

APPENDIX A

REVIEW OF NATURAL HERITAGE SYSTEM POLICIES AND MAPS

MARCH 16, 2017



MERIDIAN
PLANNING

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A1. NHS POLICY IN THE ROP

Below is a line-by-line review of each ROP policy with respect to the Natural Heritage System that includes the potential implication of each policy and identifies updates required in the Town OP. It is noted that directions in the ROP policy have been highlighted in yellow and specific actions for the Town have been identified in red text.

Table A: Natural Heritage System policies in the ROP.

Section	ROP Policy	Potential Implications for Town OP
113.	The Natural Heritage System consists of the Greenbelt Natural Heritage System and the Regional Natural Heritage System.	<ul style="list-style-type: none"> The ROP defines what is included in the Natural Heritage System. Action: The Town OP will have to include the same structure.
114.2	Those parts of the Natural Heritage System that are outside the <i>Key Features</i> or where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 92 and shown on Map 1E. Within these areas, <i>agriculture</i> is recognized, supported and promoted in accordance with <i>policies</i> of the Agricultural System.	<ul style="list-style-type: none"> The ROP identifies parts of the Natural Heritage System that are outside of the Key Features or where the Key Feature is a significant earth science area of natural and scientific interest as being part of the Agricultural System. The ROP states that in these areas, agriculture is recognized, supported and promoted. Action: The Town OP will also have to define these areas as being part of the Agricultural System and identify the lands on a map.

A2. RNHS POLICY IN THE ROP

The table below provides a line-by-line review of each ROP policy with respect to the Regional Natural Heritage System that includes the potential implication of each policy and identifies updates required in the Town OP. It is noted that directions in the ROP policy have been highlighted in yellow and specific actions for the Town have been identified in red text.

Table B: Regional Natural Heritage System policies in the ROP.



Section	ROP Policy	Potential Implications for Town OP
<p>115.2</p> <p>115.2(1)</p> <p>115.2(2)</p> <p>115.3(3)</p>	<p>The Regional Natural Heritage System consists of:</p> <p>areas so designated on Map 1, the shoreline along Lake Ontario and Burlington Bay, and <i>significant</i> habitats of endangered species and threatened species not included in the designation on Map 1.</p>	<ul style="list-style-type: none"> The ROP defines the components of the Regional Natural Heritage System and identifies the lands on Map 1. Action: The Town OP will have to clearly indicate the components of the Regional Natural Heritage System in the Town's context and identify on a map.
<p>115.3</p> <p>115.3(1)</p> <p>115.3(2)</p> <p>115.3(3)</p> <p>115.3(4)</p> <p>115.3(5)</p> <p>115.3(6)</p>	<p>The Regional Natural Heritage System is a systems approach to protecting and enhancing <i>natural features</i> and functions and is scientifically structured on the basis of the following components:</p> <p><i>Key Features</i>, which include:</p> <ol style="list-style-type: none"> <i>significant</i> habitat of endangered and threatened species, <i>significant wetlands</i>, <i>significant</i> coastal wetlands, significant woodlands, <i>significant</i> valleylands, <i>significant</i> wildlife habitat, <i>significant</i> areas of natural and scientific interest, fish habitat, <p><i>Key Features</i> that have been identified are shown on Map 1G.</p> <p><i>enhancements to the Key Features</i> including <i>Centres for Biodiversity</i>,</p> <p><i>linkages</i>,</p> <p><i>buffers</i>,</p> <p><i>watercourses</i> that are within a <i>Conservation Authority</i> Regulation Limit or that provide a <i>linkage</i> to a <i>wetland</i> or a <i>significant woodland</i>, and</p> <p><i>wetlands</i> other than those considered</p>	<ul style="list-style-type: none"> The ROP establishes the purpose and function of the Regional Natural Heritage System and the components that is comprised of. Action: The Town OP will have to establish the same Natural Heritage System, purpose, function and components in accordance with the ROP. The ROP identifies Key Features on Schedule 1G. Action: The Town OP will have to identify Key Features on a map, if possible.



Section	ROP Policy	Potential Implications for Town OP
	<i>significant</i> under Section 115.3(1)b).	
<p>115.4</p> <p>115.4(1)</p> <p>115.4(2)</p> <p>115.4(3)</p>	<p>Included within the Regional Natural Heritage System are:</p> <p>Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and</p> <p>Regulated <i>Flood Plains</i> as determined, mapped and refined from time to time by the appropriate <i>Conservation Authority</i>.</p> <p>Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the <i>Key Features</i> or where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest, where <i>agricultural operations</i> are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with <i>policies</i> of the Agricultural System.</p>	<ul style="list-style-type: none"> The ROP further defines the components included in the Regional Natural Heritage System, such as the Escarpment Natural Area, Escarpment Protection Area, Regulated Flood Plains and parts of the Agricultural System. Action: The Town OP will have to include the same components in their definition of the Natural Heritage System.
116.	The designation of lands in the Regional Natural Heritage System does not imply that they are open to the public nor that they will necessarily be purchased by a <i>public agency</i> .	<ul style="list-style-type: none"> The ROP indicates that the Regional Natural Heritage System is not necessarily open to the public or a prospect for purchasing by a public agency. Action: The Town OP will also have to make this distinction about the Natural Heritage System.
116.1	<p>The boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through:</p> <p>a) a Sub-watershed Study accepted by the <i>Region</i> and undertaken in the context of an <i>Area-Specific Plan</i>;</p> <p>b) an individual Environmental Impact Assessment accepted by</p>	<ul style="list-style-type: none"> The ROP establishes the basis for refining the Regional Natural Heritage System. Action: The Town OP will have to identify how refinements can occur.





Section	ROP Policy	Potential Implications for Town OP
	<p>the <i>Region</i>, as required by this Plan; or</p> <p>c) similar studies based on terms of reference accepted by the <i>Region</i>.</p> <p>Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The <i>Region</i> will maintain mapping showing such refinements and incorporate them as part of the <i>Region's</i> statutory review of its Official Plan.</p>	
<p>117.1</p> <p>117.1(1)</p> <p>117.1(2)</p> <p>117.1(3)</p> <p>117.1(4)</p> <p>117.1(5)</p> <p>117.1(6)</p>	<p>Subject to other <i>policies</i> of this Plan, applicable policies of the Greenbelt Plan and Niagara Escarpment Plan, and applicable Local Official Plan <i>policies</i> and Zoning By-laws, the following uses may be permitted:</p> <p>All types, sizes and intensities of <i>agricultural operations</i> except within the following areas:</p> <p>a) Escarpment Natural Area, and</p> <p>b) <i>Key Features</i> of the Regional Natural Heritage System;</p> <p>notwithstanding Section 117.1(1)b), <i>agricultural operations</i> are permitted within the Regional Natural Heritage System where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest,</p> <p><i>normal farm practices</i>,</p> <p><i>existing uses</i> including existing <i>agricultural operations</i>,</p> <p><i>single detached dwelling</i> on existing <i>lots</i>, dwellings accessory to <i>agricultural operation</i>, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area,</p> <p>non-intensive recreation uses such as</p>	<ul style="list-style-type: none"> • The ROP outlines permitted uses in the Regional Natural Heritage System. • Action #1: The Town OP may permit the same uses as the ROP or permit less uses than the ROP. • Action #2: The Town Zoning By-law may permit the same uses as the ROP or permit less uses than the ROP.





Section	ROP Policy	Potential Implications for Town OP
<p>117.1(7) 117.1(8) 117.1(9) 117.1(10) 117.1(11) 117.1(12) 117.1(13) 117.1(14) 117.1(15) 117.1(16)</p>	<p>nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail, <i>forest, fisheries and wildlife management,</i> archaeological activities, <i>essential</i> transportation and <i>utility</i> facilities, <i>accessory buildings or structures,</i> <i>incidental uses,</i> uses permitted in an approved <i>Niagara Escarpment Park and Open Space Master/Management Plan</i>, if the subject land is located within the Niagara Escarpment Plan Area, <i>home occupations and cottage industries</i> with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser, [Section number not in use.] <i>essential watershed management</i> and flood and erosion control projects either carried out or supervised by a <i>public authority</i> or, approved in a Local Official Plan as of December 16, 2009. outside the Escarpment Natural Area or the <i>Key Features</i> of the Regional Natural Heritage System other than those areas where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest, the following uses only if located on a <i>commercial farm</i> and secondary to the <i>farming</i> operation:</p> <ul style="list-style-type: none"> a) <i>home industries</i> with a gross floor area not exceeding 200 sq m, b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, c) <i>agriculture-related</i> tourism uses with a gross floor area not exceeding 500 sq m, 	





Section	ROP Policy	Potential Implications for Town OP
	<p>d) small-scale businesses that provide supplementary income to the <i>farming</i> operation provided that:</p> <ul style="list-style-type: none"> i. such uses are permitted by specific Local Official Plan <i>policies</i> and Local Zoning By-laws; ii. their scale is minor and does not change the appearance of the <i>farming</i> operation; iii. their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding <i>agricultural uses</i>; and iv. they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council. <p>e) subject to site plan approval by the Local Municipality, <i>horticultural trade uses</i> provided that:</p> <ul style="list-style-type: none"> i. the use meets all the criteria under Sections 100(21)d); ii. the farm property accommodating the use is at least 4 hectares in size; iii. at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants; iv. the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no <i>tree</i> removals; v. the gross floor area for the 	



Section	ROP Policy	Potential Implications for Town OP
<p>117.1(17)</p>	<p>use does not exceed 500 sq m;</p> <p>vi. the outdoor storage area for the use does not exceed 1,000 sq m;</p> <p>vii. the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public <i>highways</i>; and</p> <p>viii. the use can be accommodated by the private water supply and waste water treatment systems located on the property.</p> <p>f) <i>veterinary clinics</i>, serving primarily the agricultural community;</p> <p>g) <i>animal kennels</i>, in conjunction with a <i>single detached dwelling</i>; and</p> <p>h) bed and breakfast establishments with three or fewer guest rooms.</p> <p>with a valid licence issued pursuant to the Aggregate Resources Act, <i>mineral aggregate resource</i> extraction and accessory uses on the expanded portion of an existing sandstone <i>quarry</i> located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.</p>	
<p>118.</p> <p>118(1)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Require Local Official Plans and Zoning By-laws to recognize the Regional Natural Heritage System as identified in this Plan and include <i>policies</i> and maps to implement <i>policies</i> of this Plan and to incorporate any refinements made thereto through Section 116.1.</p>	<ul style="list-style-type: none"> • The ROP directs local municipalities to recognize the Regional Natural Heritage System and protect Key Features in local OPs and Zoning By-laws. • Action: The Town OP must comply and recognize the Regional Natural Heritage





Section	ROP Policy	Potential Implications for Town OP
118(1.1)	<p>Require Local Municipalities, when undertaking the preparation of <i>Area-Specific Plans</i>, Zoning By-law amendments and studies related to <i>development and/or site alteration</i> applications, to protect, through their Official Plans and Zoning By-laws, the <i>Key Features</i> listed in Section 115.3(1) but not mapped on Map 1G in accordance with <i>policies</i> of this Plan.</p>	<p>System without modification and protect Key Features in the Town OP and the Town Zoning By-law.</p>
<p>118.</p> <p>118(2)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Apply a systems based approach to implementing the Regional Natural Heritage System by:</p> <ul style="list-style-type: none"> a) Prohibiting <i>development and site alteration</i> within <i>significant wetlands, significant coastal wetlands, significant habitat of endangered and threatened species and fish habitat</i> except in accordance with Provincial and Federal legislation or regulations; b) Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no <i>negative impacts</i> on the <i>natural features and areas</i> or their <i>ecological functions</i>; in applying this <i>policy, agricultural operations</i> are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with <i>policies</i> of this Plan; c) Refining the boundaries of the Regional Natural Heritage System in accordance with Section 116.1; 	<ul style="list-style-type: none"> • The ROP addresses development within the Regional Natural Heritage System to ensure enhanced ecological function of the system and long-term sustainability. • Action: The Town OP will have to include the same development restrictions and policies related to development in the Regional Natural Heritage System.



Section	ROP Policy	Potential Implications for Town OP
	<p>identifying components of the Regional Natural Heritage System as listed in Section 115.3 and their associated <i>ecological functions</i> and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA, shall, as a first step, identify <i>Key Features</i> on or near the subject site that are not mapped on Map 1G.</p> <p>Set the criteria for the requirement of an EIA for proposed <i>developments</i> and <i>site alterations</i> as follows:</p> <ul style="list-style-type: none"> a) agricultural buildings with a footprint not exceeding 1,000 sq m or <i>single detached dwellings</i> on existing <i>lots</i> and their <i>incidental uses</i> that are located wholly or partially inside or within 30 m of any <i>Key Feature</i> of the Regional Natural Heritage System other than those areas where the only <i>Key Feature</i> is a <i>significant</i> earth science area of natural and scientific interest; if the proposed buildings or structures are located entirely within the boundary of an existing farm building cluster surrounded by <i>woodlands</i>, no EIA is required as long as there is no <i>tree</i> removal within the <i>woodlands</i>; b) agricultural buildings with a footprint over 1,000 sq. m that are located wholly or partially inside or within 30m of the Regional Natural Heritage System; and c) all other <i>developments</i> or <i>site alterations</i>, including public works, that are located wholly or partially inside or within 120m of the Regional Natural Heritage 	





Section	ROP Policy	Potential Implications for Town OP
	System.	
<p>118.</p> <p>118(3.3)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Assist the proponent in carrying out the EIA required for an agricultural building under Section 118(3.1) through a scoped EIA and/or by providing financial aid and/or in-kind service.</p>	<ul style="list-style-type: none"> • The ROP states that the Region will provide assistance to completing an EIA when required for an agricultural building through a scoped approach and/or by providing financial aid and/or in kind service. • The Town OP could also recognize the Region’s commitment to assisting on EIAs for agricultural buildings. • Action: No direct action required.
<p>118.</p> <p>118(4)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Require that the recommendations of an Environmental Impact Assessment, including the placement of <i>lot</i> lines and structures, carried out under Section 118(3) and endorsed by the <i>Region</i> be implemented through official plan amendments, zoning by-laws, site plan control, conditions of planning approval or regulations by the appropriate authority.</p>	<ul style="list-style-type: none"> • The ROP requires recommendations from an EIA to be implemented through official plan amendments, zoning by-laws, site plan control, conditions of planning approval or regulations by the appropriate authority. • The Town OP could also recognize this requirement under the ROP. • Action: No direct action required.
<p>118.</p> <p>118(4.1)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Apply, as appropriate, policies of this Plan that support and promote <i>agriculture and normal farm practices</i> on those parts of the Regional Natural Heritage System under the Agricultural System where such uses are permitted. These <i>policies</i> include but are not limited to Sections 101(2) to 101(5).</p>	<ul style="list-style-type: none"> • As above, the ROP recognizes the importance of agriculture as an industry and as a long-term activity and land use in the Agricultural System, even where parts of the Regional Natural Heritage System may exist and encourages policies to be applied where appropriate to support agricultural practices. • Action: The Town OP will have to include policies in the Official Plan that reinforces the ROPs policy to recognize, encourage, and protect agriculture and to





Section	ROP Policy	Potential Implications for Town OP
		<p>apply policies, where appropriate, for those areas in the Agricultural System where the Regional Natural Heritage System may also exist.</p>
<p>118. 118(5)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to: Ensure that the Local Municipalities will enhance, through the <i>development</i> process and where appropriate, the function of the Regional Natural Heritage System within the Urban Area by locating local open space adjacent to or near the Regional Natural Heritage System.</p>	<ul style="list-style-type: none"> • The ROP expects local municipalities to enhance the function of the Regional Natural Heritage System in the Urban Areas by locating open space adjacent or near these areas. The ROP states that enhancements are expected through the development process or wherever appropriate. • Action: The Town OP will have to include policies that commit to enhancing the Regional Natural Heritage System within the Urban Areas through the development process, and wherever appropriate, and plan local open space adjacent to these areas.
<p>118. 118(6)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to: Encourage the development of trails within the Regional Natural Heritage System provided that:</p> <ol style="list-style-type: none"> a) the trails are located on publicly owned lands or are part of the Bruce Trail; b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as <i>agricultural operations</i>; c) proper regard is given to the issues of trespassing on private properties and liability in the event of property damages or personal injuries; and d) adjacent landowners potentially 	<ul style="list-style-type: none"> • The ROP encourages the development of trails in the Regional Natural Heritage System and provides guidance on where trails should and should not be located. • Action: The Town OP should also encourage trail development in the Natural Heritage System and provide policies that identify where they should and should not be located.





Section	ROP Policy	Potential Implications for Town OP
	affected by the trails are consulted.	
<p>118.</p> <p>118(7)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Obtain, or encourage the Local Municipalities, <i>Conservation Authorities</i> and other <i>public agencies</i> to obtain, through the <i>development</i> approval process and as permitted by legislation, parts of the Regional Natural Heritage System.</p>	<ul style="list-style-type: none"> The ROP sets out to, and encourages local municipalities/CAs and other public agencies, to obtain parts of the Regional Natural Heritage System when possible. The Town OP could reference the ROPs intent to encourage obtaining parts of the Regional Natural Heritage System, where possible. Additional policies on land securement could be added. Action: No direct action required.
<p>118.</p> <p>118(8)</p> <p>118(9)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Promote the concept and functions of the Regional Natural Heritage System and encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance.</p> <p>Promote, in conjunction with other <i>public agencies</i> and through stewardship programs, the donation of privately owned lands in the Regional Natural Heritage System to <i>public agencies</i> or charitable organizations, or the transfer of the responsibilities for the protection of the <i>ecological functions</i> and features on such lands to a <i>public agency</i> or charitable organization through a conservation <i>easement</i> agreement.</p>	<ul style="list-style-type: none"> The ROP promotes sustainability of the Regional Natural Heritage System and encourages landowners and local residents to support and help protect the system. The ROP promotes stewardship programs and the donation of privately owned lands that fall within the Regional Natural Heritage System. The Town OP could also promote the Regional Natural Heritage System and encourage landowners and local residents to support and help protect the system. Action: No direct action required.
<p>118.</p> <p>118(10)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Support the interconnection of <i>Halton's</i> Regional Natural Heritage System with those in the Greater Toronto and Hamilton Area and neighbouring</p>	<ul style="list-style-type: none"> The ROP recognizes the importance of the Regional Natural Heritage System and connections to natural heritage beyond its boundaries. The Town OP could also





Section	ROP Policy	Potential Implications for Town OP
	municipalities.	<p>recognize the importance of cross-boundary interconnections.</p> <ul style="list-style-type: none"> • Action: No direct action required.
<p>118.</p> <p>118(11)</p> <p>118(12)</p> <p>118(13)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Require that Local Zoning By-laws prohibit new construction and the expansion or replacement of existing non-conforming uses within <i>hazard lands</i>, except where specifically exempted or identified as a Special Policy Area in the Local Official Plan. Special Policy Areas, including any policy or boundary changes thereto, must be approved by the Minister of Natural Resources and the Minister of Municipal Affairs and Housing prior to municipal adoption.</p> <p>Require that Local Zoning By-laws impose for <i>development</i> appropriate setbacks from Regulated <i>Flood Plains</i>, based on the kind, extent and severity of existing and potential hazard to public safety. Special consideration should be given to <i>agriculture</i>-related buildings, including dwellings, to maintain the long term viability of existing <i>agricultural operations</i>, without compromising the safety of such buildings or their occupants.</p> <p>Encourage the Local Municipalities to adopt a One-Zone Concept whereby new <i>development</i> in the <i>Flood Plains</i>, defined by the <i>regulatory flood</i> standard, is to be prohibited or restricted.</p>	<ul style="list-style-type: none"> • The ROP directs local municipalities to prohibit (in their Zoning By-law) new construction and expansion/ replacement of existing non-conforming uses within hazard lands unless an exemption is identified in a special policy area. • The ROP also directs local municipalities to impose special setbacks for regulated flood plains and to give special consideration to agriculture-related buildings. • The ROP encourages municipalities to include a zone in their Zoning By-law that prohibits or restricts new development in the flood plains. • Action #1: The Town Zoning By-law must prohibit development within hazard lands unless proposed development is in an identified Special Policy Area. • Action #2: The Town Zoning By-law must include appropriate setbacks from regulated flood plains and provide special consideration to agriculture-related buildings. • Action #3: The Town Zoning By-law could implement a zone that prohibits or restricts new development in the flood plains.
<p>118.</p> <p>118(14)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Encourage the Local Municipalities to:</p>	<ul style="list-style-type: none"> • The ROP encourages local municipalities to acquire public open space adjacent to



Section	ROP Policy	Potential Implications for Town OP
	<p>a) acquire public open space on tableland adjacent to <i>watercourses</i> and along the waterfront within the Urban Area;</p> <p>b) identify and designate along or near the waterfront of Lake Ontario and Burlington Bay, a continuous waterfront trail, making use of public road allowances in locations where public waterfront properties are not available; and</p> <p>c) incorporate in their Zoning By-laws setback requirements for <i>development</i> along the shoreline of Lake Ontario and Burlington Bay.</p>	<p>watercourses and along the waterfront.</p> <ul style="list-style-type: none"> The Town OP could recognize these supportive policies in their OP. Action: No direct action required.
<p>118. 118(19)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Enact a <i>tree</i> conservation by-law, in accordance with Section 147(5) a) of this Plan.</p>	<ul style="list-style-type: none"> The ROP establishes the basis to enact a tree conservation by-law. The Town OP could recognize the tree conservation by-law. Action: No direct action required.
<p>118. 118(20)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Prohibit the creation of new <i>lots</i> for residential purposes, except in <i>Hamlets</i> or <i>Rural Clusters</i>.</p>	<ul style="list-style-type: none"> The ROP restricts new lot creation for residential purposes to Hamlets or Rural Clusters. Action: The Town OP must restrict new lot creation for residential purposes to Hamlets or Rural Clusters.
<p>118. 118(21)</p>	<p>It is the <i>policy</i> of the <i>Region</i> to:</p> <p>Permit sewage and water services as described in Section 101(1.3).</p>	<ul style="list-style-type: none"> The ROP requires all development in the Agricultural system to occur privately on well water supply and individual wastewater treatment system. These systems must conform to the Regional By-laws and standards and Provincial legislation, regulations and standards. Action: The Town OP has to require all development in the





Section	ROP Policy	Potential Implications for Town OP
		Agricultural System to be on private services. None of the exceptions outlined in policy 101(1.3)a apply to the Town of Halton Hills.
118. 118(22)	It is the <i>policy</i> of the <i>Region</i> to: Recognize and protect lands within Prime Agricultural Areas, as shown on Map 1E, in accordance with Sections 139.9, 139.9.1 and 139.9.2.	<ul style="list-style-type: none"> The ROP recognizes the importance of protecting lands within the Prime Agricultural Areas that include the areas that overlap with the Greenbelt Plan. Action: The Town OP will have to include reference to Greenbelt Plan policies that apply to Prime Agricultural Areas that overlap.
118. 118(23)	It is the <i>policy</i> of the <i>Region</i> to: Require new land uses within the Regional Natural Heritage System that abuts the Urban Area, including the creation of lots, and new or expanding livestock facilities to comply with the provincially developed Minimum Distance Separation formulae.	<ul style="list-style-type: none"> The ROP requires compliance with MDS for new land uses within the Regional Natural Heritage System that abuts the Urban Area. Action: The Town will have to require compliance with MDS for any new land uses within the Regional Natural Heritage System that abut the Urban Area.

A3. CONSTRAINTS TO DEVELOPMENT IN THE GREENBELT NHS

In addition to the above, Section 139.3 of the ROP establishes policies that address constraints to development. These are identified in Table C below. Section 139.3(1) identifies the Greenbelt Natural Heritage System as a designation where there are additional conditions or constraints for development. The applicable policies for the Greenbelt Natural Heritage System are reviewed in Table D below. It is noted that directions in the ROP policy have been highlighted in yellow and specific actions for the Town have been identified in red text.

Table C: ROP policies that address constraints to development.

Section	ROP Policy	Potential Implications for Town OP
139.3	In addition to the land use designations that prescribe conditions for	<ul style="list-style-type: none"> The ROP identifies seven areas where development is subject





<p>139.3(1) 139.3(2) 139.3(3) 139.3(4) 139.3(5) 139.3(6) 139.3(7)</p>	<p><i>development</i>, there are seven areas where <i>development</i> is subject to further conditions or constraints. They are:</p> <p>Greenbelt Natural Heritage System, as shown on Map 1, Parkway Belt Transportation and <i>Utility</i> Corridors, as shown on Map 1B, Future Strategic Employment Areas, as shown on Map 1C, Municipal Wellhead Protection Zones, as shown on Map 1D, <i>Prime Agricultural Areas</i>, as shown on Map 1E, Identified Mineral Aggregate Resource Areas, as shown on Map 1F, and <i>Key Features</i> within the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1G.</p>	<p>to further conditions.</p> <ul style="list-style-type: none"> Action: The Town OP will have to include at a minimum, the same areas, of where development is subject to further conditions or constraints and reference where they occur on the maps.
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Table D: Greenbelt Natural Heritage System

Section	ROP Policy	Potential Implications for Town OP
<p>139.3.7 139.3.7(1) 139.3.7(2)</p>	<p>It is the <i>policy</i> of the Region to:</p> <p>Prohibit <i>development</i> or <i>site alteration</i> within the <i>Key Features</i> of the Greenbelt Natural Heritage System, except in accordance with policies of this Plan.</p> <p>Prohibit <i>development</i> or <i>site alteration</i> on lands adjacent to the <i>Key Features</i> of the Greenbelt Natural Heritage System unless the proponent has evaluated the <i>ecological functions</i> of these lands through an Environmental Impact Assessment in accordance with Section 139.3.7(4).</p>	<ul style="list-style-type: none"> The ROP prohibits development or site alteration within Key Features of the Greenbelt Natural Heritage System and on lands adjacent to these areas, subject to some caveats. Action: The Town OP will have to prohibit development or site alteration in the same areas and allows development under the same caveats as policy 139.3.7 of the ROP.
<p>139.3.7(3)</p>	<p>Notwithstanding Sections 139.3.7(1) and 139.3.7(2), permit the following uses within <i>Key Features</i>, subject to the applicable <i>policies</i> of this Plan:</p> <p>a) <i>forest, fisheries and wildlife management</i> that is carried out in</p>	<ul style="list-style-type: none"> The ROP sets out permitted uses within the Key Features in the Greenbelt Natural Heritage system Action: The Town OP will have to permit the same uses within Key Features in the Greenbelt





Section	ROP Policy	Potential Implications for Town OP
	<p>a manner that maintains or, where possible, improves these features and their functions;</p> <p>b) conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;</p> <p>c) archaeological activities;</p> <p>d) <i>essential</i> transportation and <i>utility</i> facilities;</p> <p>e) non-intensive recreation uses such as nature viewing, pedestrian trails and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where <i>negative impacts</i> are minimized;</p> <p>f) <i>existing uses</i>, including existing <i>agricultural uses</i>; and,</p> <p>g) <i>mineral aggregate resource</i> extraction, subject to the <i>policies</i> of Section 110 of this Plan.</p>	<p>Natural Heritage System.</p>
<p>139.3.7(4)</p>	<p>Require the proponent of any <i>development</i> or <i>site alteration</i>, including public works, that is located wholly or partially within the Greenbelt Natural Heritage System or within 120m of a <i>Key Feature</i> to carry out an Environmental Impact Assessment (EIA). The EIA will identify a <i>vegetation protection zone</i> which:</p> <p>a. is of sufficient width to protect the <i>Key Feature</i> and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and</p> <p>b. is established to achieve, and be</p>	<ul style="list-style-type: none"> The ROP establishes rules for proponents of any development or site alteration that are located entirely or partially within the Greenbelt Natural Heritage System or within a specified distance of Key Features to carry out an EIA. Action: The Town OP will have to set out the same standards for proponents of any development or site alteration that are located entirely or partially within the Greenbelt Natural Heritage System or within a specified distance of a Key Feature.



Section	ROP Policy	Potential Implications for Town OP
<p>139.3.7(4.1)</p> <p>139.3.7(5)</p> <p>139.3.7(6)</p>	<p>maintained as natural self-sustaining vegetation.</p> <p>Notwithstanding Section 139.3.7(4) for <i>agriculture-related development or site alteration</i>, the requirement for an EIA is reduced to within 30m of a <i>Key Feature</i>.</p> <p>Notwithstanding Section 139.3.7(4), require a minimum <i>vegetation protection zone</i> of 30 m wide for <i>wetlands</i>, seepage areas and springs, <i>fish habitat</i>, permanent and intermittent streams, lakes, and <i>significant woodlands</i>, measured from the outside boundary of the <i>Key Feature</i>.</p> <p>Notwithstanding Sections 139.3.7(4), 139.3.7(4.1) and 139.3.7(5), permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within <i>Key Features</i>, subject to the following being demonstrated to the satisfaction of the Region:</p> <ol style="list-style-type: none"> a) there is no alternative and the expansion, alteration or establishment is directed away from the <i>Key Features</i> to the maximum extent possible; b) the impact of the expansion or alteration on the <i>Key Feature</i> and its functions is minimized to the maximum extent possible; and, c) sewage and water services as described in Section 101(1.3). 	
<p>139.11</p>	<p><i>Key Features within the Greenbelt and Regional Natural Heritage Systems</i></p> <p>The purpose of the <i>Key Features</i> within</p>	<ul style="list-style-type: none"> • The ROP states that the purpose of the <i>Key Features</i> within the Greenbelt and Regional Natural Heritage





Section	ROP Policy	Potential Implications for Town OP
139.12	<p>the Greenbelt and Regional Natural Heritage Systems, as identified in Sections 115.3(1) and 139.3.3, and shown on Map 1G, is to assist in the implementation of permitted use <i>policies</i> in the Regional Natural Heritage System and the requirement for Environmental Impact Assessments, as well as to assist the Local Municipalities in developing detailed implementation <i>policies</i> for the <i>Key Features</i> of the Greenbelt Natural Heritage System in accordance with <i>policies</i> of the Greenbelt Plan and this Plan.</p> <p>There may exist other <i>Key Features</i> within the Greenbelt and Regional Natural Heritage Systems that are not shown on Map 1G, or that may exist in other land use designations, such as the Agricultural Area. Local Municipalities in their official plans shall ensure that these <i>Key Features</i> are protected through appropriate <i>Area-Specific Plans</i> or studies related to <i>development</i> and/or <i>site alteration</i> applications in accordance with Section 118.</p>	<p>Systems (Map 1G) is to assist in interpreting ROP policies, requirement of EIAs and for developing detailed implementation policies at the local level.</p> <ul style="list-style-type: none"> • The ROP directs local municipalities to ensure that Key Features are protected through appropriate area-specific plans or studies related to development and/or site alteration in accordance with ROP policy 118. • Action #1: The Town OP will have to identify the purpose of the Key Features within the Greenbelt and Regional Natural Heritage Systems and identify them on a map. • Action #2: The Town OP will have to include policies that ensure the protection of Key Features from development and/or site alteration in reference to ROP policy 118.

A4. UPDATING NHS DEFINITIONS

The table below identifies all definitions that are related to permitted uses as well as all other policy in the NHS section of the ROP policy. The table lists the term and definition that are currently provided in the ROP, with implications on the Town OP in the far right column. The red text signifies the change that is required to the current Town OP definitions section.

It is noted that in some cases the ROP definition is different from the 2014 PPS definition. Where definitions are different, the text has been underlined in the 'Potential Implications on the Town OP' column. In these cases the 2014 PPS definition is also provided directly below the applicable ROP definition. Where there is a different definition in the 2014 PPS In this regard, the implication on the current Town OP would be to update its definitions to be consistent with the 2014 PPS definition.

It is also noted that some terms may also be used in the subsequent sections of this review that address Agriculture and Mineral Resources. In this case, the term will not be repeated in both sections but will reference the table below.

Table E: Key terms and definitions from the ROP and potential implications on the Town OP.

ROP Key Term	ROP Definition	Potential Implications for Town OP
Adaptive Management Plan	means an approach to managing complex natural systems by continually improving management <i>policies</i> and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.	No definition in current Town OP. Action: Town OP will have to include a new definition for Adaptive Management Plan.
Adjacent Lands	For the purposes of Section 167(3), those lands contiguous to a protected heritage property or as otherwise defined in the Area Local Official Plan.	<u>Different definition in current Town OP and the 2014 PPS.</u>
Adjacent Lands (2014 PPS definition)	means a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where <i>development</i> would have a negative impact on the corridor or facility. The extent of the <i>adjacent lands</i> may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives; b) for the purposes of policy 2.1.8, those lands contiguous to a specific <i>natural heritage feature or area</i> where it is likely that <i>development</i> or <i>site alteration</i> would have a <i>negative impact</i> on the feature or area. The extent of the <i>adjacent lands</i> may be recommended by the Province or based on municipal approaches which achieve the same objectives; c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known <i>petroleum resources</i> , <i>mineral deposits</i> , or <i>deposits of mineral aggregate resources</i> where it is likely that <i>development</i> would constrain future access	Action: TBD.



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>to the resources. The extent of the <i>adjacent lands</i> may be recommended by the Province; and</p> <p>d) for the purposes of policy 2.6.3, those lands contiguous to a <i>protected heritage property</i> or as otherwise defined in the municipal official plan.</p>	
Adverse Effect	<p>means, as defined in the Environmental Protection Act, one or more of</p> <ul style="list-style-type: none"> • impairment of the quality of the natural environment for any use that can be made of it, • injury or damage to property or plant or animal life, • harm or material discomfort to any person • an adverse effect on the health of any person, • impairment of the safety of any person, • rendering any property or plant or animal life unfit for human use, • loss of enjoyment of normal use of property, and • interference with normal conduct of business. 	<p>Same definition in current Town OP.</p> <p>Action: No change required.</p>
Agriculture or Agricultural Industry or Agricultural Operation or Agricultural Use or Farming	<p>means the growth of crops, including nursery and horticultural crops (but not <i>horticultural trade use</i>); 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</p>	<p>Definition in current Town OP is for Agricultural Use or Agricultural Operation. <u>ROP definition for Agricultural Condition is different from the 2014 PPS definition.</u></p> <p>Action: Town OP will have to include an updated definition for Agriculture or Agricultural Industry or Agricultural Operation or Agricultural Use or Farming.</p>
Agricultural Condition (2014 PPS definition)	<p>means</p> <p>a) in regard to <i>specialty crop areas</i>, 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</p>	<p>Action: Town OP will have to include an updated definition for Agriculture or Agricultural Industry or Agricultural Operation or Agricultural Use or Farming.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>specialty crop production will be maintained or restored; and</p> <p>b) in regard to <i>prime agricultural land</i> outside of <i>specialty crop areas</i>, a condition in which substantially the same areas and same average soil capability for agriculture are restored.</p>	
Agriculture-Related Use	means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.	No definition in current Town OP. ROP definition is different from the 2014 PPS definition.
Agriculture-Related Use (2014 PPS definition)	means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.	<p>Action: Town OP will have to include a new definition for Agriculture-Related Use.</p>
Animal Kennels	means a building, structure or premises used for the raising or boarding of dogs, cats, or other household pets.	<p>Same definition in current Town OP.</p> <p>Action: No change required.</p>
Archaeological Resources	means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the <i>Ontario Heritage Act</i> .	Same definition in current Town OP. Slightly different version in the 2014 PPS.
Archaeological Resources (2014 PPS definition)	includes artifacts, archaeological sites, marine archaeological sites, as defined under the <i>Ontario Heritage Act</i> . The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the <i>Ontario Heritage Act</i> .	<p>Action: The Town OP will have to update its definition with the 2014 PPS definition for Archeological Resources.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
Buffer	<p>means an area of land located adjacent to <i>Key Features</i> or <i>watercourses</i> and usually bordering lands that are subject to <i>development</i> or <i>site alteration</i>. The purpose of the <i>buffer</i> is to protect the features and <i>ecological functions</i> of the Regional Natural Heritage System by mitigating impacts of the proposed <i>development</i> or <i>site alteration</i>. The extent of the <i>buffer</i> and activities that may be permitted within it shall be based on the sensitivity and significance of the <i>Key Features</i> and <i>watercourses</i> and their contribution to the long term <i>ecological functions</i> of the Regional Natural Heritage System as determined through a Sub-watershed Study, an Environmental Impact Assessment or similar studies that examine a sufficiently large area.</p>	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Buffer.</p>
Centre for Biodiversity	<p>means an area identified through a Regional Official Plan Amendment that encompasses existing <i>natural heritage features</i> and associated <i>enhancements to the Key Features</i> and is of sufficient size, quality and diversity that it can support a wide range of native species and <i>ecological functions</i>, accommodate periodic local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity. Any such amendment would be initiated after the day of adoption of this Plan (December 16, 2009) and shall include a detailed and precise justification supporting the identification of the area, based on current principles of conservation biology.</p>	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Centre for Biodiversity.</p>
Conservation Authority	<p>means Conservation Halton (Halton Region Conservation Authority) or</p>	<p>Same definition in current Town OP.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	Credit Valley Conservation (Authority) or the Grand River Conservation Authority.	Action: No change required.
Cottage Industries	means an activity conducted as an accessory use within a <i>single detached dwelling</i> or in an addition to the dwelling or an <i>accessory building</i> not further than 30m from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. A <i>cottage industry</i> may include activities such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.	Different definition in the current Town OP. Action: Town OP will have to replace its current definition with a new definition for Cottage Industries.
Development	means the creation of a new <i>lot</i> , a change in land use, or the construction of buildings and structures, any of which requires approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include: <ul style="list-style-type: none"> • activities that create or maintain <i>infrastructure</i> authorized under an environmental assessment process, • works subject to the Drainage Act, or • within the Greenbelt Plan Area, the carrying out of agricultural practices on land that was being used for <i>agricultural uses</i> on the date the Greenbelt Plan 2005 came into effect. 	Different definition in the current Town OP. Action: Town OP will have to replace its current definition with a new definition for Development.
Development Capacity	means capacity of a watershed to support use or change in use without <i>negative impact</i> on the Greenbelt and Regional Natural Heritage Systems.	No definition in current Town OP. Action: Town OP will have to include a new definition for Development Capacity.
Easement	means a negotiated interest in the land of another which allows the <i>easement</i> holder specified uses or rights without	No definition in current Town OP.



ROP Key Term	ROP Definition	Potential Implications for Town OP
	actual ownership of the land.	Action: Town OP will have to include a new definition for Easement.
Ecological Functions	means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.	Same definition in current Town OP. Same definition as the 2014 PPS. Action: No change required.
Enhancement	means ecologically supporting areas adjacent to <i>Key Features</i> and/or measures internal to the <i>Key Features</i> that increase the ecological resilience and function of individual <i>Key Features</i> or groups of <i>Key Features</i> .	Definition in current Town OP is for 'Enhance' and is not the exact same. Action: Town OP will have to include a new definition for Enhancement.
Essential	means that which is deemed necessary to the public interest after all alternatives have been considered and, where applicable, as determined through the Environmental Assessment process.	No definition in current Town OP. Action: Town OP will have to include a new definition for Essential.
Existing Use	as it applies to a Section of this Plan, means the use of any land, building or structure legally existing, or approved under a Parkway Belt land use regulation, on the day of adoption of this Plan or the amendment to this Plan giving effect to the subject Section by Regional Council or, in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan or, in the case of the Greenbelt Plan, a use which lawfully existed on December 15, 2004. An <i>existing use</i> , building or structure may expand or be replaced in the same location and of the same use	No definition in current Town OP. Action: Town OP will have to include a new definition for Existing Use.



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>in accordance with Local Zoning By-laws. For the purpose of <i>horticultural trade uses</i>, they are considered <i>existing uses</i> provided that they are recognized as legal uses under Local Zoning By-laws or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must commence within one year and be completed within five years of Regional Council adoption of the Amendment introducing such uses in this Plan.</p>	
Farming	(see Agriculture)	(see Agriculture)
Fish Habitat	<p>means 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.</p>	<p>Same definition in current Town OP. <u>Different definition in the 2014 PPS.</u></p>
Fish Habitat (2014 PPS definition)	<p>as defined in the <i>Fisheries Act</i>, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which <i>fish</i> depend directly or indirectly in order to carry out their life processes.</p>	<p>Action: The current Town OP will have to update its definition with the 2014 PPS definition for Fish Habitat.</p>
Fisheries Management	<p>means the management of <i>fish habitat</i> and fish population for the purpose of sustaining and improving the quality and quantity of fish.</p>	<p>Same definition in current Town OP. Action: No change required.</p>
Flood Plains	<p>means, for <i>river, stream, and small inland lake systems</i>, the area, usually low lands adjoining a <i>watercourse</i>, which has been or may be subject to flooding hazards.</p>	<p>Different definition in the current Town OP. ROP definition is the same as the 2014 PPS. Action: Town OP will have to replace its current definition with a new definition for Flood Plains.</p>
Forest, Fisheries and	<p>means the wise use and management of forests for the production of wood</p>	<p>Definition in current Town OP is for 'Forest</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
Wildlife Management	and wood products, to provide outdoor recreation, to maintain, restore, or enhance environmental conditions for wildlife, and for the protection and production of water supplies.	Management or Forestry'. Action: Town OP will have to replace its current definition with a new definition for Forest, Fisheries and Wildlife Management.
Hazard Lands	means properties or lands that could be unsafe for <i>development</i> due to naturally occurring processes. Along the shorelines of Lake Ontario and Burlington Bay, this means the land, including that covered by water, between a defined offshore distance or depth, and the furthest landward limit of the flooding, erosion or dynamic beach (areas of unstable accumulations of shoreline sediments) hazard limits. [Not applicable to this review]. Along <i>river, stream and small inland lake systems</i> , this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.	Definition in current Town OP is for 'Hazardous Lands' and a portion of the definition is the same. Action: Town OP will have to replace its current definition with a new definition for Hazard Lands.
Home Industry	means a small scale use providing a service primarily to the rural <i>farming</i> community and which is accessory to a <i>single detached dwelling</i> or <i>agricultural operation</i> , performed by one or more residents of the household on the same property. A <i>home industry</i> may be conducted in whole or in part in an <i>accessory building</i> and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.	Different definition in the current Town OP. Action: Town OP will have to replace its current definition with a new definition for Home Industry.
Home Occupation	means an activity that provides a service as an accessory use within a <i>single detached dwelling</i> or in an	Different definition in the current Town OP.



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>addition to the dwelling or in an <i>accessory building</i> not further than 30m away from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.</p>	<p>Action: Town OP will have to replace its current definition with a new definition for Home Occupation.</p>
Key Feature	<p>means key natural heritage and hydrological features described in Sections 115.3(1) and 139.3.3 of this Plan.</p>	<p>Definition in current Town OP is for 'Key Natural Heritage Features and Key Hydrologic Features'.</p> <p>Action: Town OP will have to replace its current definitions with a new definition for Key Feature.</p>
Linkages	<p>means an area intended to provide connectivity supporting a range of community and ecosystem processes enabling plants and animals to move between <i>Key Features</i> over multiple generations. <i>Linkages</i> are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the Regional Natural Heritage System. They are not meant to interfere with <i>normal farm practice</i>. The extent and location of the <i>linkages</i> can be assessed in the context of both the scale of the proposed <i>development</i> or <i>site alteration</i>, and the <i>ecological functions</i> they contribute to</p>	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Linkages.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	the Regional Natural Heritage System.	
Mineral Aggregate Resource	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.	Same definition in current Town OP. Same definition in the 2014 PPS. Action: No change required.
Minimum Distance Separation Formulae	means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.	Different definition in Town OP. <u>Slightly different definition in the 2014 PPS.</u>
Minimum Distance Separation Formulae (2014 PPS definition)	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.	Action: Town OP will have to replace its current definition with the new 2014 PPS definition for Minimum Distance Separation Formulae.
Natural Environment	Means the air, land and water, or any combination or part thereof.	No definition in current Town OP. Action: Town OP will have to include a new definition for Natural Environment.
Natural Features or Natural Heritage Features or Natural Heritage Features And Areas	means features and/or areas which are important for their environmental and social values as a legacy of the natural landscapes of an area.	Different definition in current Town OP. ROP definition is <u>different from the 2014 PPS definition for Natural Heritage Features and Areas.</u> Action: TBD.
Natural Heritage	means features and areas, including <i>significant wetlands, significant coastal wetlands, other</i>	



ROP Key Term	ROP Definition	Potential Implications for Town OP
Features And Areas (2014 PPS definition)	<p><i>coastal wetlands</i> in Ecoregions 5E, 6E and 7E, <i>fish habitat</i>, <i>significant woodlands</i> and <i>significant valleylands</i> in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), <i>habitat of endangered species and threatened species</i>, <i>significant wildlife habitat</i>, and <i>significant areas of natural and scientific interest</i>, which are important for their environmental and social values as a legacy of the natural landscapes of an area.</p>	
Negative Impacts	<p>Means:</p> <ul style="list-style-type: none"> • In regard to water, 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 <i>development</i> or <i>site alteration</i> activities; • in regard to <i>fish habitat</i>, any permanent alteration to, or destruction of <i>fish habitat</i>, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and • in regard to other components of the Regional Natural Heritage System, degradation that threatens the health and integrity of the <i>natural features</i> or <i>ecological functions</i> for which an area is identified due to single, multiple or successive <i>development</i> or <i>site alteration</i> activities. 	<p>Different definition in current Town OP.</p> <p>Action: Town OP will have to replace its current definition with a new definition for Negative Impacts.</p>
Niagara Escarpment Park and Open Space Master/ Management Plan	<p>means master or management plan for parks and open space within the Niagara Escarpment Parks and Open Space System which are not in conflict with the Niagara Escarpment Plan.</p>	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Niagara Escarpment Park and Open Space Master/ Management Plan.</p>
Normal Farm Practices	<p>means a practice that:</p> <ul style="list-style-type: none"> • is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar 	<p>Different definition in current Town OP, BUT the current Town OP definition is the same as the 2014</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p><i>agricultural operations</i> under similar circumstances, or</p> <ul style="list-style-type: none"> • makes use of innovative technology in a manner consistent with proper advanced farm management practices. <p>If required, the determination of whether a farm practice is a <i>normal farm practice</i> shall be in accordance with the provision of the Farming and Food Production Protection Act, including the final arbitration on <i>normal farm practices</i> by the Farm Practices Protection Board under the Act.</p>	<p>PPS.</p> <p>Action: No change required.</p>
Policy	<p>Means a statement which guides the use of municipality's power in the pursuit of its <i>goals</i> and <i>objectives</i>.</p>	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Policy.</p>
Prime Agricultural Areas	<p>means areas where <i>prime agricultural lands</i> predominate. <i>Prime Agricultural Areas</i> have been identified by the <i>Region</i> through an agricultural evaluation system approved by the Province and are identified on Map 1E of this Plan. Sections 139.9, 139.9.1 and 139.9.2 set out <i>policies</i> for land within <i>Prime Agricultural Areas</i>.</p>	<p>Different definition in current Town OP.</p> <p>Action: Town OP will have to replace its current definition with a new definition for Agricultural Areas.</p>
Provincially Significant Wetland	<p>Means <i>wetlands</i> so classified by the Ministry of Natural Resources based on the Ontario <i>Wetland Evaluation System 2013 Southern Manual</i>, as amended from time to time.</p>	<p>Similar definition in the current Town OP. The ROP refers to the 2013 Southern Manual while the Town OP refers to the 1993 Southern Manual.</p> <p>Action: Town OP will have to replace its current definition with a new definition for Provincially Significant Wetland.</p>
Public agency or Public	<p>means any federal, provincial, regional, county or municipal agency including</p>	<p>No definition in current Town OP.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
Authority or Public Body	any commission, board, authority or department established by such agency exercising any power or authority under a Statute of Canada or Ontario.	Action: Town OP will have to include a new definition for Public agency or Public Authority or Public Body.
Regulatory Flood	means the approved standard(s), a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the <i>flood plain</i> for regulatory purposes.	Definition in current Town OP is for 'Regulatory Floodplain'. Action: Town OP will have to include a new definition for Regulatory Flood.
River, Stream and Small Inland Lake Systems	means all <i>watercourses</i> , rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.	No definition in current Town OP. Action: Town OP will have to include a new definition for River, Stream and Small Inland Lake Systems.
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 <i>adverse effects</i> from contaminant discharges, fumes, sound waves or radiation generated by a nearby major facility. <i>Sensitive land uses</i> may be part of the natural or built environment and include examples such as: residences, day care centres, hospitals, and schools.	Very similar definition in the current Town OP, with some minor updates. The ROP definition is consistent with the 2014 PPS. Action: Town OP will have to replace its current definition with a new definition for Sensitive Land Uses.
Significant	means: <ul style="list-style-type: none"> • in regard to <i>wetlands</i>, an area as defined under Section 276.5 of this Plan; • in regard to coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using 	Definition in the current Town OP has some differences. Both the current Town OP and the ROP have different definitions from the 2014 PPS.



ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>evaluation procedures established by the Province, as amended from time to time;</p> <ul style="list-style-type: none"> • in regard to the habitat of endangered species and threatened species, the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle; • in regard to <i>woodlands</i>, an area as defined by Section 277 of this Plan; and, • in regard to other components of the Regional Natural Heritage System, 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. 	<p>Action: Town OP to will have to replace its current definition with the 2014 PPS definition for Significant.</p>
Significant Wetlands	<p>means:</p> <ul style="list-style-type: none"> • for lands within the Niagara Escarpment Plan Area, <i>Provincially Significant Wetlands</i> and wetlands as defined in the Niagara Escarpment Plan that make an important ecological contribution to the Regional Natural Heritage System; • for lands within the Greenbelt Plan Area but outside the Niagara Escarpment Area, <i>Provincially Significant Wetlands</i> and wetlands as defined in the Greenbelt Plan; • for lands within the Regional Natural Heritage System but outside the Greenbelt Plan Area, <i>Provincially Significant Wetlands</i> and wetlands that make an important ecological contribution to the Regional Natural Heritage System; and, • outside the Regional Natural Heritage System, <i>Provincially Significant Wetlands</i>. 	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Significant Wetlands.</p>
Significant Woodlands	<p>means a <i>Woodland</i> 0.5ha or larger determined through a <i>Watershed Plan</i>, a <i>Sub-watershed Study</i> or a site-specific Environmental Impact</p>	<p>Definition in the current Town OP states that this definition is 'deferred'.</p>





ROP Key Term	ROP Definition	Potential Implications for Town OP
	<p>Assessment to meet one or more of the four following criteria:</p> <ul style="list-style-type: none"> the <i>Woodland</i> contains forest patches over 99 years old, the patch size of the <i>Woodland</i> is 2 ha or larger if it is located in the Urban Area, or 4 ha or larger if it is located outside the Urban Area but below the <i>Escarpment Brow</i>, or 10 ha or larger if it is located outside the Urban Area but above the <i>Escarpment Brow</i>, the <i>Woodland</i> has an interior core area of 4 ha or larger, measured 100m from the edge, or the <i>Woodland</i> is wholly or partially within 50 m of a <i>major creek or certain headwater creek</i> or within 150m of the <i>Escarpment Brow</i>. 	<p>The current Town OP definition is similar to the ROP definition.</p> <p>Action: Town OP will have to include a new definition for Significant Woodlands.</p>
Single Detached Dwelling	means a separate building containing not more than one dwelling unit and may include a chalet, cottage, or mobile home.	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Single Detached Dwelling.</p>
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 but does not include <i>normal farm practices</i> unless such practices involve the removal of fill off the property or the introduction of fill from off-site locations.	<p>Similar definition in the current Town OP, but does not address exceptions.</p> <p>Action: Town OP will have to replace its current definition with a new definition for Site Alteration.</p>
Utility	means a water supply, storm water or wastewater system, gas or oil pipeline, the generation, transmission and distribution of electric power including <i>renewable energy systems</i> , the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public transit or transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Utility.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.	
Vegetation Protection Zone	means, as it applies within the Greenbelt Plan Area, a vegetated buffer area surrounding a <i>Key Feature</i> within which only those land uses permitted within the feature itself are permitted. The width of the <i>vegetation protection zone</i> is to be determined when new <i>development</i> or <i>site alteration</i> occurs within 120 metres of a <i>Key Feature</i> , and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that will occur before, during, and after construction, and where possible, restore or enhance the feature and/or its function.	Different definition in the current Town OP. Action: Town OP will have to include a new definition for Vegetation Protection Zone.
Veterinary Clinic	means the office of a veterinary surgeon and premises for the treatment of animals.	No definition in current Town OP. Action: Town OP will have to include a new definition for Veterinary Clinic.
Watercourse or Water Course	means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.	Different definition in the current Town OP. Action: Town OP will have to replace its current definition with a new definition for Watercourse or Water Course.
Watershed Plan	means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. <i>Watershed Plans</i> shall include, but are not limited to, the following components: <ul style="list-style-type: none"> • a water budget and conservation plan; 	No definition in current Town OP. Action: Town OP will have to include a new definition for Watershed Plan.





ROP Key Term	ROP Definition	Potential Implications for Town OP
	<ul style="list-style-type: none"> land and water use and management strategies; a framework for implementation; an environmental monitoring plan; requirements for the use of environmental management practices and programs; criteria for evaluating the protection of water quality and quantity, and key hydrologic features and functions; and targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation. 	
Watershed Management	Means the analysis, protection, development, operation and maintenance of water, water-related features, terrestrial resources and fisheries of a drainage basin.	<p>No definition in current Town OP.</p> <p>Action: Town OP will have to include a new definition for Watershed Management.</p>
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 or water tolerant plants. The four major types of <i>wetlands</i> are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit <i>wetland</i> characteristics are not considered to be <i>wetlands</i> for the purposes of this definition. Within the Greenbelt Plan Area, <i>wetlands</i> include only those that have been identified by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to	<p>Very similar definition in the current Town OP, but does not address 'within the Greenbelt Plan area' as the ROP does. <u>Consistent with the 2014 PPS, but the ROP definition adds section that speaks to Greenbelt Plan Area definition.</u></p> <p>Action: Town OP will have to replace its current definition with a new definition for Wetlands.</p>



ROP Key Term	ROP Definition	Potential Implications for Town OP
	time.	
Wildlife Management	means management of wildlife habitats for the purposes of sustaining the quantity and quality of wildlife.	Same definition in the current Town OP. Action: No change required.
Woodland	means land with at least: 1000 <i>trees</i> of any size per ha, or 750 <i>trees</i> over 5 cm in diameter per ha, or 500 <i>trees</i> over 12 cm in diameter per ha, or 250 <i>trees</i> over 20 cm in diameter per ha but does not include an active cultivated fruit or nut orchard, a Christmas <i>tree</i> plantation, a plantation certified by the <i>Region</i> , a <i>tree</i> nursery, or a narrow linear strip of <i>trees</i> that defines a laneway or a boundary between fields. For the purpose of this definition, all measurements of the <i>trees</i> are to be taken at 1.37 m from the ground and <i>trees</i> in regenerating fields must have achieved that height to be counted.	Same definition in the current Town OP. Action: No change required.

A5. ZONING BY-LAW MAPS

Below are the Zoning By-law maps have been prepared for each concession below the escarpment brow.