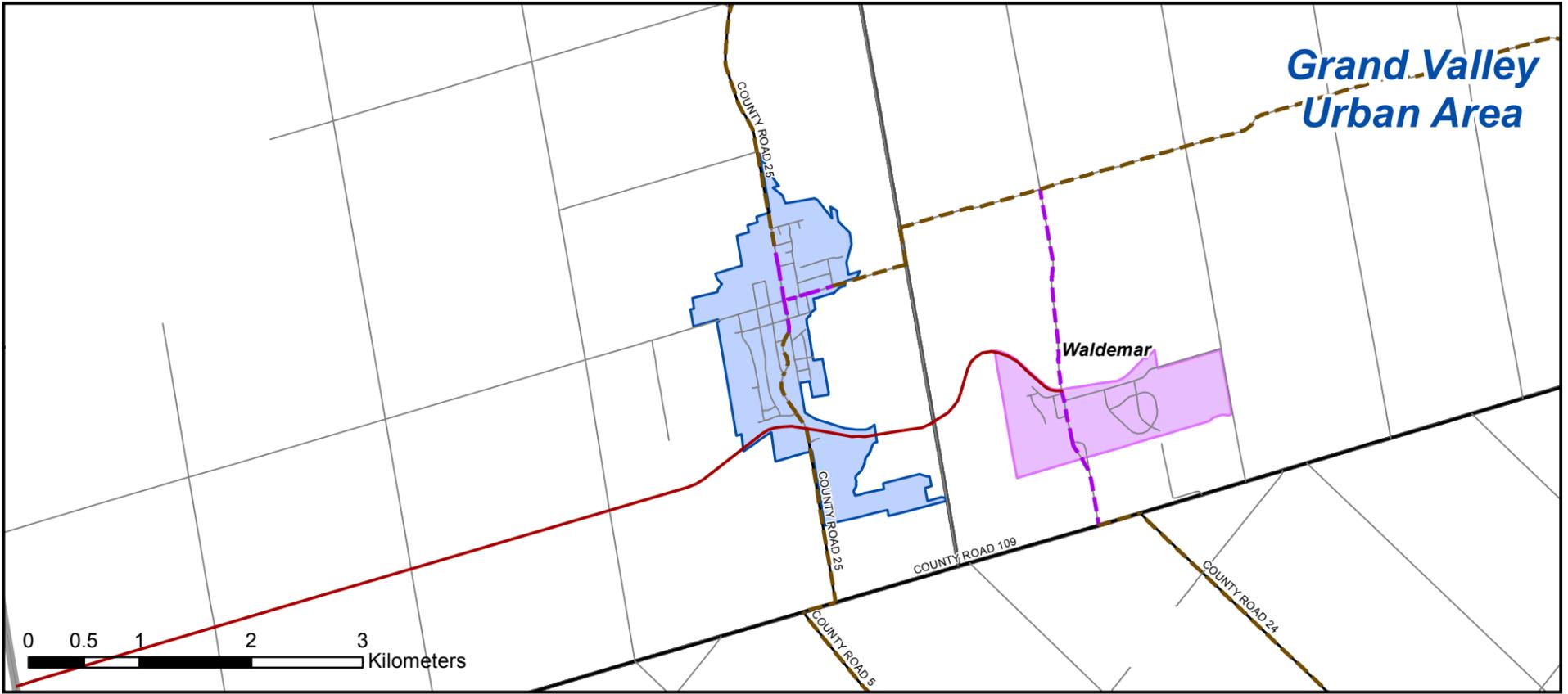
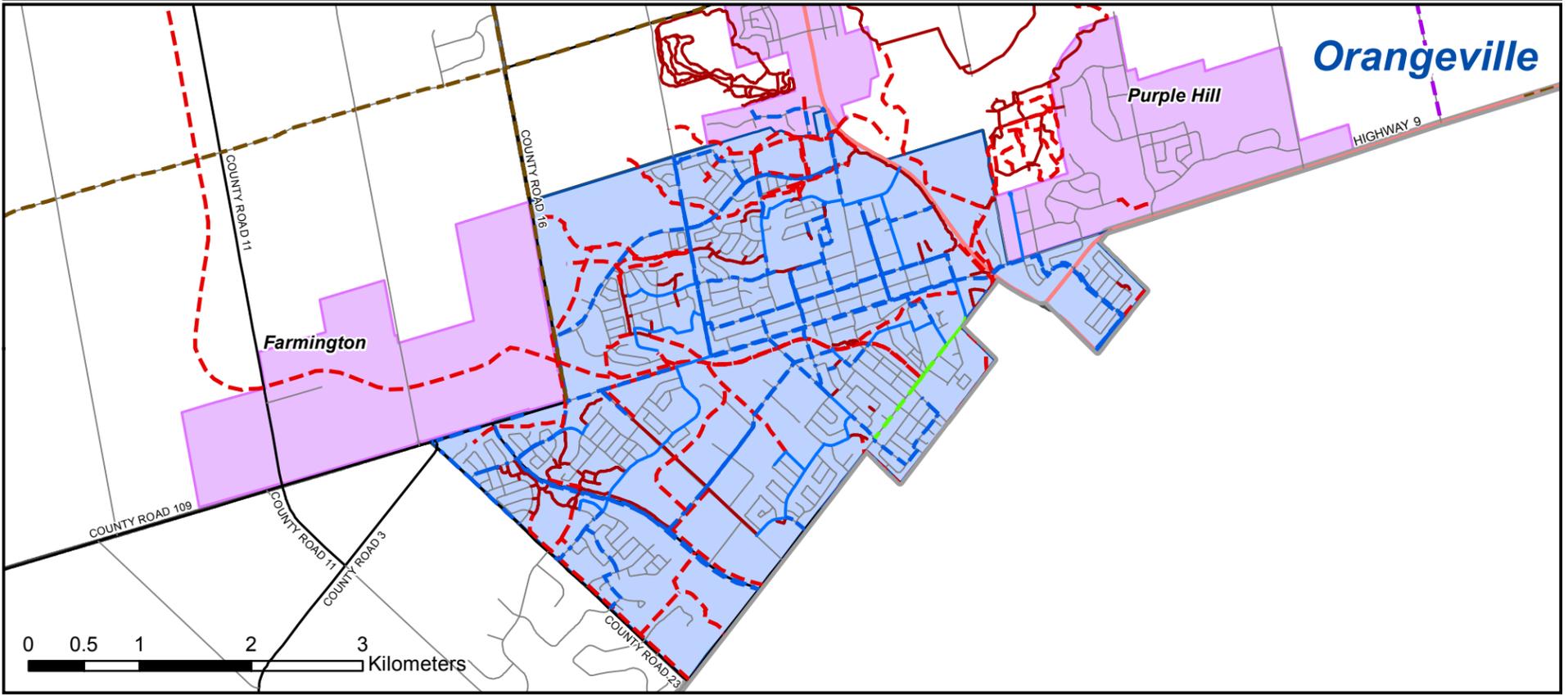
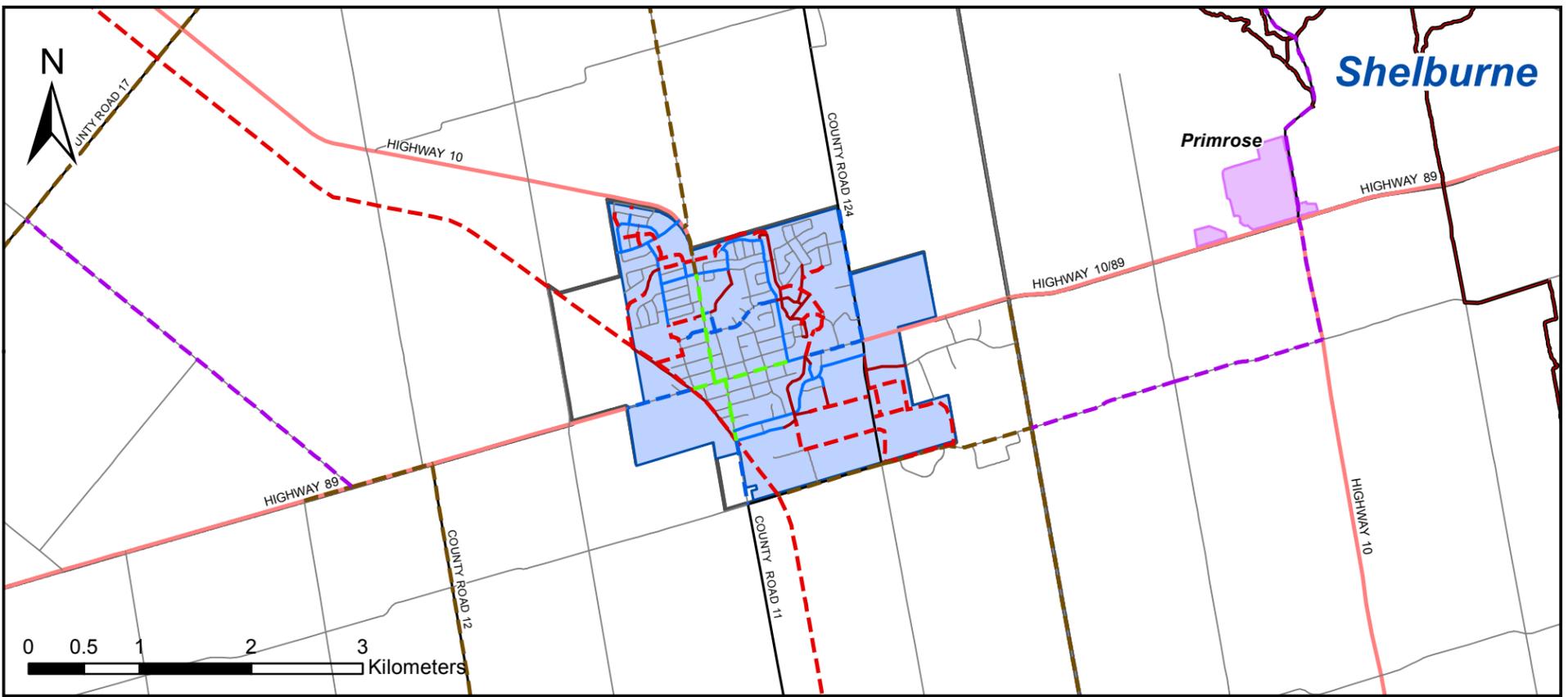


OFFICIAL PLAN

**Schedule H
Active
Transportation**



Date: March 2015



Legend

- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Dufferin County Boundary
- Municipal Boundaries

Facility Types (S. 7.2.3)

- Existing Bike Lane
- Proposed Bike Lane
- Existing Shoulder
- Proposed Shoulder
- Proposed Signed Route

- Existing On Road Route¹
- Previously Planned On Road Route¹
- Existing Off Road Route¹
- Previously Planned Off Road Route¹
- Bruce Trail

1. For existing and previously planned On & Off-Road Routes within the urban areas of Orangeville and Shelburne Refer to the Town of Orangeville Trails Master Plan and Town of Shelburne Active Transportation Plan.

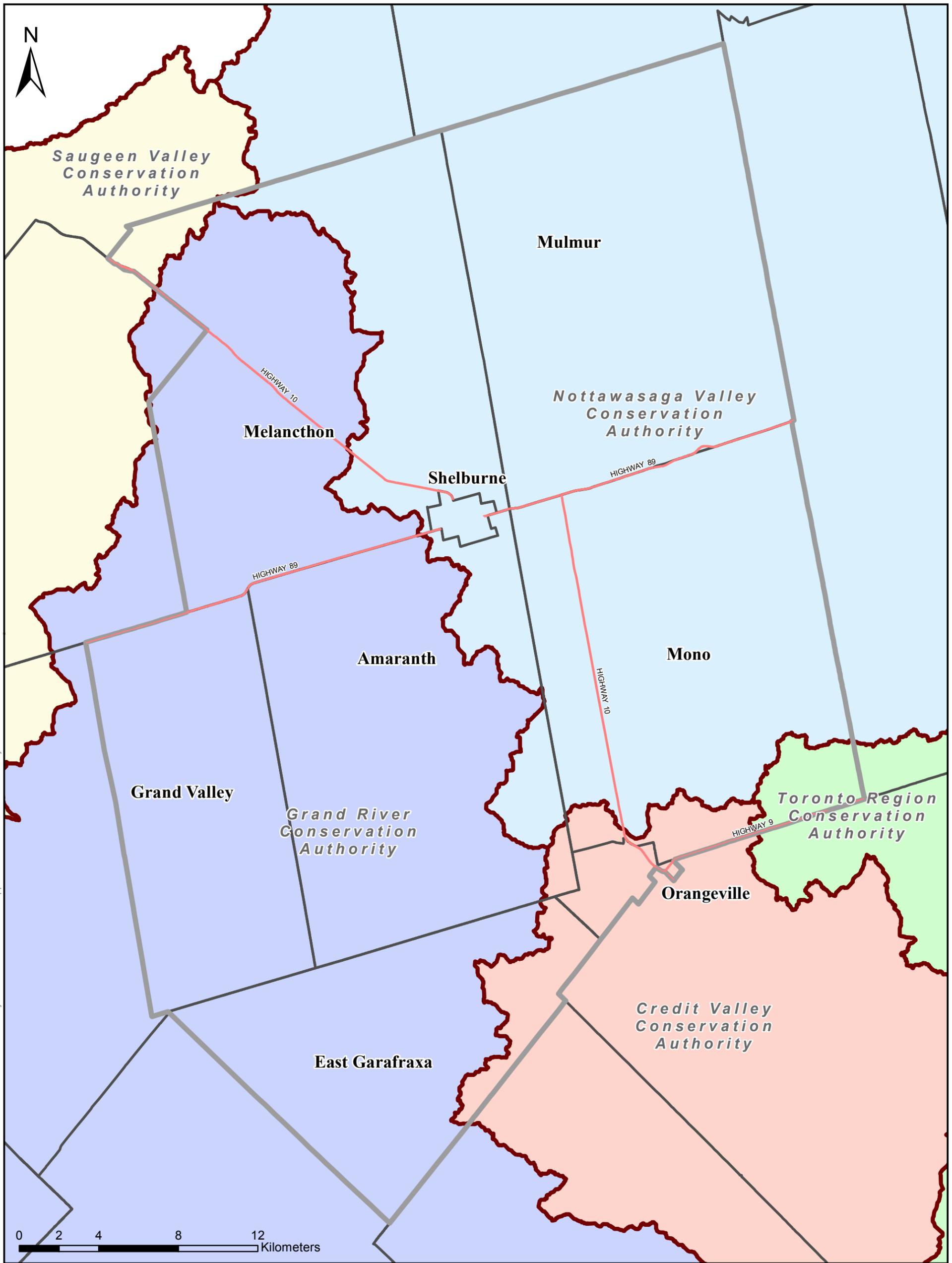


**Schedule H1
Active
Transportation**



Date: March 2015

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Legend

-  Provincial Highway
-  Dufferin County Boundary
-  Municipal Boundaries
-  Credit Valley Conservation
-  Grand River Conservation
-  Nottawasaga Valley Conservation Authority
-  Saugeen Valley Conservation
-  Toronto and Region Conservation Authority



**Appendix 1
Conservation Authority
Jurisdictions**

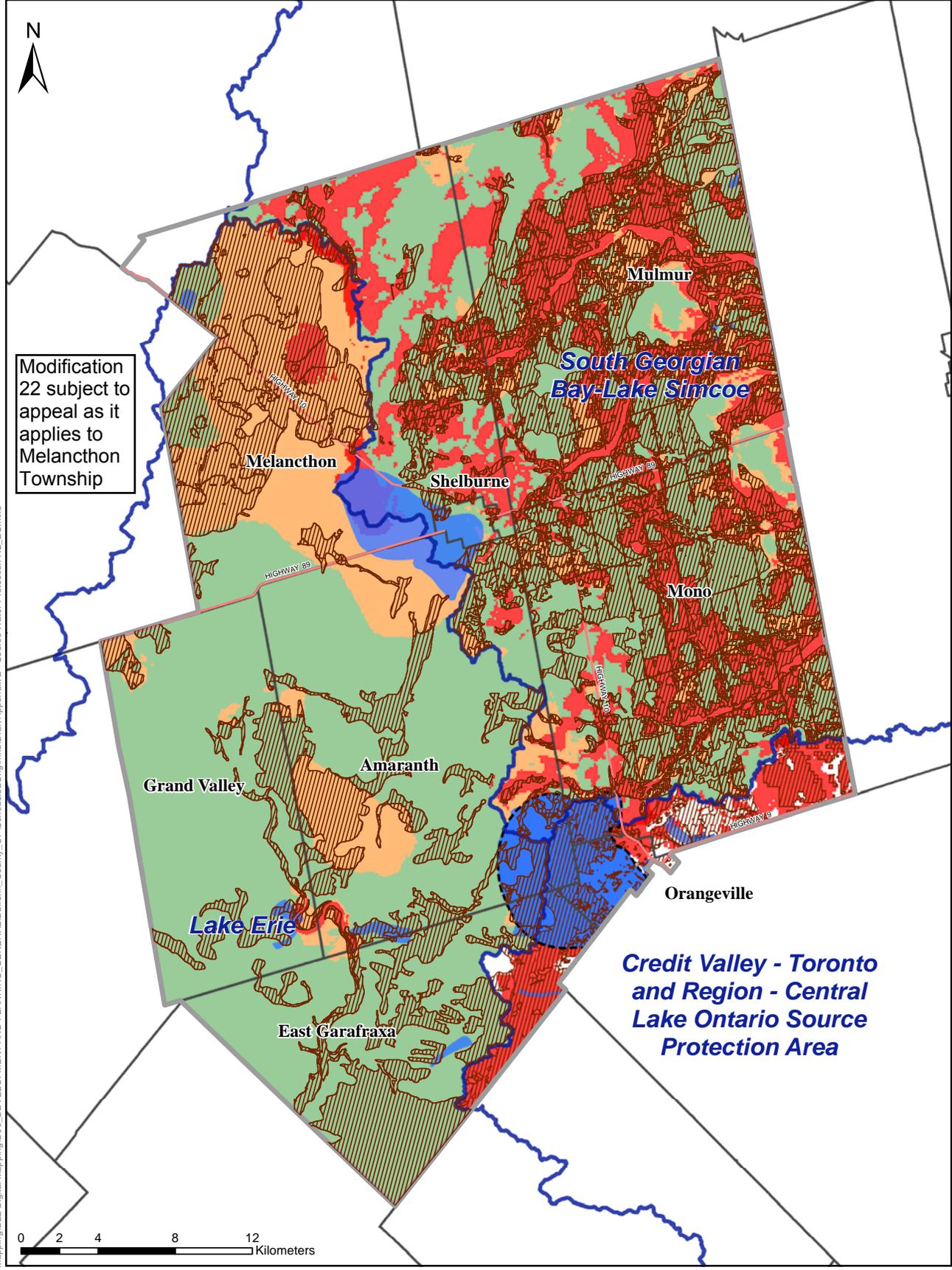


Date: September 2014

Sources: LIO (2012), MTO (2012), Dufferin County



Modification 22 subject to appeal as it applies to Melancthon Township



Legend

- Source Protection Plan
- Provincial Highway
- Dufferin County Boundary
- Municipal Boundaries
- Water Quantity Area
- Significant Groundwater Recharge Area

- Source Water Protection (S. 5.4)**
- Municipal Wellhead Protection
- Vulnerable Aquifer**
- High
 - Medium
 - Low



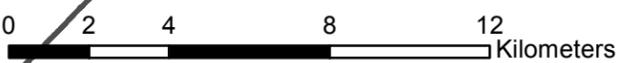
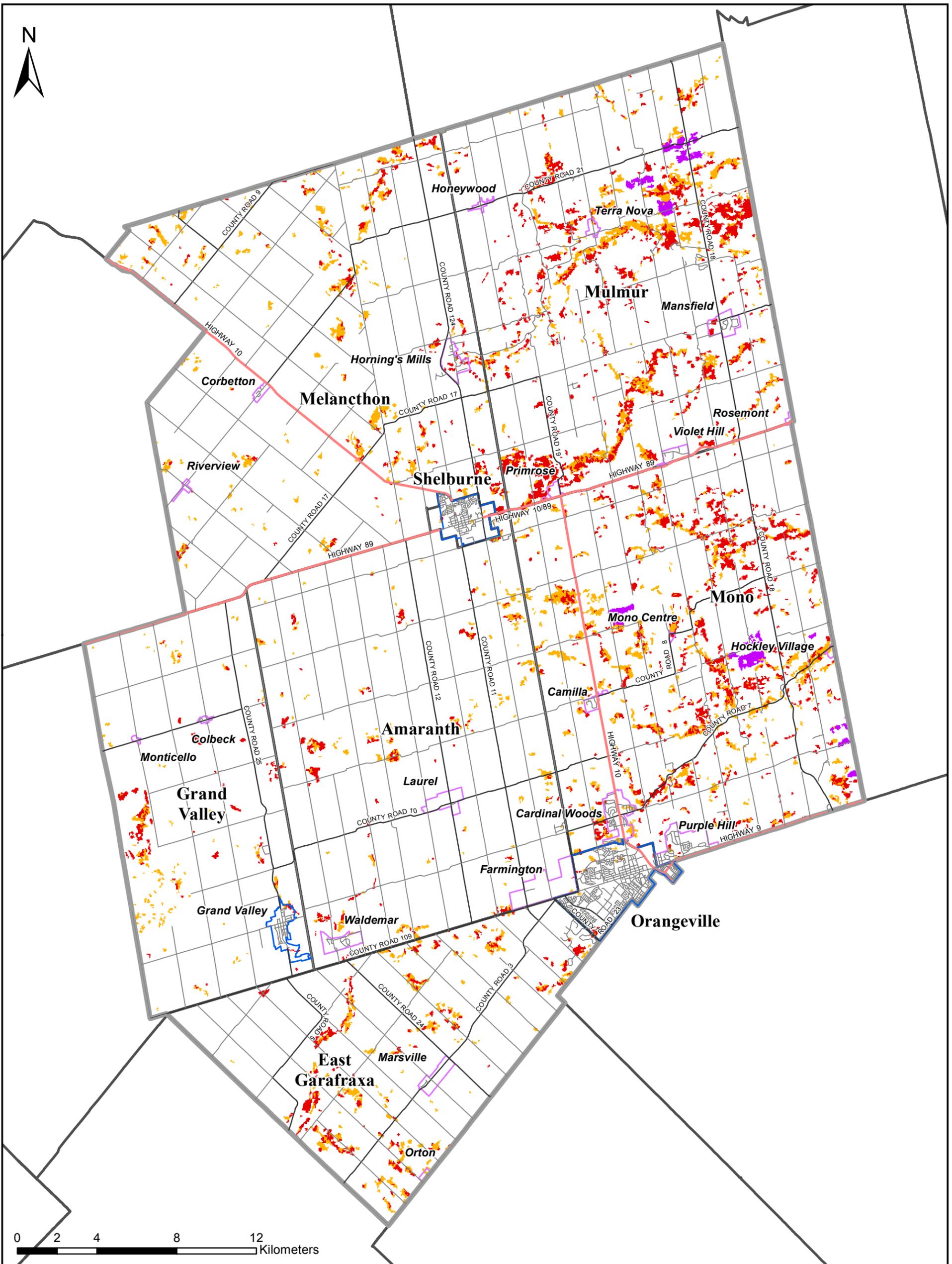
**Appendix 2
Source Water Protection**



Date: March 2015

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Sources: LIO (2012), MTO (2012), Dufferin County, Grand River Conservation Authority (2014), Toronto and Region Conservation (2014), CTCSPW (2014), NVCA (2014)



Legend

-  Urban Settlement Area
-  Community Settlement Area
-  Provincial Highway
-  County Road
-  Other Road
-  Dufferin County Boundary
-  Municipal Boundaries

Potential Forest Hazard Classification for Wildland Fire (S. 6.2.3)

-  Extreme Risk
-  High Risk
-  Pine - Needs Evaluation



**Appendix 3
Potential Forest Hazard
Classification for Wildland Fire**



Sources: LIO (2012), MTO (2012), Dufferin County, NEP (2012), ORMCP, MNR (2014)

Date: March 2015

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