



PART C

**ENVIRONMENTAL
MANAGEMENT
POLICIES**

ENVIRONMENTAL MANAGEMENT OBJECTIVES

It is the objective of this Plan to:

- a) recognize watercourses in the Town and protect them through the planning process from development that may have an impact on their function as an important component of the Natural Heritage System;
- b) ensure that development does not occur on lands that are unstable or susceptible to flooding;
- c) encourage improvements to air quality wherever possible, through facility management, land use planning, transportation management, roadway design, operation and maintenance, and other complementary programs;
- d) together with the Federal, Provincial and Regional governments, public interest groups and the private sector, work to reduce greenhouse gas emissions;
- e) ensure that land use change is managed on the basis of approved watershed and sub-watershed studies;
- f) achieve integrated watershed management through partnership with stakeholders within the watershed;
- g) ensure that agricultural operations are appropriately developed and managed;
- h) ensure that development does not occur on or near hazardous slopes;
- i) protect the quality and quantity of water available for drinking water purposes;
- j) protect water resources as an integral component of the natural environment;
- k) ensure that the integrity of the Town's watersheds are maintained or enhanced;
- l) encourage the further study of natural heritage features and related ecological functions to provide information that may assist in determining appropriate measures to protect them;
- m) encourage the regeneration of natural areas near watercourses;
- n) preserve trees and wooded areas and facilitate the planting of trees, to the extent practicable, including through the development process;
- o) encourage the development of alternatives to automobile use through the establishment of transit, pedestrian and bicycle routes and the development of housing at densities that support the use of these alternatives;
- p) encourage energy efficiency in the design of public and private buildings;
- q) identify the tools that are required to evaluate an application for development in or adjacent to natural heritage features and related ecological functions that are considered to be an integral component of the Natural Heritage System of the Town;

- r) identify what information is required to support an application that may have an impact on the hydrological features of the Town; and,
- s) identify means for ensuring that new development is built in a more sustainable manner, including the implementation of Green Development Standards.

C2

ENVIRONMENTAL IMPACT STUDIES

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section and Terms of Reference approved by the Town and the Region, in consultation with the appropriate Conservation Authority and the proponent. In the preparation of an EIS, reference shall be made to the Environmental Impact Assessment Guidelines of the Region of Halton.

C2.1

PURPOSE OF AN EIS

The purpose of an EIS 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; and,
- b) make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and ecological and hydrological functions.

Any EIS required by this Plan must describe the natural heritage features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the Natural Heritage System on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the natural features and ecological functions of the Natural Heritage System.

The Town and the Region, in consultation with the appropriate Conservation Authority, must approve an EIS prior to the granting of development approvals. The recommendations of an EIS shall be implemented through official plan amendments, zoning by-laws, subdivision conditions, site plan control, or applicable regulations.

C2.2

WHAT AN EIS SHOULD DEMONSTRATE

Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met, including, for mineral aggregate extraction operations, the principle of net environmental gain as set out in Section E6.4.3.5 of this Plan. The EIS should demonstrate that the use will:

- a) not have a negative impact on significant natural heritage features and related ecological functions;
- b) not discharge any substance that could have an adverse effect on air quality, groundwater, surface water and associated plant and animal life;
- c) be serviced by an adequate supply of water and that the groundwater taking associated with the use will not have an adverse effect on existing water supplies, surface water features and associated plant and animal life;
- d) not cause erosion or siltation of watercourses or unacceptable changes to watercourse morphology;

- e) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
- f) not cause an increase in flood potential on or off the site;
- g) maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat;
- h) not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;
- i) enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible;
- j) not unduly interfere with the function of existing or potential natural corridors that are determined to be of significance;
- k) not lead to a reduction to the extent of significant woodlands within the Greenlands System; and,
- l) not lead to species loss or negative impacts on endangered, threatened or rare species and/or their habitat.

In determining whether the above criteria have been satisfied, reference may be made to applicable federal and provincial standards and regulations as well as referring to the relevant policies of this Plan.

C3 WATERCOURSES

C3.1 FUNCTION OF WATERCOURSES

Watercourses that flow within the boundaries of the Town are an integral part, and contribute to the health and function of the Town's Natural Heritage System since they:

- a) contain fish and wildlife habitat areas;
- b) function as corridors for wildlife habitat movement and vegetation dispersal;
- c) serve to maintain the quality and quantity of surface and groundwater resources;
- d) assist in the improvement of air quality;
- e) provide base flow and food supply to downstream areas; and,
- f) provide stormwater conveyance and control.

Where Regulatory Floodplain mapping is available, the floodplains of watercourses are protected within the *Greenlands A* designation as shown on the Schedules to this Plan and are subject to the policies of Section B1 of this Plan.

C3.2 PROTECTION OF WATERCOURSES

It is the intent of this Plan to recognize the importance of the ecological function of all watercourses, and their associated floodplains, valleys and stream corridors, which can serve as key components and linkages in the Town's Natural Heritage System. Watercourses are generally shown on Appendix X1B to this Plan. Permanent and intermittent watercourses are distinguished on Appendix X1B for information purposes only.

It the policy of this Plan to encourage the regeneration of natural areas near watercourses and the protection of headwater areas for maintaining natural hydrological processes within a watershed.

In addition, it is the policy of this Plan that evaluations of the ecological function of watercourses, as shown on Appendix X1B, through a Subwatershed Study or in the absence of a Subwatershed Study, an Environmental Impact Study, be prepared to support Planning Act applications. Based upon the findings of an approved Subwatershed Study or Environmental Impact Study, additional watercourses may be incorporated into the Greenlands System by an amendment to this Plan.

Notwithstanding the policies of this Plan and the generality of the watercourses shown on Appendix X1B, federal and provincial statutes and Conservation Authority regulations will be applied to any watercourse determined by the relevant agency to be subject to such statutes and regulations whether or not it is shown on Appendix X1B to this Plan.

C4 NATURAL HAZARDS

C4.1 DEVELOPMENT BELOW THE STABLE TOP OF BANK AND IN FLOODPLAINS

It is the intent of this Plan to not permit new development or site alteration below the stable top of bank of a valley/watercourse.

In addition, it is also the policy of this Plan to not permit new development within the floodplain of a watercourse in accordance with the One-Zone concept. Areas that are within the Regulatory Floodplain as determined and mapped by the appropriate Conservation Authority are located within the *Greenlands A* designation. The intent of this policy is to minimize and eliminate any risks to life and property resulting from flooding and other natural hazards, such as erosion and slope failure.

In order to implement the objectives of this Plan, the implementing Zoning By-law shall place all lands within the Regional Storm floodplain and all lands below the stable top of bank of any valley/watercourse in an appropriate Environmental Zone consistent with the applicable land use designation in this Plan. Uses permitted in this Environmental Zone shall be limited to agricultural operations that existed on the date the implementing Zoning By-law is passed by Council and open space uses, excluding those uses that necessitate tree cutting. No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control, will be permitted in this Zone.

Notwithstanding this policy, any alteration of the existing channel of a watercourse shall require the approval of the appropriate Conservation Authority in accordance with applicable statutes and its development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

C4.2 EXISTING DEVELOPMENT IN FLOODPLAINS AND BELOW STABLE TOP OF BANK

Notwithstanding the policies of C4.1 above, minor additions or replacement structures, swimming pools, and non-habitable accessory structures may be permitted on lots of record that are within the Regional Storm floodplain and/or below the stable top of bank of a valley/watercourse subject to policies and regulations of the appropriate Conservation Authority.

C4.3 STABLE TOP OF BANK SETBACKS

It is the policy of this Plan that all new lots be located a minimum of 15 metres from the stable top of bank of a major valley/watercourse and a minimum of 7.5 metres from the stable top of bank of a minor valley/watercourse. These setback requirements must be met by all development unless more appropriate setbacks are recommended in accordance with an approved Subwatershed study, Environmental Impact Study or Geotechnical study in consultation with the appropriate Conservation Authority. Setback requirements for the **Premier Gateway Employment Area Phases 1A and 2A** shall be in accordance with Section D3.5.4.3.3 of this Plan.

In all cases where development is proposed adjacent to a watercourse, Council shall be satisfied that the proposed development can be safely accommodated without there being a

negative impact on the features and functions of the watercourse and its associated valley corridor.

WATER RESOURCE MANAGEMENT

At the present time, many of the Town's residents obtain drinking water from private wells. It is a policy of this Plan to protect existing sources of drinking water for future use.

On this basis, all major applications for development in close proximity to development serviced by private wells shall be supported by a Hydrogeological Report. Major applications shall include any development requiring an Amendment to this Plan. In addition, a Hydrogeological Report may be required for other applications in accordance with the policies of this Plan.

The Report shall be prepared to the satisfaction of the Town and the Region of Halton. The purpose of the Hydrogeological Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:

- a) how to protect or enhance the hydrological function of the water resource;
- b) how to minimize or eliminate the effect of the proposed use on the groundwater recharge and discharge function;
- c) how to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
- d) how to protect, enhance or restore sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
- e) whether it is necessary to monitor water budgets for groundwater aquifers and surface water features; and,
- f) how to ensure that the quality of the sensitive surface water features affected by the development are protected, improved or restored.

C6

GROUNDWATER MANAGEMENT

All residents of the Town of Halton Hills obtain their drinking water from groundwater sources. The majority of the water used is extracted from municipal wells in the Georgetown and Acton urban areas. Given this reliance on groundwater primarily for human use and its ecological importance, it is the objective of this Plan to:

- a) manage water resources in a manner that ensures an adequate sustainable supply of clean water for both human use and the natural environment;
- b) support the preparation of watershed and subwatershed plans to assist in the proper management of water as a key resource;
- c) protect existing surface and ground water quality from degradation and to improve and restore water quality where degraded;
- d) to incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;
- e) avoid competition for water supplies through appropriate Regional planning initiatives and decision-making processes;
- f) encourage the establishment of water conservation measures as a way to meet water supply needs in the same manner that alternatives to create new supplies are investigated; and,
- g) educate the public on the value of protecting the resource and how they can contribute to its protection.

C6.1

POLICIES

The Region of Halton has long recognized the value of groundwater resources and has prepared an Aquifer Management Plan to provide for an overall understanding of the resource and to provide the basis for policies in the Region of Halton Official Plan.

Policies based on the Aquifer Management Plan have been incorporated into the Region of Halton Official Plan. These include identifying Municipal Wellhead Protection Zones based on the groundwater flow patterns within the vicinity of each of the active wells supplying water to the Region. Municipal Wellhead Protection Zones that are located within Halton Hills are identified on Appendix X1B to this Plan. It is the policy of this Plan:

- a) to encourage the Region to update the AMP as new information becomes available;
- b) to show the boundaries of the Municipal Wellhead Protection Zones in the Comprehensive Zoning By-law, once incorporated into the Regional Official Plan and this Plan by amendments, and prohibit or restrict within these areas land uses that have the potential to release or discharge contaminants to significantly affect groundwater quality;

- c) to require those land uses that have the potential to release or discharge contaminants to significantly affect the quality of groundwater be subject to a review by the Region to assess the risks of such uses to potentially contaminate groundwater and, based on this assessment, to determine whether: the landowner is required to undertake a hydrogeological study to the satisfaction of the Region and implement its recommendations. Such recommendations may result:
 - i) in the prohibition of the use;
 - ii) in the restriction of the use; or,
 - iii) an agreement to adopt Best Management Practices as prescribed by the Region; and,
- d) to cooperate with the Region in the extension of Municipal Wellhead Protection Zones for municipal wells serving neighbouring municipalities, and request similar protection from neighbouring municipalities for municipal wells serving the residents of Halton Hills.

C7 WATERSHED PLANNING

C7.1 OBJECTIVES

It is the objective of this Plan to:

- a) support the preparation and implementation of Watershed and Subwatershed Plans within the Town of Halton Hills and the surrounding area;
- b) ensure that there is an appropriate balance between the objectives of water supply management, habitat protection, flood management and land use to protect and enhance water quality and quantity for future generations;
- c) protect and/or restore streams, groundwater discharge and recharge areas and wetlands for the benefit of fish, wildlife and human uses;
- d) ensure that any Watershed and Subwatershed planning process is open and transparent and includes opportunities for public input;
- e) ensure that necessary resources are provided for the implementation of Watershed and Subwatershed Plans;
- f) ensure that Watershed and Subwatershed Plans contain goals and objectives that are appropriate for the Watershed and Subwatershed and can be implemented by the Town, agencies and landowners; and,
- g) ensure that Watershed and Subwatershed Plans are scientifically defensible and designed to be continuously improved as new information and science becomes available.

C7.2 THE INTENT OF WATERSHED PLAN AND SUBWATERSHED PLANS

A Watershed is an area of land that drains into a watercourse or body of water. Unlike municipal boundaries, watershed boundaries are defined by nature and, as a result, watersheds often overlap a number of jurisdictions. A Subwatershed is an area of land that drains into a tributary of a larger watercourse or body of water. The intent of Watershed and Subwatershed Plans is to provide direction and target resources for the better and effective management and restoration of a given Watershed and Subwatershed. Such plans are intended to:

- a) serve as a guide for improving water quality, reducing flood damage and protecting natural resources in a watershed;
- b) prevent existing watershed problems from worsening as a result of future land development, public work activities and agricultural and other activities; and,
- c) provide an opportunity for multiple jurisdictions with varying priorities to coordinate their efforts and accept their responsibility for the impact their actions have both on upstream and downstream areas.

Council shall have regard to the above when making decisions or commenting on the priority given to the preparation of Watershed and Subwatershed Plans. The responsibility for preparing Watershed Plans generally rests with the Region in partnership with the appropriate Conservation Authority and in consultation with the Town. Subwatershed Plans shall be prepared by the Town in cooperation with the appropriate Conservation Authority.

C7.3 **CONTENT OF WATERSHED PLANS**

All Watershed Plans should contain the following:

- a) a detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a watershed basis for incorporation into the Greenlands System;
- b) an assessment of the opportunities for and constraints to development;
- c) an estimate of the development capacity of the watershed based on defined water quality objectives;
- d) a water budget analysis;
- e) a description of the tools that are available to improve conditions in the Watershed and address the cumulative impacts of development; and,
- f) an action plan that contains a series of recommended programs and projects for improving the Watershed.

It is the intent of the action plan to set out the responsibilities of the various jurisdictions within the Watershed so that each can contribute to the prevention and remediation of Watershed problems and opportunities.

C7.4 **CONTENT OF SUBWATERSHED PLANS**

All Subwatershed Plans shall contain the following:

- a) a detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a subwatershed basis for incorporation into the Greenlands System;
- b) a characterization of the Subwatershed in terms of its environmental resources;
- c) a summary of the existing environmental issues;
- d) preparation and testing of a predictive impact assessment model to assess the potential impacts from stressors within the Subwatershed;
- e) the identification of alternative management solutions for the Subwatershed; and,
- f) detailed management strategies for the implementation of the Subwatershed Plan that incorporate guidelines for development, Terms of Reference for the preparation of

Environmental Implementation Reports, including storm water management strategies, and ongoing monitoring programs for the Subwatershed Plan.

C7.5

IMPLEMENTATION

Relevant recommendations contained in Watershed and Subwatershed Plans shall be incorporated by Amendment into this Plan. A Subwatershed Plan shall be in place prior to the approval of a Secondary Plan that implements an Urban or Hamlet expansion. In addition, all applications for development shall conform with the recommendations made in an approved Watershed or Subwatershed Plan that have been incorporated by Amendment into this Plan. Within the Credit Valley Watershed, where an approved Subwatershed Plan is in place, an Environmental Implementation Report (EIR) may be required to implement the Subwatershed Plan. Where an Environmental Implementation Report is required, this may supersede the requirement for an EIS in accordance with Section C2 of this Plan, with the approval of the Town and the Region, in consultation with the appropriate Conservation Authority.

STORMWATER MANAGEMENT

All commercial, industrial, institutional, recreational and residential development proposals shall be supported by a Stormwater Management (SWM) report unless waived by the Town through a preconsultation process in accordance with Section G12 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed or through the completion of an EIR where required by an approved Subwatershed Plan.

The SWM Report shall be prepared to the satisfaction of the Town and the appropriate agencies and be prepared in accordance with The Ministry of Environment Stormwater Management Planning and Design Manual, 2003, or its successor, or through the completion of an EIR where required by an approved Subwatershed Study, and shall:

- a) provide recommendations on a stormwater quantity system that ensures that post-development peak flow will not be greater than the pre-development levels for storms up to and including the Regional storm and the 1:100 year storm event;
- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c) provide recommendations on how to maintain post-development water quality and improve run-off where appropriate;
- d) document the means by which stormwater volume control will be provided;
- e) determine and describe the necessary site management measures required to be undertaken during construction to mitigate the potential negative impact of development; and,
- f) where applicable, describe how the requirements of the Watershed and/or Subwatershed Plan, or EIR will be implemented in the stormwater management plan.

All stormwater management facilities in a Plan of Subdivision shall be placed in an appropriate Environmental Zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Town shall be required as a condition of approval, to provide for their continued maintenance.

TREE PRESERVATION/PLANTING

It is the policy of this Plan to support the enactment of a tree conservation by-law by the Region of Halton to regulate tree cutting, including the requirement of a permit for the removal of trees, within the Greenlands System as shown on the Schedules to this Plan and woodlands 0.5 hectares or larger outside of the Greenlands System.

There are wooded areas within the Town that are not within the Greenlands System, primarily because of their small size or their location within urban areas. However, these areas also contribute to the character of the community. It is the policy of this Plan that:

- a) treed areas outside of the Greenlands System shall be retained in their natural state and additional trees shall be planted in accordance with good forestry management practice, whenever possible and appropriate, as a condition of development approval. To this end, all development proposals shall be accompanied by a tree inventory and preservation plan and proposed planting program;
- b) the Region and Town, in making public work decisions, shall have regard to the existence of trees and make every reasonable effort to protect them. If trees will be lost due to a public work, it is a policy of this Plan that replanting programs be initiated to compensate for the loss of trees;
- c) the Town require the planting of trees of appropriate quality, size and variety as a condition of development approvals wherever possible. Particular attention will be paid to surface parking lots and the softening of their visual impact on abutting lands and streets;
- d) Council may undertake a tree-planting program along arterial and collector roads wherever possible to create, over time, a canopy of trees that will enhance the character of the community and contribute to the aesthetics of the area; and,
- e) Council promote the development of vegetative cover along watercourses.

C10

EROSION AND SEDIMENTATION CONTROL

It is the policy of this Plan to:

- a) encourage the preparation of a Site Alteration By-law in accordance with the Municipal Act that regulates the removal of topsoil, restricts the stripping or mining of agricultural soils and restricts activities that erode, deplete, render inert or contaminate soils; and,
- b) encourage development and construction practices that minimize the levels of soil erosion and siltation.

AGRICULTURAL OPERATIONS

The following policies apply to agricultural operations and non-agricultural operations near such uses in the Town:

- a) In order to provide farmers with the ability to carry out normal farm practices, all new development, including development on existing lots of record, shall be set back from agricultural operations in accordance with the Minimum Distance Separation One formula, as amended. Development on lands within the Urban Area, *Rural Cluster Area*, *Hamlet Area* and *Country Residential Area* existing or draft plan approved at the date of the adoption of this Plan is exempt from this policy;
- b) New and/or expanded livestock facilities shall be set back from existing non-agricultural uses in accordance with the Minimum Distance Separation Two formula, as amended;
- c) The Minimum Distance Separation One and Two formulas shall be included within the implementing Zoning By-law. An Amendment to this Plan shall not be required to vary the setbacks required by the formulas, provided the variation is minor and will not affect the viability of agricultural operations in the area;
- d) It is a policy of this Plan to require the preparation of Nutrient Management Plans prior to the development of new intensive livestock facilities or the expansion of existing facilities in the Town. Such a Nutrient Management Plan would establish a strategy for proper nutrient distribution and shall be prepared in accordance with Nutrient Management Act;
- e) Nothing in this Plan shall limit the ability of farmers to carry out normal and reasonable farm practices in accordance with the Farming and Food Production Protection Act; and,
- f) Agricultural uses are permitted within the Urban Area until lands are required for the orderly phasing of urban development.

WASTE DISPOSAL SITES

Open and closed waste disposal sites in the Town are shown on Appendix X3 to the Plan. The following policies apply to these sites and the lands in the vicinity of each:

- a) The development of new uses or new or enlarged buildings or structures within an assessment area of approximately 500 metres from the property boundary of an open site or 500 metres from the fill area of a closed site, may be permitted provided an assessment is completed to determine:
 - i) the impact of any potential methane gas migration;
 - ii) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;
 - iii) potential traffic impacts;
 - iv) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
 - v) the impact of the proposed use on leachate migration from the landfill site;
- b) The assessment is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other;
- c) The studies required to support a development application within the assessment area shall be based on the type and/or scale of the development proposed or the studies may be waived as appropriate. The nature of the required studies and their scope shall be determined by the Town in consultation with the Region of Halton at the time the development is proposed;
- d) All lands within the assessment area shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the required studies have been completed to the satisfaction of the Town and the Region;
- e) In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration; and
- f) An amendment to this Plan will be required for a new waste disposal site. Notwithstanding the foregoing, new waste disposal sites are not permitted in lands subject to the Niagara Escarpment Plan.

CONTAMINATED SITES

Prior to the Town and the Region considering a development application, the proponent shall identify whether there is any potential for contamination on the site using information available from the Region, Province, and other sources in accordance with the Region's protocol pertaining to contaminated or potentially contaminated sites. If the site of a proposed use is known or suspected to be contaminated, Council shall require the proponent to prepare a study prepared in accordance with the Ministry of Environment regulation that determines the nature and extent of the contamination and the identification of a remedial plan if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan before development occurs to ensure that there will be no adverse effects on the proposed uses or adjacent land uses. On-site soil rehabilitation of contaminated sites, rather than off-site removal of contaminated soil, shall be encouraged. Development shall only be permitted if the Town and the Region of Halton are satisfied through appropriate studies that there will not be any adverse effects and that the site complies with Ministry of Environment regulations, Regional standards and other requirements regarding soil, surface water and groundwater quality.

LANDUSE COMPATIBILITY

Land uses such as residential, schools, hospitals, and day nurseries, are considered sensitive to noise, vibration, odour or other emissions associated with various types of industries. It is a policy of this Plan that incompatible land uses be separated or otherwise buffered from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. Where a proposed development is located adjacent to a potentially incompatible land use, an assessment of the compatibility of the proposal shall be required in accordance with guidelines prepared by the Ministry of Environment.

Such a study shall be prepared to the satisfaction of Council and the appropriate agencies and shall include recommendations on how the impacts can be mitigated. The approval of development proposals shall be based upon the achievement of adequate separation distances and the implementation of the recommendations of the required studies.

NOISE AND VIBRATION

It is a policy of this Plan to minimize any adverse noise and vibration impacts from highways, arterial roads and railways on sensitive land uses. To this end, a Noise Impact Study in accordance with Ministry of Environment guidelines shall be undertaken for proposed development involving sensitive land uses that are adjacent to or in proximity to a highway, arterial road or industrial use to the satisfaction of Council and the Region. The approval of development applications shall be based on the implementations of the required study, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety and mitigating measures and notices on title.

A Noise Impact Study shall be required where proposed development involving sensitive land uses is within 300 metres of a railway right-of-way or 1,000 metres of a railway yard. A Vibration Study shall be required where proposed development involving sensitive land uses is within 75 metres of a railway right-of-way. Noise and vibration studies shall be prepared to the satisfaction of Council and the Region in consultation with the appropriate railway agency. The approval of development applications shall be based on the implementation of the recommendations of the required studies, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, and notices on title.

ENERGY CONSERVATION

The Town shall encourage energy conservation by promoting:

- a) compact urban form in new greenfield areas that is transit supportive;
- b) mixed use development in appropriate locations and live-work relationships that reduce automobile use;
- c) lot and building design that maximizes direct access to sunlight during the winter;
- d) the use of vegetation that will reduce energy consumption of buildings; and,
- e) cycling and walking.

C17**SOLID WASTE MANAGEMENT**

Solid waste management is the responsibility of the Region of Halton and is subject to detailed policies in the Regional Official Plan. It is the policy of this Plan to support local and Regional efforts to promote the principles of reduce, reuse and recycle including the recycling of aggregate wastes (including used concrete and used asphalt) and solid wastes.

C18

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 shall be permitted, without the need for an Official Plan amendment or rezoning in all areas of the Town, except the *Niagara Escarpment Plan Area* and those areas of existing development or particular environmental sensitivity, which have been determined to be incompatible with extraction and associated activities.

C19

GREEN DEVELOPMENT

To ensure that the goals and strategic objectives of this Plan to facilitate sustainable development practices are addressed through development applications, all applicable development applications in the Town shall promote the following goals through the use of technologies, innovations, features, landscaping, site plans, subdivision plans and any other means available to the developer:

- Energy conservation;
- Water conservation and quality;
- Natural environment;
- Air quality;
- Waste management;
- Communication; and,
- Transportation and/or community design.

C19.1

GREEN DEVELOPMENT STANDARDS

A development application will be deemed to have met the above goals if it meets the requirements of the Green Development Standards adopted by Council, and as amended from time to time, to provide detailed direction for the implementation of this policy.